

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
MARCH 2, 2017 – 7:00 pm**

OPEN PUBLIC MEETINGS ACT

The Delran Township Planning Board regular meeting of Thursday, March 2, 2017, was called to order by Mr. Cathel at 7:00pm, in the Delran Township Municipal Building.

The Open Public Meeting Act Announcement was read by Mr. Cathel and the Pledge of Allegiance was performed.

OATH OF OFFICE

Mr. Jeff Williams – Class 2 Member
Mr. Tim Weir – Class 4 Member

ROLL CALL

Present: Mr. Cathel, Mr. Williams, Mr. Catrambone, Ms. Kolodi, Mr. Morrow, Mr. Hejnas & Mr. Weir
Absent: Mrs. Rovinsky, Mr. Singer, Mr. Khinkis & Mr. Brady
Professionals: Sal Siciliano, Attorney, Joe Raday, Engineer & John Pettit, Planner

PUBLIC HEARING

**Delran Land Investment, LLC
Block 116, Lot 23
Bridgeboro & Hartford Road
PP2017-01
Preliminary & Final Major Subdivision Plan**

Mr. Cathel gave a brief overview of the application from when they first heard of the plan. A construction of an 83 lot subdivision, 82 residential lots including 35 single family residential, 47 townhouse lots and 1 open space lot owned by the Homeowners Association. The existing lot contains 29.01 acres and is bound on the North by Hartford Road and on the West by Bridgeboro Road. Residential property border the site on the South, East & West. Commercial properties border the site on the North.

Victoria Fannon, Attorney for the applicant stated that they are before the Board for Preliminary & Final Major Subdivision. They started off with the reviewing of Mr. Pettit's letter for completeness for preliminary approval only.

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Mr. Siciliano, Attorney for the Board swore in the applicants witnesses.

Robert Stout at 705 Route 130 South, Cinnaminson, NJ 08077. He is the Civil Engineer.
Jeff DuBrow at 7 W. Main Street, Moorestown, NJ 08057, Delran Land Investment, applicant.
Nathan Mosley at 277 White Horse Pike, Atco, NJ, Traffic Engineer.

Mr. Siciliano gave a brief overview about the Fair Share Housing Center seeking legal action against the applicant, Delran Township & the Planning Board as defendants in this matter. Ms. Fannon's office is not handling the legal aspects of this suit. As the applicants land use Attorney, she stated that the Planning Board has jurisdiction to act on the application that is presently filed before the Board. Mr. Siciliano agreed that we can proceed.

Ms. Fannon mentioned that this is an application for Preliminary & Final Subdivision approval and it's being filed in accordance with the redevelopment plan which was adopted by the Township. This particular property was deemed to be an area of redevelopment back in 2014. The redevelopment plan was adopted in May 2016. The agreement was fully executed by both parties in January 2017. The type of application they are asking for is an 82 age restricted single family & townhomes with one designated lot for open space.

Mr. Robert Stout is a licensed professional Civil Engineer & Land Surveyor since 1993 in the state of NJ, PA & DE. He is the owner of Stout & Caldwell Engineers and has been in business over 13 years where he has managed & worked on several residential properties similar to this. They do commercial & large scale subdivisions. He has testified & qualified as an expert before the Delran Planning Board. His qualifications have been accepted per Mr. Siciliano.

Mr. Stout stated they will discuss the letter for completeness from John Pettit, Planner, dated 2/24/2017 page 4. There are 4 waivers that they are requesting from the checklist items of the proposed site.

#28 Existing streets, other rights-of-way or easements, watercourses, wetlands, soils, floodplains, or other environmentally sensitive areas within two-hundred feet (200') of tract.

#30 The proposed clearing limits along with the existing & proposed contours based on USGS datum, to extend two-hundred feet (200') beyond subject tract.

#31 Boundary limits, nature & extent of wooded area, trees six inches (6") in diameter or greater within clearing limits & other significant physical features.

#48 Environmental impact report; parcels five (5) acres or larger or those in an environmentally sensitive area.

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All other conditions based from the completeness of Mr. Pettit's review letter will be or have already been taken care of.

Mr. Catrambone asked Mr. Stout about the drainage of a pipe coming down Hartford Road. Mr. Stout described how the water flows from the surrounding area of the site. The site is at the high point so the water on the site is going outside so what they are doing is managing everything within itself. There is a ditch along the road & they have proposed to tie into the ditch. The County is wanting them to do some hard piping & the Board Engineer is leaning towards the same. They have agreed to do that.

Mr. Cathel asked for a motion to grant waivers #28, 30, 31 & 48 in order to deem the application complete. Mr. Morrow made the motion to grant waivers #28, 30, 31 & 48 in order to deem application complete. Mr. Catrambone seconded it. The results are as follows:

AYES: Mr. Cathel, Mr. Williams, Mr. Catrambone, Ms. Kolodi, Mr. Morrow, Mr. Hejnas & Mr. Weir

ABSENT: Mrs. Rovinsky, Mr. Singer, Mr. Khinkis & Mr. Brady

Mr. Stout showed exhibit P1 Aerial View, from 2012 which shows the view of Stellwag Farms. The site has a high spot in the center of the 29 acres. They already delineated the wetlands back in 2014. The letter from the DEP stating they have agreed with their wetlands. Most of the construction will be along the open spaces. The section in the center opposite the main access road to residential will remain & be part of the open space lot. There is also a large wetlands area that will be broken up into the larger single lots that are surrounding the perimeter of the site.

Exhibit P3 is the Redevelopment Plan. This is the exact plan the members have reviewed as part of the Township making the Ordinance for this. It consists of the 35 singles which wrap around the perimeter and back up to the larger lot singles on Swarthmore Drive. In the center is 47 townhomes mixed of 5 & 4 units. There is a proposed retention facility they have outlined & a passive garden and the open space. The only change shown from exhibit P2 Landscaping Plan to P3 Redevelopment Plan, is not the road, not the houses or # of units. It sits exactly as it was when approved as part of a redevelopment. The only change was the basin itself which got a little larger so they moved the passive garden over to the side.

They have an access on Bridgeboro Road with a divided median. Going out shows a left & a right turn which will become one. According to the Engineer & the County, they said it isn't needed. It will shorten it up a little bit. The lanes are wider in the in - out entrance on Hartford & Bridgeboro Roads. They will revise both of those sections showing the changes.

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They roadways themselves met all RSIS standards. It is a 28' wide cart way which maneuvers around the site and picks up all the houses. They have on street parking shown. RSIS standards give you the proper amount of parking per this site. It is 2 parking spaces for every 2 unit apartment, 3 bedroom becomes a little bigger, 2.3 so they incorporated 2 car driveways plus 2 car garages per each unit which doubles the amount of RSIS requirements. They also added thru-out the site 3 pocket park areas where they can put visitor parking. They are making sure that they will have ADA compliance spots within those pocket parking spaces.

There will be sidewalks around the whole site on both sides including along the entire frontage on Hartford & Bridgeboro Roads. They also have a passive walking path on the exterior of the property that are there now with some foot bridges & will continue thru out the community which will be made of woodchips to keep it a more natural look.

The units that they talked about are 42' x 60 for the single family. The townhomes are 28' X 68' which according to the redevelopment ordinances require them to be staggered. It is not determined as of yet whether there will be any minor changes to them.

They added street lightening with all wiring to be underground. They have them at the most critical areas being the entries, curves on the road & the driveways. One of the requirements for the level of lighting states a maximum of 2' candles and a minimum of 1/2. Mr. Stout stated that it is almost impossible to maintain that in a residential area. Even a shopping center you can't do that. It would require a light every 20' to 25' which is way too bright for a residential area. What they show is sufficient & are asking for a waiver of the lighting standards of that because it is not possible to meet it.

They show an extensive landscaping package where they kept all the woods in the center & all the woods to the east of the site. Along the perimeter, they have a small berm area with a double row of evergreens staggered thru-out the entire site, all of the residential section. What they are proposing is a nice landscaped area along the perimeter. The engineer asked for additional landscape to be carried thru the lower corner and they agreed to do that also.

Drainage is designed per NJDEP standards & for RSIS. They met all the standards on this and part of the application would be to maintain & collect all the water into the basin. There are a lot of requirements that are outlined in the Engineers letter that say, here are the things we have to adhere too and they are meeting all those. It will be a wet basin with a fountain in the center with a discharge out to the County system so all the water will be collected. One of the pluses this will do will be to reduce the water that is on the surrounding properties. By doing this design, they are reducing the amount of water going to these properties. Ex: Goddard, residential houses, this water will now come into the basin, collect & discharge out at a rate less then there is today. They are actually improving the water condition of all the surrounding properties into this section.

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The utilities are all underground & loop around easily in this site design. The sanitary sewer wraps around & ties back into Bridgeboro Road. They provided a looped water system which is better for firefighting. It connects around & connects into Hartford Road. You'll get draw from both sides. Walt Bauer, Fire Official request 3 hydrant locations and they have agreed to adhere to the letter in the exact location requested.

They have met the Redevelopment section & copied that verbatim. That is the base layout of the site. They are asking for 6 waivers.

Mr. Stout stated that there are a few waivers that they are requesting. First being the wetlands. It is stated that all wetlands have to sit on its own lot. What they have done is taken the large lot & made it all the open space lot. The section of wetlands behind the larger lot singles have wetlands & can't be taken out because they have the deed restriction which requires them to have 15,500 square feet. The intent was not to have the Township take over any of the maintenance of this site. What they are proposing to do is take the wetlands area and create an easement over that with an access easement between the 2 houses where there is the largest excess. The HOA will be able to come in and maintain the wetlands along with the open space and it will all be self-contained with that.

There are a few RSIS requirements for example: there is a notice to exceed in RSIS the right of way in this property is 50'. At the 2 ends where they widen out, they widen the ROW. It actually is better. It gives more room to add sidewalks, Center Island, put signage which will be part of the final application in the front. They are requesting a waiver in which they will need approval from DCA on that as well.

In the ordinances there is a suggestion for the length of a block. Length of a block is usually 1200' where this is around 1550'. This isn't a normal block because it is fitting of the unique shape of the lot. They are asking a waiver for that.

There is a requirement for the height difference between the top of the curb & the building elevation. It is about 2' and some change. On the Townhomes, that's along building that has about a 2% slope on the grade. What's happening is on one side of the building they might not be able to build it up as much and on the other side it will be more than 2'. They are requesting a waiver & can work with the Engineer to make sure that the grading is done properly.

Street trees are required to be spaced at 30' on center. They will do that but the problem is with the Townhomes, they have the driveways that are close. They won't be able to be at exactly at 30'. They may exceed that. They are asking for a waiver for the strict 30'.

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There will be a fence around the water basin. A question from Mr. Catrambone was asked about the safety & what would seem to be the best way for that. Mr. Stout stated that the requirements are to put a double layer. You put a safety ledge 18" below the water level & one above. With most wet basins they ask them to put the fence around them. They agree to do it. They will have 2 points of access. One access drive in per the Engineer with a gate. Also a gate on opposite side. They can't put a road all the way around it because it has a lot of sloop in certain areas. They can put the road in certain areas only & they will and work with the Engineer. They designed it per the Township codes, DEP & RSIS standards.

Mr. Morrow asked a question about the water table. Mr. Stout stated that they will be using the original pond as their basin. There is a water table elevation, they have done 3 borings thru out that & that's going to be the water level elevation. They did not put any underdrains in it. Everything from the front of the houses will be graded towards the front and picked up by the roadway system and collected. The back yards shall flow exactly as they do today. The plus side is that when designing the drainage fowl low rows basically run off a lot faster rate than grass. So that will help pick up some of the water as well. Not putting anymore there, they are taking that into account. This will take a lot less water today & putting it into the property basin.

Mr. Raday has requested that the applicant investigate whether there are any pile drains on the existing farm. If they start disturbing the earth & they are connected to the neighbors, it could affect them & he wants the applicant to make sure they take them into consideration concerning the impact it may cause. The plus side of this is that they have upstream towards Moorestown side and they have a large pocket of wetlands in which that will remain completely natural. No improvements in that area.

Mr. Cathel asked about the island at the entrances where the Fire Official has some concern about the truck being able to turn. They are proposing widening the drive from 12' to 15' and pull the island back and if needed make it a mountable curb. Mr. Raday stated that the County stated in their letter that the 2 lanes going out are not needed per the traffic report. Mr. Stout stated that they are willing to do whatever size entrance they need in order to accommodate the fire trucks radius turn.

There will be signs thru out the community where they will say no parking. The roads will not allow parking on both sides of street. As previously stated they feel they have provided plenty of parking throughout the community that it shouldn't be an issue.

It was asked from a board member about proposing basements. Mr. Stout stated that right now they don't know that. They are planning right now that it will be slab on grade. Definitely not the Townhomes but some of the singles might be able to accommodate them. That will be decided when they determine that those singles will be 2' to the water table.

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Mr. Stout stated they will be filing this by plat, so they talked about restrictions will be on that. Ms. Fannon stated they will agree to provide the deed restriction but also note that the Redevelopment Plan does allow for the Board to grant waivers or exceptions from it as long as the Subdivision Plan before the Board is consistent with the original Redevelopment Plan that was adopted by Council. Mr. Stout has explained to the Board that the intent for the maintenance was for the Homeowners Association for the Wetlands, typically that this meets the intent of the approved plan.

Mr. Stout stated that the lighting for the community will be light poles placed approximately 125' spacing which is a little closer than normal. Utility poles are normally spaced about 200'. They are doing LED lighting so that gives a much brighter light. They will make sure that Mr. Raday is comfortable with the amount of lighting throughout the community.

There is a gazebo with a marker which resembles a gravestone marker. They reassured that there is no body there. They did it as a remembrance for their father. It will be removed.

The Homeowners Association will be maintaining the pond after they are done with construction. It will be cleaned out prior to the basin improvements. Mr. Raday stated that they will be required to put a larger scour hole at the outlet to make sure it collects all the sediment and it doesn't get clogged up before the basin is turned over to the Association where they will now be responsible for the pond to be in working conditions.

Mr. Morrow asked about the curbing that will be in the community. They are planning to put Belgium block curb which is easier for the homeowner to repair should any piece gets damaged and that will include the Townhome for their 28' of curbing they are responsible for.

There was a question about fencing & decks. The decks will be first floor only. If the homeowner wants a fence, every single fence will be the same so they can be uniformed. Once they get thru final, all of the details will be put together for the Homeowners docs for Attorney review.

Ms. Fannon wanted to state that Mr. Stout, thru testimony, discussed the fact that she will represent the applicant and the applicant will work with the Board Professionals. She is asking the Board to consider the waivers that have been requested by Mr. Stout as part of the overall approval for Preliminary. There were many pages from the review letters that the applicant has agreed to. They have already been provided or they will provide the information and documentation the satisfaction of the professionals as conditions of approval.

Mr. Nathan Mosley, licensed Professional Engineer in NJ has been sworn in by Mr. Siciliano. He has been the traffic engineer for 15 years.

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He has qualified & testified before over 90 Boards thru out NJ as a Traffic Engineer. Mr. Siciliano has accepted Mr. Mosley as an expert in the stated field.

Mr. Mosley did a report on Dec 1st 2016. As part of the report, they went out and did traffic counts at the intersection of Bridgeboro Road & Hartford Road. Also at the intersection of Hartford Road and Grande Boulevard. They did those counts in the morning from 7 to 9 am and in the afternoon from 2 to 6 pm because of the nearby schools along Hartford Road. The peak time was from 7:15 to 8:15am and 4:45 till about 5:45pm.

They looked at the future conditions, they did some general traffic growths projections for the adjacent roadway network. They also included traffic from recently approved developments along Bridgeboro Road. The other residential project up the road being done at the old Willow Brook Golf Club. They looked at the future conditions of both study locations, overlay the traffic from the developments and see what the impacts would be as a result of the traffic from their site. They did a level of service analysis for those intersections which looks at how those intersections operate in the future conditions both with & without the traffic from their site.

They found that the traffic which will be generated by their site won't cause any changes to the level of service in both those intersection in either the AM or PM peak hour. The intersection of Bridgeboro & Hartford will continue to operate with acceptable levels of service during the AM & PM hour and overall level service C in the AM peak hour and level service D in the PM peak hour. Levels of service are graded from an A being excellent, to an F being a failure. The DOT classifies anything from level service D or better is acceptable.

Another thing to note is when they looked at the site traffic for this project, it is a 100% age restricted however, Burlington County prefers they look at the trip generation as a 50% age restricted, 50% non-age restricted which actually increases the number a little higher over a general 100% age restricted site. They did that, so they feel they are being a little conservative when they talk about the trips generated by the site. This is the County's request on other projects they have done of a similar type of nature. Mr. Mosley feels that they are fairly conservative at looking at this site. He doesn't see any impact to the intersections nearby as a result of the traffic from this site. Looking at both the driveways on Hartford & on Bridgeboro Road, they have good levels of service during both AM & PM of vehicles exiting the site on both roadways. Queuing on site is projected to be about 1 vehicle. There isn't a lot of traffic associated with this type of use going in & out of the site over the entire peak hours. It's Mr. Mosley's opinion that traffic generated from the proposed use will not have a substantial impact on the neighboring properties.

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This application was submitted to the County and they received conditional approval from them. They also did a traffic report and agreed.

OPEN TO THE PUBLIC

Kitty Newman lives at 4101 Bridgeboro Road. Her property is right across the road from the new driveway that will be going into the development. She has concerns about the drainage. As they have mentioned, there is a ditch, a culvert underneath the driveway that is there now and it has never been effective. Ms. Newman stated that it backs up and goes across the road all the way down to Hartford Road. She stated it gets very icy in the winter. She just wants to know what they are planning on doing with that.

Mr. Stout stated that there is a culvert that crosses over the road on Bridgeboro Road. They are improving Hartford Road from the existing curb that is out there today. They will extend it all the way down where the road bumps in, and back out so that will kind of be in line with Bridgeboro Square. They are not doing any additional drainage that will effect it. They will work with the Board Engineer to make sure that is addressed and brought into their site. This is the County jurisdiction. What they are doing is any water that use to flow out and down from Stellwag will now be redirected into the basin on site. She will then get 20% less water going into the ditch then you do today. There will be a sidewalk on their piece of property only. They are not required to do any more than that.

The next question Ms. Newman asked was about the construction vehicles. She wanted to know if it will be Hartford or Bridgeboro. Mr. Stout stated that it will be on both streets equally used. Completion of the project will be about 2 years. They will be considerate of the neighbors and follow the town and state standards ordinances.

Mr. Walt Bauer, Delran Fire Official stated that in his letter he addressed a couple things. The first was the hydrants which they addressed. The other thing was the reason of the no parking signage. The plans already show which side of the street you can park on. They will work with the Board Engineer on the entering of the fire vehicles.

CLOSE THE PUBLIC PORTION

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Mr. Cathel asked for a motion to grant the Preliminary Subdivision Approval including the 6 waivers requested by the applicant. Mr. Morrow made the motion to grant the Preliminary Subdivision approval including the 6 waivers requested by the applicant. Mr. Hejnas seconded it. The results are as follows:

AYES: Mr. Cathel, Mr. Williams, Mr. Catrambone, Ms. Kolodi, Mr. Morrow, Mr. Hejnas & Mr. Weir

ABSENT: Mrs. Rovinsky, Mr. Singer, Mr. Khinkis & Mr. Brady

Ms. Fannon wanted one point of clarification for the Attorney. They did notice for Preliminary & Final Approval. She wanted to make sure that they already have noticed for both so there would be no need to re-notice when they come back for Final approval. When the date is chosen for Final approval, the secretary will have that agenda on the Township website for anyone who might be interested.

MINUTES

From the Re-Organization meeting dated January 5' 2017

Mr. Cathel asked for a motion to adopt the minutes from the Re-Organization meeting dated January 5, 2017. Mr. Morrow made a motion to adopt the minutes. Ms. Kolodi seconded it. The results are as follows:

AYES: Mr. Cathel, Mr. Catrambone, Ms. Kolodi, Mr. Morrow & Mr. Hejnas.

ABSTAIN: Mr. Williams & Mr. Weir

ABSENT: Mrs. Rovinsky, Mr. Singer, Mr. Khinkis & Mr. Brady

Mr. Cathel asked for a motion to go into closed session from regular meeting. Mr. Catrambone made the motion to go into closed session. Mr. Hejnas second it. The results are as follows:

Motion carried with a unanimous voice vote.

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Mr. Cathel asked for a motion to go into closed session from regular meeting. Mr. Catrambone made the motion to go into closed session. Mr. Hejnas second it. The results are as follows:

Motion carried with a unanimous voice vote.

Regular session paused.

Regular session resumed.

ADJOURNMENT

Mr. Morrow made a motion to adjourn the meeting at 9:10. Mr. Catrambone seconded it. The results are as follows:

Motion carried with a unanimous voice vote.

Respectfully submitted,

Kathy Phillips, Secretary
Planning & Zoning

