

**DELRAN TOWNSHIP  
PLANNING BOARD  
REGULAR MEETING  
MUNICIPAL BUILDING  
MARCH 1, 2012 – 7:30 PM  
MINUTES**

The Delran Township Planning Board regular meeting of Thursday, March 1, 2012, 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. Belin, Mr. White, Mr. Singer, Mr. Cathel, Mr. DeSanto, Mr. Morrow, Mrs. Rovinsky and Mr. Brady.  
Absent: Mr. Diehl, Mr. Porreca and Mr. Catrambone.  
Professionals: Salvatore Siciliano, Esquire, Board's Solicitor; Raymond Jordan, PE, Board's Engineer; John Pettit, PP, Board's Planner; and Lynn Curry, Board's Secretary.

**MATTERS FOR DISCUSSION**

1. ANABG, LLC  
PP2012-1  
2929 Route 130 South – Block 9, Lot 46.03  
Minor Site Plan  
Applicant Requesting Submission Waivers

The Board noted that the first order of business for this application was to consider the applicant's requested submission waivers.

Michael Kiran, the attorney for the applicant, stated that the applicant was prosing to construct a smoking area with seating. He requested that the following witnesses be sworn in to testify before the Board:

1. Nickolas Manousos, Applicant
2. Robert Harley, Applicant

The Board reviewed the reports from Raymond Jordan, dated February 23, 2012 and John Pettit, dated February 23, 2012. They noted that in some instances the required item under the checklist may not apply in this circumstance, the Board may choose to grant or deny the required submission waiver for other required items and the Board may not be able to grant a waiver for some items because of the statutory requirements for some items.

Mr. Manousos requested that the following items be marked as evidence:

- Exhibit 1 (Photo of side of building and landscaping)
- Exhibit 2 (Photo of a light pole)

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Mr. Manousos indicated that the space would be seasonal since it would not be enclosed and would primarily be used in the spring and summer. He suggested that his busiest months were from October to December. He stated that the space was designed to allow his smoking customers to have a space away from the front door to have a drink and continue to smoke. He testified that Exhibit 1 shows three (3) trees circled that would remain and the patio would be constructed around those trees and potted plants would also be added to area. He stated that exhibit 2 shows the type railing and light fixture from another site that would be used.

The Board questioned whether the situation currently existed on the property where people were forced to wait outside for a table to become available. Mr. Manousos replied that situation currently did not exist at this site.

The Board noted that checklist item 3 (variance application form) can't technically be granted at this time, since it appears that a variance would likely be required for the parking and impervious coverage. Mr. Pettit suggested that the applicant submit a copy of a current survey, which would show the amount of existing impervious coverage and the Board could then calculate the amount of total impervious coverage with the proposed improvements to determine whether a variance was required. The Board noted that the applicant may also be required to obtain other variances during the review of their application.

The Board indicated that they would not feel comfortable to granting the following requested submission waivers and most of the items would be addressed by a licensed engineer:

1. Item #7 (engineer's seal)
2. Item #8 (title block)
3. Item #9 (key map)
4. Item #10 (schedule of zoning requirements)
5. Item #11 (north arrow, scale and graphic scale)
6. Item #12 (signature block)
7. Item #16 (sheet size)
8. Item #17 (metes and bounds)
9. Item #19 (dates or originals and revisions)
10. Item #20 (size, location and setbacks of all structures)
11. Item #21 (zoning setbacks lines and lot frontage dimensions)
12. Item #22 (location and dimensions of right-of-ways and cartways)
13. Item #23 (lot lines and lot area)
14. Item #24 (existing and proposed deed restrictions)

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15. Item #25 (existing and proposed easements)
16. Item #34 (existing and proposed utilities)
17. Item #51 (outside agency approvals)

The Board noted that the following submission requirements would not apply to this project given the nature of the application:

1. Item #13 (certification block)
2. Item #14 (monumentation)
3. Item #26 (phasing plan)
4. Item #35 (soil erosion & sediment control plan)
5. Item #38 (proposed street names)
6. Item #39 (new block and lot numbers confirmed by tax assessor)

The Board noted that submission waivers could be considered for the following items:

1. Item #28 (streets, right-of-ways, easements and environmentally sensitive areas within 200')
2. Item #29 (topographical features at 2' contour intervals)
3. Item #30 (clearing limits)
4. Item #31 (boundary limits and extent of wooded areas)
5. Item #32 & 33 (drainage calculations and information on stormwater management facilities)
6. Item 42 & 46 (solid waste management, identification signs, sight triangles and pedestrian circulation)
7. Item #47 (preliminary architectural plans and elevations)
8. Item #48 (environmental impact report)
9. Item #49 (traffic impact report)

The Board suggested that the following items could be considered to be addressed through the testimony provided by the applicant:

1. Item #37 (construction details)
2. Item #40 (lighting)
3. Item #41 (landscaping)
4. Item #50 (signs and fencing details and location)

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Mr. Manousos agreed to provide the following documentation:

1. Item #15 (survey)
2. Item #18 (acreage)
3. Item #27 (property owners and lot lines within 200')

The Board noted that checklist item #36 (spot and finish elevations) could simply be addressed by the applicant by providing a note on the plan.

Mr. Manousos reminded the Board that he has obtained approvals for all of his work that he has done to his property whether it was a building permit or obtain site plan approval. He indicated that he obtained building permits approximately a year ago to renovate the entire building and he was last before the Board in approximately 2003 to construct an addition. He suggested that the only changes from the plan submitted with the application were the new location of the sign a small addition, which he obtained permits for in the rear of the property. He expressed concern that by requiring him to hire a professional engineer to prepare a full revised site plan may not be cost effective given the nature of the application.

Mr. Manousos questioned how long he had to submit the required revised plans for review and keep his current application or if he would be better off withdrawing this application until he decides whether he wants to proceed with this project. Mrs. Curry reminded the applicant that if he withdraws the application and decides to file a new application, the applicant could request that the Board waive the required application fee and it would be up to the Board to act on that waiver. There was a discussion on whether the applicant would be better served by having the Board take action on the required submission waivers. Mr. Manousos requested that the Board take action on the submission to give him some direction on what needs to be done at this time.

Mr. Singer made a motion to grant the submission waivers for checklist items 28, 29, 30, 31, 32, 33, 42, 46, 47, 48 and 49. Mr. Morrow seconded the motion. The result of the voting is as follows:

AYES: Mr. Singer, Mr. Morrow, Mr. Belin, Mr. White, Mr. Cathel, Mr. DeSanto and Mr. Brady.  
NAYS: None.  
ABSTAIN: Mrs. Rovinsky.  
The motion was carried; so ordered Mr. Brady.

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The Board noted that the application would be considered to be “incomplete” until the applicant addresses the remaining outstanding items in which the Board did not grant a submission waiver. Mr. Siciliano indicated that he would be preparing a resolution for the submission waivers for the next regular meeting for adoption.

**RESOLUTIONS**

1. Redevelopment Hearing  
Public Hearing To Determine The Need For Redevelopment

Mrs. Curry indicated that she did not receive a copy of the resolution on the redevelopment hearing and therefore the adoption of the resolution was being continued until the next regular meeting scheduled for April 5, 2012.

**MINUTES**

1. Planning Board Regular Meeting – July 14, 2011

The Board noted that the regular meeting minutes from July 14, 2011 were not ready to be adopted and was being continued until the next regular meeting scheduled for April 5, 2012.

2. Planning Board Regular Meeting – October 6, 2011

Mr. Morrow made a motion to adopt the Planning Board regular meeting minutes from October 6, 2011. Mr. Cathel seconded the motion. The result of the voting is as follows:

AYES: Mr. Morrow, Mr. Cathel, Mr. Belin, Mr. White and Mrs. Rovinsky.

NAYS: None.

ABSTAIN: Mr. Singer, Mr. Catrambone, Mr. DeSanto and Mr. Brady.

The motion was carried; so ordered Mr. Brady.

3. Planning Board Regular Meeting – November 3, 2011

The Board noted that the regular meeting minutes from November 3, 2011 were not ready to be adopted and was being continued until the next regular meeting scheduled for April 5, 2012.

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4. Planning Board Reorganization & Regular Meeting – January 5, 2012

Mr. Cathel made a motion to adopt the Planning Board reorganization and regular meeting minutes from January 5, 2012. Mr. Belin seconded the motion. The result of voting is as follows:

AYES: Mr. Cathel, Mr. Belin, Mr. White, Mr. Morrow, Mrs. Rovinsky and Mr. Brady.

NAYS: None.

ABSTAIN: Mr. Singer and Mr. DeSanto.

The motion was carried; so ordered Mr. Brady.

**PENDING ITEMS**

1. ANABG, LLC  
PP2012-1  
2929 Route 130 South – Block 9, Lot 46.03  
Minor Site Plan

The Board noted that they granted certain submission waivers and required the applicant to submit certain other items at this meeting and the application was considered to be “incomplete” until the applicant provides the additional required items.

**ADJOURNMENT**

There being no further business to discuss, Mr. Cathel made a motion to adjourn the Delran Planning Board meeting of March 1, 2012 at 8:30pm. Mr. Morrow seconded the motion. With all present voting affirmatively, the motion was carried; so ordered Mr. Brady.

Respectfully submitted,

Lynn Curry, Secretary  
Planning Board