

**DELRAN TOWNSHIP  
PLANNING BOARD  
REGULAR MEETING  
MUNICIPAL BUILDING  
NOVEMBER 3, 2011 – 7:30 PM  
MINUTES**

The Delran Township Planning Board regular meeting of Thursday, November 3, 2011, 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. Belin, Mr. White, Mr. Cathel, Mr. Porreca, Mr. Catrambone, Mr. DeSanto, Mr. Morrow, Mrs. Rovinsky and Mr. Brady.  
Absent: Mr. Singer and Mr. Diehl.  
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. Barlow Car & Truck Center  
PP2008-5  
1215 Fairview Street – Block 46, Lots 20, 20.01, 21, 22, 23.01 & 24  
Preliminary & Final Site Plan w/Submission Waivers

Francis Ryan, the attorney for the applicant, requested that the following witnesses be sworn in before the Board:

1. Edward Barlow, Applicant
2. Robert Stout, Applicant's Engineer
3. Rick Fumo, Applicant's Architect

Mr. Ryan noted that the applicant was requesting the following submission waivers:

1. Solid Waste Report/Analysis
2. Environmental Impact Statement
3. Traffic Study
4. North Arrow
5. Metes and Bounds
6. Date of Survey

Mr. Stout indicated that there was not a dumpster located on the property nor was one being proposed as a result of this application. He noted that all of the trash recycling was done to the south of the adjacent property with the required dumpsters. He stated that there was also a cleaning company that cleans and maintains the site.

Mr. Stout suggested that an Environmental Impact Statement is normal required for a new application on virgin ground that may have previously been woodlands or a farmland. He reminded the Board that the property has been used as a car dealership for a lengthy period of time. He indicated that the applicant did perform a phase I and phase II testing of the vacant parcel purchased from the Lippincott's and that showed the property being clean and no additional remediation being required. Mr. Jordan stated that he has not had the opportunity to review the report. He noted that the phase I and phase II study that was conducted were older than 180 days old, however if

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the applicant agreed to provide a certification indicating that nothing has changed since that time period, he would have no objection to the Board granting the requested waiver. He added that if any issues arise during construction, those issues be dealt with in accordance with the regulations. Mr. Ryan stated that the applicant would agree to comply with those conditions by Mr. Jordan.

Mr. Stout suggested that there would be no change in the traffic flow on the site as a result of this application. He noted that there would also be no change to the number of employees and the applicant would not see any substantial increase in the number of customers as a result of this application.

Mr. Stout indicated that the north arrow can be added to the plan to comply with the requirements. He stated that he was a licensed surveyor and sheet 2 of the plan labeled as existing condition is an actual survey that he has signed dated June 10, 2011. He agreed to provide a waiver from the applicant to not provide corner markers as normal required for a survey. He added that he would comply with Mr. Jordan's recommendation dealing with additional information on internal lot bearings and distances.

Mr. Pettit questioned whether there was any agreement in place between the two lots dealing with the solid waste management. Mr. Ryan stated that the four parcels that make up the subject of this application will be consolidated as a result of this application. He indicated that the lot, previously known as McKean Ford, would remain as a separate lot under common ownership. He agreed to provide a letter authorizing the shared solid waste management area as a condition of any approval, if required by the Board.

Mr. Ryan indicated that cars would no longer be utilizing the dirt access that extends to where the jug handle is located and will be utilized as a basin, which will be landscaped. Mr. Stout stated that there would be approximately 8 – 10' of landscaping. He indicated that the applicant would be installing approximately 30' of additional curbing along Fairview Street, as a condition of their County approval. The Board expressed concern on traffic making a left turn onto Fairview Street from the established paved access for the site. Mr. Stout indicated that by eliminating any left turn from the establishment onto Fairview Street it would require people to travel down Route 130 to Chester Avenue and turn onto Greenwood to head back towards that portion of Riverside. He reminded the Board that the traffic situation on Fairview Street was not a situation that was created by the applicant. Mr. Ryan suggested that the Board's concerns regarding the left turn onto Fairview was beyond the scope of what the applicant was currently proposing at this time.

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

Mrs. Rovinsky made a motion to approve the requested submission waivers subject to the conditions discussed at this meeting. Mr. Porreca seconded the motion. The result of the voting is as follows:

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(Continued)

AYES: Mrs. Rovinsky, Mr. Porreca, Mr. Belin, Mr. White, Mr. Cathel, Mr. Catrambone, Mr. DeSanto, Mr. Morrow and Mr. Brady.

NAYS: None.

The motion was carried; so ordered Mr. Brady.

Mr. Barlow stated that this application was the result of General Motors urging all their dealers to undertake an extensive renovation of their facilities in order to promote commonality between their dealers. He indicated that this would be the second large renovation of the property since the late 1960's. He testified that the basic operation on the site would remain the same.

Mr. Barlow indicated that to date the unimproved property has remained vacant and the parking on the improved property could be scattered throughout the lot between employee vehicles, customer vehicles and vehicles that were for sale. He stated that the intent of the unimproved property was to either store or display more new vehicles as a result of this application.

Mr. Fumo reviewed the proposed floor plan and proposed elevations with the Board. He indicated that the majority of the renovations to the floor plan were renovations to the existing interior of the building. He stated that the applicant was proposing a small addition to be used as a service drive through and car delivery room and a small addition to the administrative area and showroom entry area. He testified that the applicant would be proposing new signage to comply with the General Motors requirements. He noted that the signage would contain less area than presently exists and would comply with the sign regulations of the township. He added that the applicant would be proposing a total of four façade signs instead of the permitted two signs.

Mr. Stout stated that trash for the property was currently located in two dumpsters located in the back corner of the property which was surrounded by a fence. He indicated that car carriers are directed to use the last entrance of the site where the most circulation is available. He suggested that the applicant was attempting to bring the property up to date with current codes and the applicant's proposed design would be a better situation than what currently exists. He testified that the applicant would be adding approximately  $\frac{3}{4}$  of an acre of paved area.

Mr. Stout testified that the applicant needs a variance for the parking setbacks, which were all existing conditions. He indicated that the parking would be setback 2' from the rear property line and was located directly behind a heavily wooded area. He noted that the parking would setback 3' from the property line along Route 130 with a landscaped area. He stated the new parking area would be setback 10', which would be used as a display area for vehicles. He noted that the parking area would be located 40' from the residential area and would contain a detention area and landscaping.

Mr. Stout indicated that the applicant was requesting a variance for the impervious coverage. He reminded the Board that the original site plan had an impervious coverage of 98%. He testified that by adding the additional lot and parking the applicant would reduce the amount of total impervious coverage to 93% instead of the permitted 60%. He noted that the applicant would be increasing the amount of landscaping and the amount of buffer along the visual portion of Fairview Street. He reminded the Board that the porous paving originally shown on the plan

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has been removed for normal paving in an effort to keep the site more uniform. He explained that by having two different types of the pavements it would also require separate types of maintenance.

Mr. Stout noted that the existing setback for the building was 63.15' instead of the required 75' setback. He testified that the new setback is created by the existing carport area being enclosed. He indicated that the applicant would be adding some new light fixtures on the existing 22' high poles and some additional heads. He indicated that he was requesting a variance for the landscape buffer along Fairview Street of 10' instead of the required 25' landscape buffer. He stated that the applicant would comply with the parking requirements for the site and he would be eliminating a number of normal parking spaces to create the required ADA parking spaces, which will be added to the plan along the side of the building near the main entrance. He added that the applicant was over the parking requirement by approximately 20 parking spaces and they would lose approximately 3-4 spaces by installing the ADA compliant spaces.

Mr. Stout indicated that he has reviewed the comments from the Fire Official. He stated that with some slight modification to the entrance they are able to accommodate the fire vehicles. He added that the applicant could provide the requested additional striping along the building as requested.

Mr. Stout noted that sidewalks were located along Route 130 and the applicant was requesting a waiver from installing sidewalks on the rest of the property since Walgreens has sidewalks connected by crosswalks to the shopping center and extending to Moreland. He agreed to address Mr. Jordan's comments on the stormwater management as a condition of the approval. He indicated that the applicant was not proposing any fencing around the stormwater basin. He reminded the Board that there were currently two existing nonconforming freestanding signs on the property and the applicant was requesting that the applicant be permitted to allow those signs to remain in place.

Mr. Pettit questioned whether the applicant was going to have a designated display areas as opposed to customer parking and if so they should be shown on the plan. He asked whether the applicant was proposing any street trees. Mr. Stout agreed to show the display areas on the plan. He indicated that the applicant was not proposing any street trees along Route 130 and they would be proposing some dogwood or ornamental trees along the Lippincott parcel. He suggested that birds and tree sap would not blend well with the intent of the car dealership. He testified that the landscaping was also designed to address the site triangle at the intersection.

At that time, Mr. Brady opened the meeting to the public for any comments or questions concerning the site plan application. The following witnesses from the public were sworn in to testify before the Board:

1. Lawrence Gress (29 Moreland Drive) – He questioned whether the wooded lot located behind the property going to be affected by the applicant's proposal. He wanted to know whether the lighting would be changed as to the type and wattage of lighting. He also wanted to know what type of fencing was being proposed in the rear of the property.

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Mr. Stout indicated that the applicant would not be making any changes to the wooded lot behind the property. He stated that the lights were at a 45 degree angle 100 watt flood lights and the only location of the lights that would be changed was along the new area along Fairview Street. He testified that the applicant would be repairing the existing chain link fence that was currently in disrepair.

2. Jim Lippincott – He wanted to know where the basin was going to be located.

Mr. Stout reviewed the location of the basin with Mr. Lippincott on the plan in relationship to his property.

There being nobody further to testify on the site plan for this application, Mr. Brady closed the public portion of this application.

Mr. Catrambone made a motion to approve the preliminary and final site plan for this project along with variances for the front yard setback, number of façade signs (4), parking setback, impervious coverage, landscaping buffer and the height of the lighting fixtures, subject to the terms and conditions mentioned during this hearing. Mr. Morrow seconded the motion. The result of the voting is as follows:

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

NAYS: None.

The motion was carried; so ordered Mr. Brady.

**RESOLUTIONS**

1. New Jersey American Water Company  
PP2011-7  
213 Carriage Lane – Block 9.06, Lot 5  
Submission Waivers

Mr. Cathel made a motion to adopt the resolution granting the requested submission waivers subject to the correct spelling being made to Mr. Belin. Mr. Catrambone seconded the motion. The result of the voting is as follows:

AYES: Mr. Cathel, Mr. Catrambone, Mr. Belin, Mr. Morrow, Mrs. Rovinsky and Mr. Brady.

NAYS: None.

ABSTAIN: Mr. White, Mr. Porreca and Mr. DeSanto.

The motion was carried; so ordered Mr. Brady.

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**RESOLUTIONS**

2. New Jersey American Water Company  
PP2011-7  
213 Carriage Lane – Block 9.06, Lot 5  
Preliminary & Final Site Plan

Mr. Cathel made a motion to adopt the resolution granting the preliminary and final site plan subject to the correct spelling being made to Mr. Belin. Mr. Catrambone seconded the motion. The result of the voting is as follows:

AYES: Mr. Cathel, Mr. Catrambone, Mr. Belin, Mr. Morrow, Mrs. Rovinsky and Mr. Brady.  
NAYS: None.  
ABSTAIN: Mr. White, Mr. Porreca and Mr. DeSanto.  
The motion was carried; so ordered Mr. Brady.

3. Redevelopment Hearing  
Public Hearing to Determine the Need For Redevelopment

The Board noted that the resolution to determine the need for redevelopment for certain properties within Delran was not ready to be adopted and was being continued until the next regular meeting scheduled for December 1, 2011.

4. Robert Dorisio, Jr.  
PP2011-8  
117 Creek Road – Block 119, Lot 23  
Minor Subdivision

The Board noted that the resolution for a minor subdivision was not ready to be adopted and was being continued until the next regular meeting scheduled for December 1, 2011.

**MINUTES**

1. Planning Board Regular Meeting – July 14, 2011
2. Planning Board Regular Meeting – October 6, 2011

The Board noted that the regular Planning Board meeting minutes from July 14, 2011 and October 6, 2011 were not ready to be adopted and were being continued until the next regular meeting scheduled for December 1, 2011.

**ADJOURNMENT**

There being no further business to discuss, Mr. Catrambone made a motion to adjourn the Delran Township Planning Board regular meeting of November 3, 2011 at 9:20 pm. Mr. Morrow seconded the motion. With all present voting affirmatively, the motion was carried; so ordered Mr. Brady.

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Respectfully submitted,

Lynn Curry, Secretary  
Planning Board