

**DELRAN TOWNSHIP  
ZONING BOARD  
REGULAR MEETING MINUTES  
MUNICIPAL BUILDING  
FEBRUARY 16, 2017 – 7:15 PM**

**OPEN PUBLIC MEETINGS ACT**

Delran Township Zoning Board regular meeting of Thursday, February 16, 2017 was called to order by Mr. Jeney at 7:15pm, in the Delran Township Municipal Building. The Open Public Meeting Act Announcement was read by Mr. Jeney and the pledge of allegiance was performed.

**ROLL CALL**

**Present:** Mr. Jeney, Mr. Smith, Mrs. Parento, Mr. Hewko, Mr. Lyon, Mr. Anderson & Mr. McFadden  
**Absent:** Mr. Gonzaga  
**Professionals:** Mike Mignogna, Board Solicitor, Chris Warren, Planner from Alaimo

**SWEAR IN NEW MEMBERS**

Mr. Mike Mignogna, Attorney sworn in members Mr. Tom Lyon, Mr. Mike Anderson & Mr. Tony McFadden.

**DISCUSSION**

Hunters Glen (Berk & Berk Management)  
3001 Route 130 South  
Block 9, Lot 44 & 45  
ZZ2016-05  
Concept Plan

Mr. Mike McKenna, Attorney for Hunters Glen stated that the applicant wanted to come before the Zoning Board for a new Concept plan from their original preliminary approval plan from 2009. Their community has 1124 residences on 90 acres. In late 1990's just before they came in for an application on 2 parcels for a Use Variance to expand it on some vacant ground they had, the property was rezoned. A 90 acre parcel with 1124 homes was rezoned Industrial. They came to the Zoning Board for an approval which was granted. The Planning Board wasn't happy & it turned into 8 years of litigation. Just as the suit was about to be thrown out, because the town should not have been suing themselves, more transpired & kept it going on for a few more years. Finally in about 2008 it was cleared up. They came in for Preliminary Site Plan in 2009, went over it very carefully with the Zoning Board and got an approval. Then 2 years later the Attorney got it adopted. A 2011 resolution from a 2009 approval.

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In the meantime we have come in with 3 sections of finals that are fairly isolate from that of which they are going to talk about from now on for the rest of their future. There was the litigation, then they had finals in 2013, 2014 & 2015. The complex has been repeatedly recognized State wide 9 years in a row in the industry for best management, property maintenance, community outreach & more.

The approval received in 2009 was for 74 new units, 37 one bedroom & 37 two bedrooms units. Exhibit A1 shows the entire site where they have marked in red where all of the 74 units have & will be placed. They have 3 sections finalized, third of which we approved for Final in December 2016. The first 2 already built, Phase I – 4 units added onto building 83. Phase 2A & 2B in same vicinity next to Building 81 & 84 on Rose Court. Phase III is proposed in the same vicinity for 15 units. That's a total of 25 units that have been approved & constructed. That leaves 49 units left. Phase I, II & III which were pretty simplistic, all about the same location. They created a drainage basin which receives all 3 phases eventually & the Alaimo Professionals asked them to build that with Phase I, which they did. That whole complex in that area was much more unified & congruent compared to the balance of the tract.

They looked in the future going in to Phase III. With all of the Hunter Glen staff & Professionals, they talked about the amount of activity on a daily basis with over 1,100 units in the complex that going the way they are that they are disturbing a lot of the community. Those 74 units really didn't have a signature on the project so they were looking to establish that. After a lot of time spent Mr. Levers presented to the Alaimo Professionals a concept plan. He focused on 2 areas as to where the new concept plan would take place. Exhibit A2 shows the 2 areas that they want to focus on. Behind buildings 78 & 87 & over on Azalea Court. They are coming in the area behind 78 & 87 with 11 units. The Azalea Court & Rec area not only had the residential units but they had a large 15,000 sq. ft. building which was to be a combination of offices, maintenance, storage & small fitness area. As well as a large pavilion out front plus 10 units.

Exhibit A2 is showing 39 units behind Azalea Court & 11 units behind building 87. In order to get this whole idea of the 39 units in there. By utilizing the whole area, they basically created units around the existing main recreation area. They have about 2 acres still left in the main recreation area. By trying to get the 39 units in that area, they looked hard at the existing recreation area. How to make it better, what do the residence want. They eliminated the old pool & put a new splash pad.

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They are going to continue the rec area & put in what the residences want. The fitness center got moved into the Community Center Building already. The balance of the 11 units came behind building 78 & 87 in a short cul-de-sac which was open. They initially had a third location but after discussion with the Engineer he asked for him to consolidate so they didn't have 1/3 sections of 4 units. To do that they needed to move that turn around area to offsite to an adjoining piece. The turnaround was per the request of Walt Bauer the Fire Official. All this was carefully looked at for minimizing disturbance, maximizing the recreation utility access in terms of benefits & the esthetic impact of the new complete sites out front per Mr. Warren's letter. These are the 3 principal benefits of the new improved vs old.

Mr. Warren had several comments on his letter. A recreational area showing an open space rec program for the entire site that the Board can review and agree on. The parking area will be part of the site plan review process. Not just for the new areas but where else in the community can they approve on that. No matter what happens, in addition to the units for RSIS of which they require, there will be a net gain in parking on entire site. Another comment from Mr. Warren was the need for privacy from the recreational areas to the residences which back to it. There is approximately 2 acres in there. Mr. Warren suggest that they put some kind of aluminum picket black fence about 25 feet from rear of the new buildings.

Peggy Pippin was sworn in by Attorney. She is the property manager & has been with the company for 28 years. Hunters Glen recently donated \$13,000.00 for the score board at the new Delran Community Park. They donate to the Delran Athletic Association for sponsorship for every age group for every sport. They host & sponsor many different programs for the Delran Community. They have been voted "Best in Burlington County" for nine years straight. Whenever Delran asks for help, Hunters Glen never says no. The pool didn't work out there so they did the splash park at end of summer. They send the residences a survey for them to choose what they will like to see in the recreation area. They have several dog parks for the families with pets & thru out the community dog waste disposal cans with bags. There is a walking path around the entire site for strolls. They got rid of the volleyball & tennis courts & replaced them with soccer fields & basketball courts per the residences.

They've been doing this fragmenting for a reason because the finals they have done were in the corner and they knew this day was coming where they were going to have to take this long hard look that The Alaimo Professionals have been taking for maybe a year now.

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It's here now so what they are asking for is that when they come back for preliminary they will be looking to final the whole thing.

Mr. Jeney stated that it looks like they are adjusting to the current trends & the current needs of the residences. Mr. Jeney asked if anyone objects to seeing this concept plan move forward. There were no objections from the Board Members. Mr. Hewko stated he thinks that the new plan is much better than the old one. Mr. McKenna stated that they have Mr. Warren the Planner from Alaimo to thank for a lot of the ideas discussed.

Since there was no need to vote on the concept plan, Mr. Jeney said everyone was in agreeance with the concept so they are able to proceed with it. Mr. McKenna stated they will get working on this & be back as quick as they can. They are very anxious to get started.

**MINUTES**

**Minutes from the January 19, 2017 Reorganization Meeting.**

**Mr. Lyon made a motion to approve the minutes from the Reorganization meeting. Mr. Hewko seconded it. The results of the voting is as follows:**

**Aye:** Mr. Jeney, Mr. Smith, Mrs. Parento, Mr. Hewko & Mr. Lyons

**Absent:** Mr. Gonzaga

**Abstain:** Mr. Anderson & Mr. McFadden

**SPECIAL REQUEST**

A special request was asked from Mr. Shaw that Mr. Joe Raday of RWD our former Engineer on the original application remain as the Engineer on the re-do application. He is our Traffic Engineer for the Zoning Board & now the Planning Board Engineer.

**Mr. Lyon made a motion to agree to have Mr. Raday remain the Engineer for the Dunkin Donuts application. Mr. Smith seconded it. The results of the voting is as follows:**

**Aye:** Mr. Jeney, Mr. Smith, Mrs. Parento, Mr. Hewko, Mr. Lyons, Mr. Anderson & Mr. McFadden

**Absent:** Mr. Gonzaga

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**ESTABLISHMENT OF OFFICIAL MEETING TIME**

**Mr. Lyon made a motion to change the meeting time from 7:15pm which was approved at the January 19, 2017 reorganization meeting to 7pm. Mr. Smith seconded it. The results of the voting is as follows:**

**Aye:** Mr. Jeney, Mr. Smith, Mrs. Parento, Mr. Hewko, Mr. Lyons, Mr. Anderson & Mr. McFadden

**Absent:** Mr. Gonzaga

**ADJOURNMENT**

**Mr. Hewko made a motion to adjourn the meeting. Mr. Smith seconded it.**

**Motion carried with a unanimous voice vote.**

**Respectfully submitted,**

**Kathy Phillips, Secretary**

**Planning & Zoning Board**

