

**DELRAN TOWNSHIP  
PLANNING BOARD  
REGULAR MEETING  
MUNICIPAL BUILDING  
MAY 3, 2012 – 7:30 PM  
MINUTES**

The Delran Township Planning Board regular meeting of Thursday, May 3, 2012, 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. Belin, Mr. White, Mr. Singer, Mr. Diehl, Mr. Cathel, Mr. Porreca, Mr. Catrambone and Mr. Brady.  
Absent: Mr. Morrow and Mrs. Rovinsky.  
Professionals: Salvatore Siciliano, Esquire, Board's Solicitor; Raymond Jordan, PE, Board's Engineer; Bryan Hall, PP, Board's Planner; and Lynn Curry, Board's Secretary.

**MATTERS FOR DISCUSSION**

1. Barlow Car & Truck Center  
PP2008-5  
1215 Fairview Street – Block 46, Lots 20, 20.01, 21, 22, 23.01 & 24  
Discussion On Revised Landscaping Plan

Frank Ryan, the attorney for the applicant, requested that the following witness be sworn in to testify before the Board:

1. Edward Barlow, Applicant

Mr. Barlow requested that the following item be marked as evidence:

1. Exhibit 1 of May 3, 2012 – Proposed Landscaping Plan

Mr. Barlow suggested that the original landscaping that was approved around the basin was a hedge style that would not be very aesthetically pleasing over the years. He stated that he had his landscaper design a plan that would be more consistent with the existing landscaping on the property. He indicated that the landscaping that would be located behind the basin would be consistent with the adjacent property. He testified that there would be 2-3 areas of landscaping around Fairview Street that would contain some hedges and flowers, which would also be irrigated.

The Board requested that the applicant provide revised plans to be incorporated into the stamped approved plans already on file. Mr. Ryan agreed to provide revised plans to the Board professionals for the required approval.

**DELRAN TOWNSHIP  
PLANNING BOARD  
REGULAR MEETING  
MUNICIPAL BUILDING  
MAY 3, 2012 – 7:30 PM  
MINUTES**

**MATTERS FOR DISCUSSION**

1. Barlow Car & Truck Center  
PP2008-5  
(Continued)

Mr. Hall questioned whether the applicant would be displaying vehicles within the open area around the landscaping. Mr. Barlow testified that no vehicles would be displayed in that area. He indicated that the area would only be used for grassy area, landscaping and sprinklers.

Mr. Hall noted that the original landscaping plan contained 83 plantings and the new plan contains 53 plantings however it also incorporates trees along with shrubbery which provides a varied height display. He acknowledged that the proposed design should look appealing.

Mr. Jordan stated that the proposed landscaping would not interfere with the sight triangle at the intersection.

Mr. Catrambone made a motion to approve the request to permit the revised landscaping plan subject to the applicant providing revised plans for signatures and that there be no display of any vehicles within this area. Mr. Singer seconded the motion. The result of the voting is as follows:

AYES: Mr. Catrambone, Mr. Singer, Mr. Belin, Mr. White, Mr. Diehl, Mr. Cathel, Mr. Porreca and Mr. Brady.

NAYS: None.

The motion was carried; so ordered Mr. Brady.

**PUBLIC HEARINGS**

1. Township of Delran  
PP2012-3  
Bridgeboro Road & Hartford Road Intersection – Block 115, Lot 32  
Minor Subdivision

The Board noted that the applicant was requesting to be continued until the next regular meeting scheduled for June 7, 2012 and that the applicant was not required to provide notice of that hearing given the type of application. The Board acknowledged that there were members from the public present to hear this application. The Board agreed to allow those residents to discuss the project with certain Board members (less than 5 members) after the meeting however those discussions would not be part of the record for the applicant's hearing.

**DELRAN TOWNSHIP  
PLANNING BOARD  
REGULAR MEETING  
MUNICIPAL BUILDING  
MAY 3, 2012 – 7:30 PM  
MINUTES**

**RESOLUTIONS**

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

Mr. White made a motion to adopt the resolution for the redevelopment hearing. Mr. Porreca seconded the motion. The result of the voting is as follows:

AYES: Mr. White, Mr. Porreca, Mr. Belin and Mr. Cathel.

NAYS: None.

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

The motion was carried; so ordered Mr. Brady.

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

Mr. Belin made a motion to adopt the resolution granting certain submission waivers and requiring the submission of certain other required items. Mr. White seconded the motion. The result of the voting is as follows:

AYES: Mr. Belin, Mr. White, Singer, Mr. Cathel and Mr. Brady.

NAYS: None.

ABSTAIN: Mr. Diehl, Mr. Porreca and Mr. Catrambone.

The motion was carried; so ordered Mr. Brady.

**MINUTES**

1. Planning Board Regular Meeting – July 14, 2012

The Board noted that the Delran Planning Board regular meeting minutes for July 14, 2012, were not ready to be adopted and were being continued until the next meeting.

2. Planning Board Regular Meeting – November 3, 2011

Mr. Cathel made a motion to adopt the Planning Board regular meeting minutes from November 3, 2011. Mr. Belin seconded the motion. The result of the voting is as follows:

**DELRAN TOWNSHIP  
PLANNING BOARD  
REGULAR MEETING  
MUNICIPAL BUILDING  
MAY 3, 2012 – 7:30 PM  
MINUTES**

**MINUTES**

AYES: Mr. Cathel, Mr. Belin, Mr. White, Mr. Porreca, Mr. Catrambone and Mr. Brady.

NAYS: None.

ABSTAIN: Mr. Singer and Mr. Diehl.

The motion was carried; so ordered Mr. Brady.

3. Planning Board Regular Meeting – March 1, 2012

Mr. White made a motion to adopt the Planning Board regular meeting minutes from March 1, 2012. Mr. Cathel seconded the motion. The result of the voting is as follows:

AYES: Mr. White, Mr. Cathel, Mr. Belin, Mr. Singer and Mr. Brady.

NAYS: None.

ABSTAIN: Mr. Diehl, Mr. Porreca and Mr. Catrambone.

The motion was carried; so ordered Mr. Brady.

**PENDING ITEMS**

1. Todd Craig Enterprises  
PP2012-2  
3112 Bridgeboro Road – Block 118, Lot 3.02  
Minor Site Plan

The Board noted that the application for a minor site plan was certified as an incomplete submission and they were waiting for the applicant to address their outstanding issues.

2. ANABG, Inc.  
PP2012-1  
2929 Route 130 South – Block 9, Lot 46.03  
Minor Site Plan w/Bulk Variance

The Board noted that the application for a minor site plan and bulk variance was currently scheduled for a public hearing to take place at special meeting scheduled for May 10, 2012.

**ADJOURNMENT**

There being no further business to discuss, Mr. Cathel made a motion to adjourn the Delran Township Planning Board regular meeting of Thursday, May 3, 2012. Mr. Singer seconded the motion. With all present voting affirmatively, the motion was carried; so ordered Mr. Brady.

**DELRAN TOWNSHIP  
PLANNING BOARD  
REGULAR MEETING  
MUNICIPAL BUILDING  
MAY 3, 2012 – 7:30 PM  
MINUTES**

Respectfully submitted,

Lynn Curry, Secretary  
Planning Board