

**DELRAN TOWNSHIP
PLANNING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
JULY 12, 2012 – 7:30 PM
MINUTES**

The Delran Township Planning Board regular meeting of Thursday, July 12, 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. Diehl, Mr. Cathel, Mr. Catrambone, Mr. Williams, Mr. Morrow, Mrs. Rovinsky and Mr. Brady.

Absent: Mr. Singer and Mr. Porreca.

Professionals: Salvatore Siciliano, Esquire, Board's Solicitor; and Lynn Curry, Board's Secretary

INTRODUCTION OF NEW BOARD MEMBER

Mr. Brady introduced Jeffrey Williams, the new Planning Board class II member. Mr. Siciliano issued the oath of office to Mr. Williams.

MATTERS FOR DISCUSSION

1. Zoning Board Annual Report On Variances

The Board noted that they received a copy of the Zoning Board's Annual Report for review, which includes a report on the current fee schedule. Mr. Catrambone indicated that the township was currently reviewing the fee schedules in an attempt to help bring a balance to offset the fees for the taxpayers. Mrs. Curry indicated that the Zoning Board's review of the fee ordinance did not include any recommendations to the fees for site plans and subdivisions since those types of applications are generally handled by the Planning Board.

The Board requested that Mrs. Curry prepare a report showing the history of Planning Board fees over the past 3-5 years that would provide the Board the necessary information to make any recommendations for changes to the fee ordinance for site plan and subdivision applications.

MINUTES

1. Planning Board Regular Meeting – 7/14/11

The Board noted that the Delran Planning Board regular meeting minutes from July 14, 2011, were not ready to be adopted and was being continued until the next regular meeting.

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2. Planning Board Regular Meeting – 5/3/12

Mr. Cathel made a motion to adopt the Planning Board regular meeting minutes from May 3, 2012, subject to page 3 of the minutes being correct to reflect the Planning Board regular meeting minutes of July 14, 2011 instead of July 14, 2012. Mr. Belin seconded the motion. The result of the voting is as follows:

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

NAYS: None.

ABSTAIN: Mr. Williams, Mr. Morrow and Mrs. Rovinsky.

The motion was carried; so ordered Mr. Brady.

3. Planning Board Regular Meeting – 5/10/12

Mr. Morrow made a motion to adopt the Planning Board special meeting minutes from May 10, 2012. Mr. Diehl seconded the motion. The result of the voting is as follows:

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

NAYS: None.

ABSTAIN: Mr. Belin, Mr. Cathel, Mr. Porreca and Mr. Williams.

RESOLUTIONS

1. Barlow Car & Truck Center

PP2008-5

1215 Fairview Street – Block 46, Lots 20, 20.01, 21, 22, 23.01 & 24

Revised Landscaping Plan

Mrs. Curry noted that Mr. Cathel's name needed to be added to the roll call vote on the resolution. The Board recommended also changing the resolution to reflect a "permanent" means of irrigation instead of a "continuous" irrigation system so not to cause any confusion that the irrigation would not be running constantly.

Mr. Cathel made a motion to adopt the resolution granting the revised landscaping plan subject to the above mentioned changes being made to the resolution. Mr. Catrambone seconded the motion. The result of the voting is as follows:

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RESOLUTIONS

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

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

NAYS: None.

ABSTAIN: Mr. Williams, Mr. Morrow and Mrs. Rovinsky.

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 w/Bulk Variance

The Board noted that the resolution was amended to include additional conditions concerning the removal of certain signage, the parking stops and the repair of the deteriorated sidewalk.

Mrs. Rovinsky made a motion to adopt the resolution granting the minor site plan and bulk variance. Mr. White seconded the motion. The result of the voting is as follows:

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

NAYS: None.

ABSTAIN: Mr. Belin, Mr. Cathel, Mr. Catrambone and Mr. Williams.

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 was not currently scheduled for a public hearing before the Board.

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PENDING ITEMS

2. GMRI Inc./Red Lobster #0438
PP2012-4
3019 Route 130 South – Block 9.02, Lot 60.02
Minor Site Plan

The Board noted that the applicant recently submitted revised plans for review and the application was currently being reviewed for completeness by the Board's professionals.

ADJOURNMENT

There being no further business to discuss, Mr. Morrow made a motion to adjourn the Delran Township Planning Board regular meeting of July 12, 2012, at 7:50 pm. Mr. Diehl seconded the motion. With all present voting affirmatively, the motion was carried; so ordered Mr. Brady.

Respectfully submitted,

Lynn Curry, Secretary
Planning Board