

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
FEBRUARY 6, 2014 – 7:30 P.M.**

The Delran Township Planning Board regular meeting of Thursday, February 6, 2014, was called to order by Mr. Brady at 7:30 pm, in the Delran Township municipal building.

The Open Public Meetings Act Announcement was read by Mr. Brady and the pledge of allegiance was performed.

ROLL CALL

Present: Mr. Hejnas, Mr. Singer, Mr. Cathel, Mr. Catrambone, Mr. Morrow, Mr. Porreca, Mrs. Rovinsky and Mr. Brady.

Absent: Mr. Belin, Mr. Diehl and Mr. Williams.

Also Present: Salvatore Siciliano, Esquire, and Board's Solicitor.

Mr. Hejnas was sworn in as a new member by Salvatore Siciliano, Board Solicitor.

PUBLIC HEARINGS

**1. Redevelopment Area Hearing
10 Rancocas Avenue – Block 125, Lot 14**

Mr. Hall, Board Planner summarized his review.

Mr. Hall stated that he reviewed the information and stated that this parcel met three of the criteria for redevelopment. He stated that the property is in a state of disrepair and should be in redevelopment.

Mr. Singer asked if there would be an environmental study done on the property. Mr. Hall stated yes.

Public - no public comment

Mr. Singer made a motion to recommend 10 Rancocas Ave for redevelopment and Mr. Morrow Seconded.

Voted in the Affirmative: Mr. Hejnas, Mr. Singer, Mr. Cathel, Mr. Catrambone, Mr. Morrow, Mr. Porreca Mrs. Rovinsky and Mr. Brady.

**2. 2900 Cindel Drive Associates, LLC
PP2014-1
2900 Cindel Drive – Block 9, Lot 30.06
Minor Site Plan w/Submission Waivers**

Bob Stout, Engineer for the applicant

Mr. Stout testified that this is a very simple application. There is an existing building. There is no new landscaping, lighting, signage or paving proposed.

A-1 – Arial

A-2- Architectural plan.

This is for creating 8 bays for loading and unloading the trains.

Mr. Stout reviewed the waivers requested.

1. Tax report.
2. Property owners list on plan. The property owner list is provided just not on the plan.
3. Existing streets within 200 feet.
4. Proposed clearing, No clearing proposed.
5. Boundary limit.
6. New lot and block. No change
7. Vehicular pattern. There is no pedestrian traffic nor there do any change in traffic flow.
8. Parking plan. No new parking proposed.
9. Detail for signage. No new signs proposed.

Mr. Stout stated that the applicant will not be disturbing any area that is not already been disturbed. On the extension of the rails the transformers might have to be moved but not sure at this time. There is an old cooling tower at the end of the tracks and that will be removed.

Mr. Rayday, Engineer for the Board questioned the parking.

Mr. Stout testified that there are 68 parking spaces. There will be 30 for employees. This is twice the amount required.

Mr. Morrow made a motion to grant the requested waivers and Mr. Porreca seconded.

Voted in the Affirmative: Mr. Hejnas, Mr. Singer, Mr. Cathel, Mr. Catrambone, Mr. Morrow, Mr. Porreca Mrs. Rovinsky and Mr. Brady.

The application was deemed complete

Mr. Brady questioned if there would be additional lighting. Mr. Stout stated that there will be downward light installed at the entrances. Also Mr. Stout testified that the noise level will be less than before. There were no studies done.

Mr. Stout stated that the loading and unloading will be done in the dark hours because the rail runs from 12:00AM to 6:00AM. These will be unit trains that consist of more than one train car. There will be trucks taking items off premises. There are 50 trucks.

Mr. Hall asked Mr. Stout to elaborate on the landscaping.

Mr. Stout stated that the site is well maintained and the applicant is not proposing any new landscaping.

Public

Mrs. Cunneo questioned that use of the warehouse are. Mr. Brady advised that at this time there are not any prospected tenants.

Mr. Siciliano stated that if the tenants are not within the permitted ordinance they will have to appear in front of the board.

Mr. Catrambone made a motion to approve the application for Cindel Drive Associates LLC and Mr. Cathel seconded.

Voted in the Affirmative: Mr. Hejnas, Mr. Singer, Mr. Cathel, Mr. Catrambone, Mr. Morrow, Mr. Porreca, Mrs. Rovinsky and Mr. Brady.

ADJOURNMENT

Mr. Morrow made a motion to adjourn at 8:05pm and Mr. Cathel Seconded Motion passed with a unanimous voice vote.