

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
MARCH 5, 2020 – 7:00 PM**

OPEN PUBLIC MEETINGS ACT

Delran Township Planning Board regular meeting of Thursday, March 5, 2020 was called to order by Mr. Chinnici at 7 pm in the Township Municipal Building.

The Open Public Meetings Act announcement was read by Mr. Chinnici and the Pledge of Allegiance was performed.

ROLL CALL

Present: Mr. Chinnici, Mrs. Pomeranz, Mr. Catrambone, Mr. Paris, Mr. Macey,
Mr. Parento

Absent: Mr. Reimel, Mr. Khinkis, Mr. Hermansky & Mr. McDermott

Professionals: Mr. Raday, Engineer, Mr. Luste, Planner & Mr. Siciliano, Attorney
in for Mr. Gleaner, Board Attorney

MINUTES

Mr. Paris made a motion to approve the regular meeting minutes from December 5, 2019. Mr. Macey seconded it. The results are as follows:

Aye: Mr. Chinnici, Mrs. Pomeranz, Mr. Catrambone, Mr. Paris, Mr. Parento &
Mr. Macey

Mrs. Pomeranz made a motion to approve the Reorganization meeting minutes from January 9, 2020. Mr. Paris seconded it. The results are as follows:

Aye: Mr. Chinnici, Mrs. Pomeranz, Mr. Catrambone, Mr. Paris, & Mr.
Macey

Mr. Hermansky has arrived.

NEW APPLICATION

**Delran Associates, LLC
Rt. 130 South
Block 65, Lot 18.01
PP 2019-01
Minor Subdivision/Preliminary & Final Site Plan**

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Mr. Siciliano made a statement that the applicant did not re-notice since it was carried over from last months meeting.

Mr. James Burns, Attorney from Dembo, Brown & Burns stated that his clients are before the board requesting Preliminary & Final Site Plan approval along with the Minor Subdivision approval associated with the proposed construction of a 240-unit multi-family residential development consisting of 192 market rate units & 48 Fair Share housing units. There are 10 buildings proposed consisting of 24 units each, a club-house, inground pool and amenities. Along with that will be a maintenance building with a second floor Superintendence apartment, garage compactor, recycling area & other related improvements for the property.

The property is located on Route 130 South. It is known as block 65, lot 18.01 on the tax maps. It is currently a vacant lot. There are no variances requested or required. It is in full compliance with the Township's Redevelopment Ordinance's which are ordinances #2019-14 & 2019-16 including the related Fair Share Housing requirements.

Since the property is located on Route 130, traffic jurisdiction is entirely with NJDOT. They will have full review of that traffic application.

They had a very extensive application last month with testimony from the applicant and the Board along with the public. The public portion was closed at that time and the Board asked the applicant to address a few issues and return. They have addressed the Boards concerns and now have added the tot lot, the additional ADA spaces, which puts them over the requirement under law for the number of spaces. They added the dog park and additional landscaping between the property and the front of site.

The Applicant has received the most current review letters #3 from the Engineer and Planner and have complied with everything within the letters.

Mr. Stout stated they have complied with the Boards request. The only outstanding issues are the outside agency letters from TWA & NJDOT which are pending.

The changes they have perfected on the plan is with the recycling center. The intersection configurations to make sure they comply with the ADA & stop bar requirements. They have been revised. The Fire Marshall asked for all the radii to be 25' so they all have been taken care of. One of the things with the fire access, they did propose the fire access lane through the front. Walt Bauer, Fire Marshall has been in contact with Home Depot about having direct access into their parking lot. If it does come to fruition, then they are ok with doing that instead.

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They have added 3 more ADA spaces to the backs of the buildings as they discussed last time. All the ADA spaces that are in the front will remain. They also show in the detail on the plans that they can double the amount of ADA spaces in front of each building. They will be almost 2 times what the actual ADA requirement is.

They added a tot lot in the back corner along with a dog park. They also added an ADA space over by the dog park incase someone needed it.

They have some arborvitae type species as part of a screen along the front from one end of property to the other end. This will make it a full buffer between their property and the property which sits in front of them.

They are asking for a waiver for the height of the fence around the trash enclosure. They are asking for 7' where 10" is required. They have a 10' masonry enclosure around the trash. The recycling center will have a 7' PVC wall.

Mrs. Pomeranz asked if they were going to have ADA compliance units. Mr. Stout stated that the units are what they call adaptable. They are laid out so if someone is requiring an adaptable unit, they can be converted very easily.

Mr. Hermansky asked about the water retention if it has curves around the asphalt in the parking lot. Mr. Stout stated yes, fully curved. Mr. Hermansky wanted to know also if there was a swale in back of the property? Mr. Stout said that there is a berm on top that is about 6' to 8' tall that they are not touching. Once they pass that, at about units 3 & 4, it starts to grade down which is an actual swale. All the water from the back section, anything runoff wise runs forward. Everything within the site is collected internally into the structure and then run threw the existing system at the Home Depot site. They sent their survey crews out to verify that the Home Depot site retention basin works properly. They have the improved design plans from the Home Depot site, which included a future retail. They verified that the pipes match the capacity that it is designed for. They are comfortable that the system is designed properly.

Mr. Raday stated that on page 3 of the review letter #3. The additional study of the intersection will be done by the NJDOT, not them.

Mr. Raday stated that on page 6, 2A, the pre-development drainage calculations will be provided. Mr. Stout stated that they are providing an as build of the storm sewer system since they do not have the original calculations to verify that the pipe sizing is correct.

Page 6, 4A, invert elevation at MH#1 is lower than the downstream B inlet invert, indication a negative slope. They did get a PFD on it from Mr. Stout so they verified that it is done.

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Continuing on that page with item #5, for the proposed stormwater management system to proper function, it depends on the existing downstream system. Applicants provided testimony that their Engineer verified that all the pipes downstream on the Home Depot site are what was constructed per the plan when it was developed. Mr. Raday feels comfortable that it would be sufficient for us. Mr. Stout said they will provide a copy to us per Townships request.

Mr. Stout stated on page 7, 10A of Mr. Raday's letter that the 3" diameter orifice with valve will be noted on the Utility Plan.

On page 8 item #17 is that the applicant is proposing that all storm water basin to be owned & maintained by the owner. Applicant has agreed.

On page 10 item #6 the applicant is proposing public sanitary sewer for the development and will forward the set of plans and a copy of the approval letter (NJDEP TWA) to their office. Mr. Stout stated as a condition of that, that they will be asking Mayor & Council to authorize them to submit the TWA application via the resolution.

On page 11, item # 4C stated that for the foundation design is to be provided to the Township Construction Office prior to construction. Mr. Stout stated that it will not be part of this, but as the construction goes on. It's a structural calculation so it will be done when the construction permits go in. He suggests that they put a note on the compliance plans that the plans are submitted at the time of construction.

On page 12, item # 2 is to obtain the correct block & lot from the Tax Assessor. Mr. Stout stated they sent plans to Karen Davis and as soon as they get that, they will make sure the lots are there.

On page 12, item H 7 is to clarify landscaping in the zoning table on the plans. Mr. Stout stated is adding landscaping to it & they will do it.

On page 14, item #18 stated that no signs appear to be proposed for the entrance to development. NJDOT approval is needed. Mr. Stout stated that he will forward the NJDOT letter when they receive.

Mr. Stout stated that he will send in a new set of plans showing dimensions to meet all the requirements of the redevelopment ordinances.

Any curbs that are in disarray will be replaced. It is part of the NJDOT application also.

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OPEN TO THE PUBLIC

Mr. Ed Binkowski lives at 215 Pine Blvd. Medford NJ. He is the manager at Piece Management, Inc. located at 8015 Route 130 South. Mr. Siciliano stated that he is still under oath from last meeting. He wanted to let the Board know that the Applicant has reached out to his company and is very open with the discussion. He is very appreciative of them adding a light barrier between them with landscaping. They are trying to figure out the best way to guard each other from view since they are an open construction yard. They are coming in with 8' to 10' tall arborvitaes. The thing he would like to request is that they could possibly do that first since it is a 2-phase project. It would give the trees time to grow during the construction & completeness of the community.

Mr. Burns stated for the record that Mr. Binkowski has been nothing but a straight shooter. They have been working well with each other. Mr. Stout wanted to let him know that unfortunately they can't do it in phase one due to all the grading w the retaining wall. What they can do is do it in the beginning of phase 2 after the retaining wall is done. Mr. Stout said that as soon as they can start, they most definitely will. The phases will be done approximately 6 months apart.

CLOSE TO THE PUBLIC

Mr. Catrambone asked that due to the size of the project that we vote on preliminary only tonight. Discussion on that suggestion took place between the Board & Mr. Raday. Mr. Raday feels comfortable granting the preliminary & final approval tonight. Mr. Siciliano also stated that with the inspections, there would be no deviations from what has been approved.

Waiting on the NJDOT application and the TWA (sewer extension application). Hopefully, if all applications come back as planned, they will be breaking ground late summer.

Mr. Macey made a motion for preliminary and final approval with 2 waivers as part of the agreement. The first is in regards to the dumpster enclosure. The ordinance reads a 10' height and they are proposing a 7'. The second waiver is in regard to the Tree Management Plan. Also, the conditions that were outlined by Mr. Raday from his review letter, stating still needing outside agency approvals from NJDOT & TWA. Mrs. Pomeranz seconded it. The results are as follows:

Aye: Mr. Chinnici, Mrs. Pomeranz, Mr. Catrambone, Mr. Paris, Mr. Macey,
Mr. Hermansky & Mr. Parento

Absent: Mr. Reimel, Mr. Khinkis & Mr. McDermott

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Mr. Macey made a motion to approve the Minor Subdivision. Mrs. Pomeranz seconded it. The results are as follows:

Aye: Mr. Chinnici, Mrs. Pomeranz, Mr. Catrambone, Mr. Paris, Mr. Macey,
Mr. Hermansky & Mr. Parento

Absent: Mr. Reimel, Mr. Khinkis & Mr. McDermott

ADJOURNMENT

Mr. Parento made a motion to adjourn the meeting at 8:10. Mr. Macey seconded it. The results are as follows:

Motion was carried with a unanimous voice vote.

Respectfully submitted,

Kathy Phillips, Secretary
Planning & Zoning Board