

**DELRAN TOWNSHIP
PLANNING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
MARCH 7, 2013 – 7:00 PM
MINUTES**

The Delran Township Planning Board regular meeting of Thursday, March 7, 2013, was called to order by Mr. Brady at 7:30pm 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. Morrow, Mr. Brady, Mr. Williams, Mr. Catrambone, Mr. Porreca, Mrs. Rovinski, Mr. Singer, Mr. Cathel, Mr. Diehl and Mr. White

Absent: and Mr. Belin

PUBLIC HEARINGS

1. VFW Post 3020
PP2013-01
1125 S. Fairview Street – Block 90, Lot 49.01
Major Site Plan w/Bulk Variance

Anthony Ogozalek, attorney for the applicant.

Bob Stout, of Stout and Caldwell. Engineer for the applicant
William Lane of Lame and Georgio, Planner for the applicant.
Mr. Stout and Mr. Lane sworn in by the board Solicitor.

Mr. Stout reviewed the waiver.

1. Existing drainage system. Mr. Stout stated that drainage calculations have been submitted to the board engineer.
2. Drainage calculations. Mr. Stout s
3. Environmental impact report. This is required when the area is 5 or more acres and the existing site is 2.4 acres.
4. Traffic report. Mr. Stout stated that with the conditions are not changing so the applicant would like a waiver from have to submit that information.

Mr. Stout stated the site sits on the east side of the shopping center. It is 2.06 acre tract. The proposed build is going to be the same size as the previous building that burnt down last year. The building will be 39,070 square feet. The access is off set of Montclair Street which is in accordance to the code. The access runs along the westerly property line with parking in the rear.

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The rear parking area will be the same as before. The stripping will be the same. The parking spaces will be adjacent to the building which in accordance to the code. There will be 5 ADA spaces.

Mrs. Rovinski questioned as to if there are any retention basins or swales. Mr. Stout stated that there are no retention basins but 2 swales will be created that will wrap around.

The professionals have no objections to the waivers.

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

Ayes: 10

Nay: 0

Mr. Stout stated that the VFW was in front of the Board for a new building a few years ago. The approval was granted. That building was a 9700 square foot building. The building that is proposed now is.

The new building will be set in the same place the previous building. The front of the site will have a PVC fence. It will have arborvitae and other landscaping. There is an existing chain-link fence. The entire parking will be shielded. The parking spaces will be 10 x 20 which is within the code. 5 ADA parking spaces. There will be an ADA ramp to access the building. The requirement of parking spaces is 17, the current use is 32 but with the changes there will be 30. There will be a trash enclosure, with one standard dumpster and one recycle dumpster.

There is an existing buffer that will stay. Some of the trees will stay. A flag pole will be relocated to the southeastern corner of the tank that is currently there. This will be a display area. There will be a sidewalk connecting to the existing sidewalk.

The signage that is proposed is one sign will be a free standing, LED, with 4 rows of changeable lines.

The sign will be 3feet x5 feet. The programmable sign will be able to be changed internally. This sign will keep the veterans informed of meetings and other functions held by the VFW. Mr. Stout stated that the signs are not good for a high traffic area but this area is not in a high traffic area. This sign will not change every 3 seconds. It will only change when changed by a member.

Bob Stout stated that on the front façade of the building there will be a VFW emblem which will be 12.85 sq. foot side. 135 square feet is permitted. The applicant wants to duplicate the façade sign and have it put on the back side of the building which is actually the entrance.

William Lane stated that this building will be the same size as the previous building. The previous building was not ADA accessible. There will be an entrance that splits up the bar and seating area. There will be a meeting room and an office. A modest kitchen and a cold storage area. This building has a partial basement. There are two ways into the basement.

The previous building was a flat roof, concrete building. The new building will have a sloped roof. It will have asphalt shingles and vinyl siding. The building is 24.4 high, which is within the code.

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The parking landscaping, trees are required to place within the parking lot. Mr. Stout stated that with this being an existing site and the size the applicant is requesting a waiver from that requirement. The next waiver is for parking lot curbing. The drainage will inhibited by curbing.

OPEN TO THE PUBLIC

Michael Capozzoli-702 Fairview Street- questioned the place of the LED sign and what kind of trees will be placed along the front of the building. Mr. Stout stated that the sign will be located 20 feet north of the shopping center. The trees will be placed 50 feet off the sidewalk.

Christopher Rosati-77 Specter Drive – Mr. Ogozalek stated that the lights from the shopping center shine into his windows and wanted to know if the proposed light for this project shine in his windows also. Mr. Stout stated that these are shoebox lights that will shine in the downward direction and should not shine in the windows.

Mal Anderson- 725 Perkins Lane- current president of the historical society. Mr. Anderson stated that he has a long history with Delran. Mr. Anderson also stated that he believes that the board should approve this application because the VFW is an asset to the community.

Charles Mitchell- 1South Bridgeboro Street- Asked the board to also approve this application.

Mr. Catrambone made a motion to approve the use variance and Mr. Cathel seconded.

Voted in the Affirmative: Mr. Morrow, Mr. Brady, Mr. Williams, Mr. Porreca, Mrs. Rovinski, Mr. Singer, Mr. Cathel, Mr. Diehl and Mr. White and Mr. Catrambone.

Mrs. Rovinski made a motion to approve the variance for the LED sign and Mr. White seconded.

Voted in the Affirmative: Mr. Morrow, Mr. Williams, Mr. Porreca, Mrs. Rovinski, Mr. Singer, Mr. Cathel, Mr. Diehl and Mr. White and Mr. Catrambone.

Voted in the negative: Mr. Brady

Mr. Cathel made a motion to approve the variance for the seconded sign and Mr. Singer seconded.

Voted in the Affirmative: Mr. Morrow, Mr. Brady, Mr. Williams, Mr. Porreca, Mrs. Rovinski, Mr. Singer, Mr. Cathel, Mr. Diehl and Mr. White and Mr. Catrambone.

Mr. Morrow made a motion to approve the variances for 75 feet offset buffer, Parking lot landscaping and parking lot curbing. Catrambone seconded.

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Voted in the Affirmative: Mr. Morrow, Mr. Brady, Mr. Williams, Mr. Porreca, Mrs. Rovinski, Mr. Singer, Mr. Cathel, Mr. Diehl and Mr. White and Mr. Catrambone.

Mrs. Rovinski made a motion to approve the application with the variances as approved subject to a letter from the fire official and utility pole adjacent to the shopping center be marked and Mr. Catrambone seconded.

Voted in the Affirmative: Mr. Morrow, Mr. Brady, Mr. Williams, Mr. Porreca, Mrs. Rovinski, Mr. Singer, Mr. Cathel, Mr. Diehl and Mr. White and Mr. Catrambone.

ADJOURNMENT

There being no further business to discuss, Mr.Catrambone_ made a motion to adjourn the Delran Township Planning Board regular meeting of March 7, 2013, at8:43 pm. With all present voting affirmatively, the motion was carried; so ordered Mr. Brady.

Respectfully submitted,

Sheri Hannah