

**DELRAN TOWNSHIP  
PLANNING BOARD  
MUNICIPAL BUILDING  
MEETING MINUTES  
NOVEMBER 5, 2015 – 7:30 P.M.**

**OPEN PUBLIC MEETINGS ACT**

**The Delran Township Planning Board regular meeting of Thursday, November 5, 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, Ms. Kolodi, & Mr. Diehl

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

**NEW BUISNESS**

Housing Plan Element  
And Fair Share Plan

Timber Ridge at Delran, LLC  
Block 116 – Lot 6, 7, 8 and 0.01  
Moorestown-Bridgeboro Road  
Application # PP2015-02

**Stellwag Farms Redevelopment Minutes**

The Board Chairman, Mr. Brady stated that the purpose of the meeting is to discuss the redevelopment of the previously approved designated parcel of land for redeveloping pursuing the NJ Land Use Law. The board has opportunity to review the proposed plan, provide input back to Council for Council's consideration. In lieu of retaining its A1 status & the requirement associated with A1 the redevelopment plan will establish new parameters for development and with input from the board we can enhance our master plan for the town.

Mr. Siciliano the Planning Board Attorney added that it's important to note the opportunity that the board in this function would be advisory and how all of this proposed development can fit into the master plan. Good opportunity for board to be proactive instead of being reactive & actually have a voice in reshaping development. Mr. Catrambone stated to the history on the property. Council became aware of this property situation maybe over a 1 ago. It was already sold to a developer and any opportunity for this property being preserved as a farm is gone. In

working with the proposed redeveloper, (a brief pause from Mr. Siciliano stating, let the record show that Mr. Hejnas has just joined us.) we have received several proposals that ranged well over a 100 units down to final proposal of 82 units. This plan is showing an age restricted community of single family on outside perimeters & the cluster homes in the center. Additional pocket parking for guest visiting. This is giving the township the opportunity to fine tune the plan to set parameters for this property once it comes before them for application. It's not exactly about this plan, its helping to set parameters for the property.

Discussed the nature of the 55 or older community, the current sewer system, the traffic study around that area and briefly touched on COAH. The discussion of possible fewer homes, of the dedicated open space, sidewalks within the community, the roads being township roads & to designate as a no thru traffic street, the width of the street and the amount of parking spaces for houses & visitors, height of decks, if basements will be with these homes, staggering of the front yards, fences and what would esthetically look good so it doesn't feel so closed in. Questioning whether reducing amount of town homes down from 47 to 30 & keeping the 35 single homes to help with the community's esthetics.

## **OPEN TO THE PUBLIC**

Mrs. Deloris Cannone questioned how much of the property is wetlands. No construction can occur in wetlands and it was recommended that a portion of the rear yard not be deeded to owners but that it be carved out as a separate parcel.

Jeff Lucas, Real Estate consultant on this project with Mr. Dubrow the builder. Stated that the 82 units work, 47 towns, 35 single. Sidewalks on both sides of street. Width of street & the reduction of the size of street will encourage the people to slow down. Wider streets allow for faster traffic flying thru. Moving of the current entrance further away from intersection. Price point for the townhouses about \$300's & \$400's and up for singles. Very similar to a community in Medford. He really hopes we take into consideration the amount of units & the size of the streets that was proposed. Concluded discussion, Mr. Siciliano to draft up a letter & will take it from there.

## **RESOLUTION ADOPTED**

### **Patient First Sign Adopted**

**Mr. Morrow made a motion to approve the Patient first resolution & Mr. Catrambone seconded it.**

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

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

**Auto Zone adopted (2 of them, one for the waivers & one for preliminary & final approval)**

**Mr. Hejnas mad a motion to approve the Auto Zone resolution & Mr. Morrow seconded it.**

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

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

## **MINUTES**

**Regular meeting from November 5, 2015**

**Mr. Cathel made a motion to approve the minutes from regular meeting from November 5, 2015 and Ms. Kolodi seconded it.**

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

**Absent: Mrs. Rovinsky, Mr. Paris, Mr. Williams, Mr. Singer**

## **ADJOURNMENT**

**Mr. Morrow made a motion to adjourn at 8:45 and Mr. Hejnas seconded it.  
Motion passed with a unanimous voice vote.**

