

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
REGULAR MEETING
NOVEMBER 1, 2012– 7:30 P.M.
MINUTES**

The Delran Township Planning Board regular meeting of Thursday, November 1, 2012, was called to order by Mr. Brady at 7:30 P.M. 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. Belin, Mr. Porreca, Mr. Cathel, Mr. Catrambone, and Mr. Diehl.

Absent: Mr. Williams, Ms. Rovinsky and Mr. White

Professionals: Salvatore Siciliano, Esquire, Board's Solicitor; John Pettit, PP Board Planner and the Planning Board Engineer and Helene Hark.

PUBLIC HEARINGS

1. MKC Partners/Kiyo Moriuchi (Walton Farm)
PP2012-8
Hartford Road & Creek Road – Block 117, Lot 5
Amended Final Subdivision

This is a continuation of the applicant's request to take an already approved major sub-division and rather than to construct in one phase the applicant has requested to construct it in two phases. This is deemed to be an administrative change by the Board and at this time, I am asking the applicant to summarize it in order to render a decision on whether or not to approve the change.

A representative for the applicant stated that a portion of the project is under contract with DR Horton for purchase sixteen lots in Delran and sixteen lots in Moorestown. The Chairman has indicated that most of the Board Members are unfamiliar with the project since the project was approved a number of years ago and therefore I am here to give you a brief history of the application and what the project is all about and that is what we are willing to do and we will also explain what we are asking for this evening. Walton Farms is a large parcel and pointed out the municipal boundary between Moorestown and Delran to the left of the project is Hartford Road and the right side is Creek Road. This project was approved by both County Roads a number of years ago and the sixteen lots in Moorestown are all accessed by an intersection off Garnett Road and Hartford Road which would be a three way intersection and there would be a fourth road constructed. There also was a plan to construct a total of 45 lots in Delran with an average lot size of one acre. The project originally proposed went all the way through and connected all the way from Creek Road to Hartford. The board at that time indicated they were not happy with the idea of cut-through traffic from one street to another and as a result, we ended up with a plan to propose two

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cul-de-sacs. There are 16 lots which are accessed from Creek Road to a cul-de-sac. The only way in or out would be a proposed street at that end. Similarly, there are 29 lots in that area coming in from Hartford with the intersection again at the intersection with (name of street) there would be reconstruction at that intersection to a four-way intersection. There is no warrant for a traffic light at that proposed intersection. The overall project is a unified project even though there are lots in Delran and Moorestown by that I mean there would be a Homeowners Association which all of the lots and all of the properties would be subjected to common grounds for maintenance of the project by the Homeowners Association and it would not be one in Moorestown and one in Delran but rather all lots would be under one Homeowners Associations. The Homeowners Association primary function will be to manage those lots which are part of the Storm Management System. In the documents to create the Homeowners Association and put restrictions on the overall project should the Homeowners should ever fail to take care of any portion of the storm water management system, the respective municipality has the right but not the obligation to maintain the storm water management system and to assess the properties to pay for it so there is a provision to the municipality that the storm water system will work. All the lots in Delran will be provided water by New Jersey Water Company and sewer by Delran Sewer Department. The lots in Moorestown would be serviced by New Jersey Water Company but they would be in septic. This large lot is 50 acres of open space which at the time that the sub-division was approved, the township of Delran decided that it would take title to the open space which would be for passive recreation. It is an attractive parcel with natural vegetation, etc. and it will remain that way. The other parcels will be dedicated and deeded over to the Homeowners Association and be maintained by the Homeowners Association. All of this was previously approved at the time of the final major sub-division. What we are asking now is that DR Horton would buy this portion of the Delran project, 16 lots accessed from Creek Road and the Moorestown portion. They are requesting that there be a phasing line that will permit the applicant to come back post a bond for this portion of the project as well as certain other elements such as detention basins to make the storm water system work. All of that will be bonded. A plat will be signed by the Township and recorded. These lots will then be determined as building. The remainder of the Delran ground will remain open until such time that the option is exercised and will be developed some time in the future. Basically, that is what is being proposed.

Mr. McKenna is present to answer any questions. There are some questions as to the revised plan. The only thing that is being proposed is the phasing line. Mr. Brady asked for opinions from the professionals. The lawyer and engineer had no questions at this time.

It was then open up to the members of the Board. Mr. Morrow asked the cost of the houses. They expect to sell the homes between \$450,000 to \$500,000. They would be on average of 3,000 square feet. Sixteen building lots are to be constructed in the Delran Section. The sewer line actually goes through the property and it will go through Creek Road. The client built a line for sewer when Creek Road was being repaired by the County. It will be all gravity line that will tie in with the River's Edge pump station.

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The lot with the farm house is not part of the sub-division it will not be demolished or developed. The family will keep it. There will be 29 lots in Delran in Phase II. There were no other questions from the board

Mr. Brady asked for a motion to grant approval for phasing in the already approved project into Phase I and Phase II as described. Mr. Morrow made the motion seconded by Mr. Cathel.

Roll Call Affirmative: Mr. Diehl, Mr. Porrecca, Mr. Cathel, Mr. Belin and Mr. Morrow

Bill Brady – No – Does not feel that that phasing advances the elements of the Master Plan

Gary Catrambone – No

Since there was a majority approving the applicant’s request is granted his request to phase in the development.

RESOLUTIONS

1. Harford Corners 1 & 2 Corporation (“Five Below”)
PP2012-06
1321 C Fairview Blvd – Block 120, Lot 15.01
Minor Site Plan w/Bulk Variance

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

AYES: Mr. Brady, Mr. Belin, Mr. Porrecca, Mr. Cathel, Mr. Catrambone, and Mr. Diehl.
NAYS: None
ABSTAIN: None

The motion was carried; so ordered Mr. Brady.

- 2 Harford Corners 1 & 2 Corporation (“Five Below”)
PP2012-06
1321 C Fairview Blvd. – Block 120, Lot 15.01
Requested Waivers

Mr. Cathel made a motion to adopt the resolution granting the requested waivers. Mr. Belin seconded the motion. The result of the voting is as follows:

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AYES: Mr. Brady, Mr. Belin, Mr. Porreca, Mr. Cathel, Mr. Catrambone, and Mr. Diehl.
NAYS: None.
ABSTAIN: None

The motion was carried; so ordered Mr. Brady.

2. GRMI Inc., Red Lobster #0438
PP2012-04
3030 Route 130 South – Block 9.02, Lot 60.02
Minor Site Plan w/Bulk Variance

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

AYES: Mr. Brady, Mr. Belin, Mr. Porreca, Mr. Cathel, Mr. Catrambone, and Mr. Diehl.
NAYS: None
ABSTAIN: None

The motion was carried; so ordered Mr. Brady.

PENDING ITEMS

1. Stanley A. Karaska
PP2012-07
107 Arch Street - Block 13, Lot 6
Minor Site Plan

Mr. Walter Craft an Architect spoke up and stated they had provided the application. Mr. Walter Croft stated that he had a letter from Ms. Curry who stated that they were to be on the agenda. Mr. Croft was very surprised to arrive this evening and be told that the application was deemed to be incomplete. Mr. Croft had a letter from Mt. Pettit's office stating that there was no objection to the board granting approval to the subject application contingent to the above stated stipulations and that is why Mr. Karaska and Mr. Croft were at the meeting. Mr. Croft realizes that Ms. Curry has a problem but does not understand had these things can happen. Mr. Brady said that due to the absence of Ms. Curry, he has not been able to ascertain the status of the application. The last correspondence he saw led him to believe that the application was not yet complete. Therefore, when he put together the agenda, he put down that the application was incomplete. Obviously, there is an issue with managing his office in Ms. Curry's absence and Mr. Brady apologized for the inconvenience but stated that the Board has not seen the application and

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would be putting both parties at risk tonight to put something through that the board has not had a chance to review. Mr. Brady apologized and suggested that Mr. Karaska be put on the December meeting and he will make certain that the Board has an opportunity to review the application and also assured Mr. Karaska that they are working with Mr. Hatcher the Township Administrator for the support needed for the office so this does not happen again. Mr. Croft was told that the notice to the residents within 200' would carry forth and again Mr. Brady apologized and Mr. Croft agreed to come back in December.

ADJOURNMENT

There being no further business to discuss, Mr. Catrambone made a motion to adjourn the Delran Township Planning Board regular meeting of November 1, 2012. Mr. Morrow seconded the motion. With all present voting affirmatively, the motion was carried; so ordered Mr. Brady.

Respectfully submitted,

Jamey Eggers,
Municipal Clerk