

**DELRAN TOWNSHIP
PLANNING BOARD
SPECIAL MEETING
MUNICIPAL BUILDING
MAY 10, 2012 – 7:30 PM
MINUTES**

The Delran Township Planning Board special meeting of Thursday, May 10, 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. White, Mr. Singer, Mr. Diehl, Mr. Porreca, Mr. Morrow, Mrs. Rovinsky and Mr. Brady.
Absent: Mr. Belin, Mr. Cathel 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.

PUBLIC HEARINGS

1. ANABG, LLC (Throwbacks)
PP2012-1
2929 Route 130 S – Block 9, Lot 46.03
Minor Site Plan w/Bulk Variance

The Board noted that the applicant previously appeared before the Board for submission waivers for their project and that resolution would be incorporated into this hearing.

Michael Kiran, the attorney for the applicant, requested that the following witnesses be sworn in to testify before the Board:

1. Nick Manousos, Applicant
2. Robert Harley, Applicant
3. Leonard Ciccotello, Applicant's Architect

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

Exhibit "A-1" – Copy of the proposed site plan

Mr. Ciccotello stated that Burlington County has been added to the title block of the plan along with the right-of-ways and cartways. He indicated that the list of property owners within 200' has been provided to the Board. He testified that landscaping details have been provided and he has held discussions with the Board's Planner and the type of landscaping being proposed. He noted that he provided information on the location of the existing trash enclosure, which also provides for recycling. He said that the existing identification signs have been shown on the plan and no new signage was being proposed as a result of this application. He suggested that the

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applicant will either obtain waivers from the outstanding agencies having jurisdiction in this matter or will obtain the necessary approval from those agencies. He added that the site triangles have been shown on the plan and the vehicular and pedestrian circulation patterns.

Mr. Kiran stated that the applicant has amended their application to include a request for a variance for the amount of impervious coverage. He agreed to provide the Board's professionals with a copy of the property survey from 1999.

Mr. Ciccotello stated that he inspected the lighting at the facility and he provided information and existing lighting information. He indicated that he also has provided the fencing details to the Board's professionals for their review.

Mr. Ciccotello stated that there were currently trees located within the sanitary sewer easement, which will be moved closer to the building but would still be located within the easement. Mr. Jordan suggested that the applicant obtain approval from the owner of the easement. Mr. Manousos testified that he was unaware of who owns the easement and that he has never seen any documentation on the details of the easement. He indicated that it may possibly be for the Hunter's Glen sewer tie in. Mr. Jordan suggested that the applicant contact the Sewer Department to find out if they have any records of the easement. Mr. Manousos testified that he replaced his sewer line a few years ago and nothing was located within that effected area.

Mr. Ciccotello stated that the applicant was requesting approval for the addition of a 20'x18' concrete area on the northern side of the building for an outdoor seating area. He indicated that the area would be enclosed with a 4' high wrought iron fence. He noted that the applicant would also be installing a new walkway to extend from the rear of the building to the front of the building for a total of 769 square feet of paved area. He testified there would be an additional 1.9% of impervious coverage as a result of the proposed improvements. He added that two additional decorative lights would be added.

Mr. Ciccotello testified that the applicant will be reducing parking spaces to a size of 9'x18' which would make the parking layout sufficient to accommodate the new proposal. Mr. Manousos stated that he has never had an issue with parking during the summer months nor has he ever received any complaints concerning the parking of vehicles during that time when the outdoor seating area would be utilized. He indicated that he also shares the parking area with his neighboring property however there was no formal agreement in place to handle the overflow parking. Mr. Ciccotello added that the applicant will have a total of 74 parking spaces and the ordinance requires 71 spaces and that the applicant will be restriping for 3 handicap parking spaces.

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Mr. Manousos noted that there were currently 9 tables shown on the plan however in actuality they may only have the need for 6 tables however they want to obtain approval for the full amount in case they should become necessary.

Mr. Jordan stated that the applicant has addressed the issues contained in his reports.

Mr. Pettit indicated that the applicant has also addressed the issues in his reports. He requested that the applicant address the clarification issues by submitting revised plans for review and approval. The applicant agreed to address any of the clarification issues by submitting revised plans for review and approval.

At that time, Mr. Brady opened the meeting to the public for any comments or questions concerning this application. There being nobody present from the public to testify on this application, Mr. Brady closed the public portion of this application.

The Board questioned whether the storage trailer would remain on site. Mr. Manousos stated that the trailer should be removed next week. The Board noted that there were currently some broken car stops in the existing parking lot. Mr. Manousos stated that the broken car stops would be replaced. The Board requested that the faded obsolete signs for "Nick's Diner" on the fence be removed. Mr. Manousos agreed to remove those signs.

Mrs. Rovinsky made a motion to approve the requested minor site plan and variance for 92.9% impervious coverage, subject to the following conditions:

1. The applicant obtaining any necessary approval from all outside agencies having jurisdiction in this matter.
2. The applicant complying with Mr. Pettit's comments in his review letter dated April 25, 2012.
3. The applicant repairing any damaged bumper stops in the parking lot.
4. The applicant removing the storage trailer from the property.
5. The applicant repairing any deteriorated concrete on the property; and
6. The applicant removing any old obsolete signage on the property.

Mr. Morrow seconded the motion. The result of the voting is as follows:

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AYES: Mrs. Rovinsky, Mr. Morrow, Mr. White, Mr. Singer, Mr. Diehl, Mr. Porreca and Mr. Brady.

NAYS: None.

The motion was carried; so ordered Mr. Brady.

MINUTES

1. Planning Board Regular Meeting – July 14, 2011
2. Planning Board Regular Meeting – May 3, 2012

The Board noted that the Delran Planning Board regular meeting minutes from July 14, 2011 and May 3, 2012, were not ready to be adopted and were being continued until the next regular meeting scheduled for June 7, 2012.

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 completeness issues.

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

The Board noted that the application was currently tentatively scheduled for a public hearing to take place on June 7, 2012.

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ADJOURNMENT

There being no further business to discuss, Mr. Morrow made a motion to adjourn the Delran Planning Board special meeting of May 10, 2012, at 8:05 pm. Mr. White seconded the motion. With all present voting affirmatively, the motion was carried; so ordered Mr. Brady.

Respectfully submitted,

Lynn Curry, Secretary
Planning Board