

**DELRAN TOWNSHIP  
PLANNING BOARD  
MUNICIPAL BUILDING  
MEETING MINUTES  
OCTOBER 1, 2015 – 7:30 P.M.**

**OPEN PUBLIC MEETINGS ACT**

**The Delran Township Planning Board regular meeting of Thursday, October 1, 2015 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. Brady, Mr. Morrow, Mr. Cathel, Mr. Catrambone, Mr. Singer, Mr. Hejnas & Mrs. Kolodi

**Absent:** Mr. Williams, Mr. Diehl, Mrs. Rovinsky & Mr. Paris

**NEW BUISNESS**

Auto Zone Delran, LLC  
Block 9, Lot 46.02  
2933 Route 130 South  
Delran, NJ 08075  
Application # PP 2015-03

Carl Wright, principle of AZ Delran, LLC & Sam Renauro, Engineer sworn in by Mr. Siciliano, Board Attorney.

Stephen Nehmad, Attorney for the applicant.

Mr. Nehmad stated that this applicant is applying for preliminary/final site plan approval for the construction of a 6,000sf Auto Zone retail building to be constructed on an existing lot as a redevelopment to improve the site which contains a block building which served as a gas station which is no longer in business. The current building will be removed for AZ to construct one of their smaller prototype stores on this site.

Sam, requested waivers to conditions requested from planner's Major Site Plan checklist. Existing streets, other right-of-way or easements, watercourses, wetlands, soil, floodplains or other environmentally sensitive areas within 200ft of tract. The proposed clearing limits along w existing & proposed contours based on USGS datum, to extend 200' beyond subject tract and proposed street names.

**Mr. Morrow made a motion to grant a waiver for # 28, 30 & 39 from the report. Mr. Catrambone seconded it with a contingency that #47 preliminary architectural plans & elevations be submitted to a level necessary to have appropriate plans for elevations.**

**Voted in the affirmative: Mr. Brady, Mr. Catrambone, Ms. Kolodi, Mr. Cathel, Mr. Singer, Mr. Hejnas & Mr. Morrow.**

**Application deemed complete move into formal review for preliminary/final.**

Mr. Renauro stated they are asking for several variances in order to create a desirable visual environment for an efficient retail use area. It's a smaller lot with a 6,000sf building on it. They are proposing to add more shrubs & greenery with less concrete.

They are requesting several variances due to setbacks, front, side & rear. The proposed building can't fit within the building envelope without requesting these.

To permit side yard setback of 9.9' where 25' is required.

To permit rear yard setback of 14.3' where 25' is required.

A proposed buffer to the state R.O.W. of 19.6' where 25' is required. Also a proposed setback to any other R.O.W. of 5.6' where 25' is required. The reason for the encroachment on the is to maximize the number of parking spaces on site.

To permit a proposed impervious lot coverage of 75% where 60% is required.

To permit 27 count parking spaces where 30 is required. From previous sites they found that with the smaller stores, that 20 to 25 spaces worked fine with this size store.

To permit the height of the free standing light to light standard height.

A dumpster will be located in the rear of the parking lot and will not affect the 27 proposed parking spaces. They will use one of the side parking spaces for about half hour, 2 days a week during the morning hours to unload the smaller truck that will be used to restock the store with merchandise so no specific spot will be required for that.

The 2 existing aprons will remain for access to Rt. 130, one for entering and one for exiting off south onto Rt. 130. The side exit which will provide access to Manor Rd. will remain for those wanting to head north on Rt. 130. There will also be greenery to ecstatically enhance the property.

There will be no maintenance of vehicles on this site. There was little discussion on the outside exterior of the building. It will be a prototype of one of their smaller stores. It will have 2 mounted signs on it, one on the front and one on the Manor Rd. side of the building. A free standing sign will be on the corner of Rt. 130 & Manor Rd. and will also follow the ordinances for size.

**Mr. Morrow made a motion granting the requested variances for the applicant and Mr. Cathel seconded.**

**Voted in the Affirmative: Mr. Brady, Mr. Catrambone, Ms. Kolodi, Mr. Cathel, Mr. Singer, Mr. Hejnas and Mr. Morrow.**

There are some contingency request for preliminary/final approval:

Satisfaction of all outstanding check list items and address the professionals reviews outstanding comments to their satisfaction including Mr. Jordan's documentation of phase one & phase two reports.

Reconfiguration of the outdoor lighting to provide greater illumination of the exit road from rear of property. Board can grant a waiver if one was so needed having that it extends beyond the property line.

Also, requested more evergreen be planted to enhance the ecstastic's of the side next to the restaurant.

The trash enclosure to match the ecstastic's of the outside material and color.

**Mr. Hejnas made a motion granting preliminary and final approval for the application subject to the conditions described and Ms. Kolodi seconded.**

**Voted in the affirmative: Mr. Brady, Mr. Catrambone, Ms. Kolodi, Mr. Cathel, Mr. Singer, Mr. Hejnas and Mr. Morrow.**

#### **OPEN TO THE PUBLIC**

No comment from the public

#### **ADJOURNMENT**

**Mr. Cathel made a motion to adjourn at 8:50 and Mr. Catrambone seconded.  
Motion passed with a unanimous voice vote.**