

**DELRAN TOWNSHIP
PLANNING BOARD
ZOOM MEETING
REGULAR MEETING MINUTES
MAY 7, 2020 – 7:00 PM**

OPEN PUBLIC MEETINGS ACT

Delran Township Planning Board regular meeting of Thursday, May 7, 2020 was called to order by Mrs. Pomeranz at 7 pm in a Zoom meeting.

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

ROLL CALL

Present: Mrs. Pomeranz, Mr. Catrambone, Mr. Paris, Mr. Macey, Mr. Hermansky, Mr. Parento & Mr. Khinkis

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

Professionals: Mr. Raday, Engineer, Mr. Luste, Planner & Mr. Gleaner, PB Attorney

RESOLUTION

Resolution # PP 2020-01

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

Mr. Macey made a motion to adopt Resolution # PP2020-01. Mr. Paris second it. The results are as follows:

Present: Mrs. Pomeranz, Mr. Paris, Mr. Macey, Mr. Hermansky, Mr. Parento &

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

NEW APPLICATION

**Chester Avenue Developers, LLC
Chester Ave.
Block 46, Lots 2 & 3
PP2019-02
Preliminary & Final Site Plan with Minor Subdivision Plan**

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EXHIBITS LISTED FROM APPLICANT

- 1. 2017 State NJGIN aerial of general area Regional**
- 2. Aerial with Subdivision**
- 3. Rendered Site Plan**
- 4. 3D aerial view of project**
- 5. 3D of Clubhouse**
- 6. 3D of Tot Lot**
- 7. 3D at Main Entry**
- 8. 3D at Building 8/Garage/Secondary entrance**
- 9. 36-unit elevation**
- 10. 36-unit floor plan**
- 11. 24-unit elevation**
- 12. 24-unit floor plan**
- 13. Clubhouse elevation and floor plan**
- 14. Maintenance Building elevation and floor plan**
- 15. Typical garage elevation and floor plan**
- 16. Trash/compactor details**
- 17. Sign and Tot Lot detail**

Mr. Hoff, Attorney from Bisgaier Hoff, LLC representing the applicant, Chester Avenue Developers, LLC located on Block 46, lots 2 & 3 gave a brief overview of the application. There are two aspects of the approvals, a minor subdivision and a preliminary & final major site plan.

The application involves the Holy Cross property. The property in total is approximately 81 acres. The lot is currently located in the ID-1 (Inclusionary Development) zone, which is a zone that allows for construction of this project with no variances being requested or required by the Applicant and the application is in full compliance with the Delran Township Development Ordinance, including the Fair Share Housing requirement of Delran Township.

This application only deals with approximately 22 of those acres. This does not affect Holy Cross Academy and the remainder of the 81 acres. The proposal contemplates construction of a 265-unit residential development consisting of 211 market rate units in addition to 53 Fair Share affordable housing units and 1 unit above the maintenance building for on-site Property Manager if required.

Mr. Robert Stout from Stout & Caldwell is located at 705 Route 130 South, Cinnaminson, NJ was sworn in by Mr. Gleaner. Mr. Stout gave his credentials for testimony & they were accepted as a qualified Engineer by Mr. Gleaner.

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Mr. Stout went through the review letter for completeness dated March 30th from Mr. Luste, PP from Pennoni. There are some outstanding completeness items to address. On page 2, the first two items are associated with the filing of a subdivision which will be filed by plat. They have agreed to take care of those. This plan has already been approved by the Burlington County Planning. Next one is a copy of any plan delineations or restrictions, there are no existing Deed restrictions that will affect this application for the site. There will be some proposed Deed restrictions, but they are directly affected by the affordable housing component, as well as some cross easements that will be needed. Those will be provided in testimony. Item four is a question on phasing, there is no phasing for this application, so that is not applicable. Item five is clearing limits and contours within 200' of the tract. They met with the Engineers and took care of that item. Item six is architectural floor plans and elevations. Their architect will testify to those. The final seventh one is the outside Agency approvals.

To date, the soil erosion has been fully approved on April 1, 2020. The County subdivision approval was approved on March 30, 2020. The County site plan has been conditionally approved on March 24, 2020 with a few items still opened, which have been submitted back in. The NJDEP, there are some wetlands within the tract that have been approved. They're also into the State for some buffer averaging which has been conditionally approved and waiting for signatures. That was all for completeness items.

Mr. Macey made a motion to deem the application complete. Mr. Parento second it. The results are as follows:

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

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

Mr. Stout explained that the entire parcel is 81.8 acres. They are looking to subdivide it into 2 parcels. Holy Cross property will remain at 59.3 acres. They are keeping the rear driveway that leads out to Chester Ave. The apartment complex will have an entrance/exit onto the bottom portion of that driveway. Holy Cross will move the gate back a little past the proposed area so they can close it off if they have to. There are no other improvements proposed for the Holy Cross portion of the site. Holy Cross will still be responsible to maintain that portion of the road up to their gate area. The association for the Developer will maintain the remainder of the driveway down to Chester Ave.

The proposed apartment complex will be comprised of the remaining acreage from the subdivision which will be 22.5 acres tract. The proposed complex will consist of 9-unit buildings. There will be 5 buildings with 24 units in each with a footprint of 9,400 square feet and 4 buildings will have 36 units with a footprint of 13,900 square feet.

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There will also be a 4,690 square foot Clubhouse building which will contain the amenities for the facility itself. There will be an exterior pool with deck, pool house and a maintenance building with a second-floor apartment for the residence of the on-site Manager. In the back corner is where the trash & recycling center will be collected. That is part of the Burlington County Recycling Center criteria. Next to that is a compactor which is ADA compliant.

Part of the application, there are single car garages which consist of approximately 10' x 20' units. A total of 34 single garages, 18 in one section and a little further down 16 in another.

How the site is being set up is for them to line it up with Underwood Boulevard across the street. With the help of the Fire Official & the Professionals, they made it to be a 24' wide lane on each side. The exit side will be a 24' wide lane with a left turn out & a right turn out. This will have two single lanes exiting in each direction. That will be the main access for the entire site.

There will also be a secondary access in connection to the Holy Cross driveway. They will fully reconstruct the section that connects to Chester Avenue. It will also have an ingress lane turning into the driveway along with two egress lanes, one right out & one left out. The portion from Chester Avenue to the Holy Cross property line will be maintained by the Association of the Development. Holy Cross will maintain from the gated area back.

The parking is based off the number of units. They have 265 total units, 53 affordable and 211 market rate units. There is also a unit above the Maintenance building for the complex Super. The Parking complies with all Residential Site Improvement Standards (RSIS). There are 515 spaces required. They will be installing 565 spots including visitor spaces.

RSIS standard would require 12 handicapped spots for this site plan. They will be constructing 21 handicapped spots, two in the front of each residential building with the remaining spots in front of the clubhouse. Construction of the spots and all markings and signage will fully comply with the ADA standards and applicable New Jersey State Statutes.

The circulation in the site has been adjusted based on the comments of the Board Engineers to accommodate the Fire, Trash & Maintenance Trucks so they will be able to have full movement.

The circulation for pedestrians is included with sidewalks throughout the entire property and around all the buildings. This includes the sidewalk at the Holy Cross entrance to have them all tie in together.

Besides all the amenities they previously spoke about, there is the pool & clubhouse and off that, there is a large concrete patio area. The pool is enclosed by an aluminum fence that looks like wrought iron, 48 inches in height. The site also has a tot-lot with play equipment and a fenced in dog park with a waste collection area.

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The gas, electric & water utilities will be undergrown. The sewer will be split by Delran Sewer Department & the Riverside Sewer Department. There is a high point in the middle of the site. They have taken it and split it between the two towns.

The Storm Water system has the water running down a drainage ditch and it ties everything into an inlet that is right on Chester Ave. They are designed to meet the DEP & Municipal standards. The regulations state that they have to reduce it by 20 percent of the current amount. The water runoff from the site will actually be less than what is currently going to that inlet.

How it works is that there are some offsite drainages that the Holy Cross property generates. It comes in thru the section in the center. They have built everything around the 50' buffer of wetlands. That water is also generated and allowed to go directly into the basin where it collects & discharges out.

Also, as part of the DEP criteria you have to do what they call a water quality and cleaning the storms so that the water is discharged into that area. This is an infiltration basin which allows the water to sit and settle in there. Once it is cleaned, it is discharged to the wet basin. There will be 2 aeration fountains. The property owner will maintain them.

The street lights will be LED 4,000 Kelvin lighting & placed at every intersection with no intensity into residential property lines. The closest residential housing is over 250' away with wooded areas to the rear of those off-site homes.

Landscaping is placed along the borders with all neighboring residential and commercial properties. There will be a series of evergreens similar to that which has been utilized by Home Depot and some ornamental and decorative shrubs & trees placed throughout the property.

Mr. Luste went through his review letter dated March 30, 2020. There will be no residential backing up to any other residential. There will be a one-story clubhouse backing up to the properties on Chester Avenue. They will have evergreens as a barrier along with the entire property having fence around it but not at the entrances.

Mr. Luste asked about the age of the school aged children. Mr. Stout stated that they don't have an actual number of the school aged kids. The amount of school aged children would be about 40. They based that information from the number of bedrooms from a study that had been done that analyzes all of the affordable apartments and broke it down into single family and multifamily. The study was done by Rutgers School of Planning & Public Policy from November 2018.

The garages will be leased out on a first come first serve bases.

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Mr. Stout mentioned that there will about 5 acres of wetlands in the middle section of the site where it is going to be environmentally restrained. They will clean up along the edges so that the residence can use it as the nature walking areas that they will have on site.

Mr. Raday went through his review letter dated April 24, 2020. He mentioned a few of the conditions that needed to be addressed throughout the letter by the Applicant. He stated that at this time, the Applicant has or will agree to take care of those concerns.

Mr. Stout explained that there is a two-stage waste disposal area designed in accordance with the Burlington County recycling and trash disposal requirements. Residents would drive into the area, park in the designated spaces and dispose of their recyclable items into a 6-yard dumpster with a side access. There is also an electric trash compactor, the size of a 30-yard dumpster, including an ADA compliant ramp. The resident would open the door and throw the trash in. The door needs to be closed & locked from the outside to be operational.

The plans show a six-foot-tall chain link fence & shed near block 46. That property shows some encroachment onto the Applicant's property. They will talk to the owner to either provide some form of license to allow for those things to remain or depending on the condition of them, maybe move them back onto his property. It doesn't impact the sewer line so they will work with the home owner to resolve any encroachment problems. Mr. Huff stated that he will make sure there is resolution to the problem & provide it to Mr. Raday in order to sign off on it. Mr. Raday stated there is another property with the same issues with a fence. Mr. Stout stated that they will handle it in the same way with that property.

Mr. Paris had concerned with the fencing around the basins & pool for security with the kids. The fence around both basins and dog park are a 4-foot-high PVC split rail with a mesh on the inside giving it an open look, but security like a chain link fence. The basins were designed with security features in-case a child gets in. The fence around the pool area is a 48-inch-height that looks like wrought iron and has to meet all the pool ordinances also.

Both basins will have an aerated fountain that has a 5-foot spread with a 15-foot height at peak which will circulate the water.

Mr. Hoff stated that the Clubhouse is not available for rent to any third-party person. It is for the residence only. There are 28 parking spots in front of the Clubhouse which are plenty by standards.

Mr. Victor L. Barr, Architect from VLBJR Architects, Inc. 56 Buttonwood Street, #200, Norristown, PA 19401 was sworn in by Mr. Gleaner. Mr. Barr stated his educational background and it was accepted by Mr. Gleaner as a qualified expert in the field of Architecture.

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Mr. Barr described the entrance and visual focal point of the community is the wet pond water feature on one side of the entrance boulevard and a 4,690 square foot, one story Clubhouse on the other side which includes a community room, game room, fitness center, mail and package area and a Leasing Office. Also, the exterior extension of the Clubhouse there will be a landscaped patio and pool area.

The market rate units are configured as 1 and 2 bedroom and 2 bedrooms with den units which range in size from 700 square feet to 1,250 square feet. The COAH affordable units are configured as 1 and 2 bedroom and 3 bedroom units and range in size from 680 square feet to 1,130 square feet. The COAH units are integrated within the market rate units in five of the nine buildings.

Five of the nine three story buildings contain 8 units per floor for a total of 24 units. These are walk-up buildings with front and back access into a breeze-way corridor.

Four of the nine three story buildings have 12 units per floor for a total of 36 units. These are elevator service buildings with unit access into an interior corridor. There is a main front entrance into a lobby. Two stairways provide ingress and egress to the entrance of the building with no rear entrance. The larger buildings with elevators have front entrance only.

Mr. Bauer, Fire Official stated that the circulation has been created and then adjusted based on comments from the Board Engineer and his assessment to allow full movement of a Fire, Trash and Moving Trucks. Also, the primary means of access on Underwood Boulevard has two twenty-four-foot lanes, one for ingress and one for egress with both a left and right turn-out for exit onto Chester Avenue. There is a secondary access through the Holy Cross driveway which will continue to be owned by Holy Cross but will be reconstructed and maintained by the Applicant.

Mr. Hermansky asked about building seven with the garages that sit near it and the parking situation that Mrs. Pomeranz brought up. He asked Mr. Stout if he could move the garages around and that way it would give more parking spaces around that building.

Mr. Stout stated that they will take two sets of garages and replace them with surface parking. They then will take those garages and move them back to the more remote area which will work fine.

Mr. Hermansky also asked about the lighting within the complex. Mr. Stout stated that the intersections within the site will be at 4,000 kelvins so it is a little brighter light. They try not to put them close to the buildings since it's residential.

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Mr. David Shropshire, Traffic Engineer, PE, PP of Shropshire Associates, LLC located at 277 White Horse Pike, Suite 203, Atco, NJ 08004 was sworn by Mr. Gleaner. Mr. Shropshire provided his educational background and was accepted by Mr. Gleaner as a qualified expert in the area of Traffic Engineer.

In accordance with his report dated December 18, 2019, which includes a Traffic Impact Study, all Delran Township standards, all RSI standards and all generally accepted Traffic Engineering standards are met with regard to on-site circulation.

Based on traffic counts on Chester Avenue during peak school activity, same are included within the report. They found that they're relatively good operations at the intersect of Chester Avenue and Underwood Boulevard. There are substantial delays at the intersection of Chester Avenue and Route 130, which is a State road under the jurisdiction of NJDOT.

The project projections indicate about 2.5% traffic increase at the Chester Avenue/Route 130 intersection.

That concludes the testimony of the Applicant and there were no Board Members that had any further questions.

OPEN TO THE PUBLIC

Mr. Catrambone made a motion to open up to the public. Mr. Khinkis second it. The results are as follows:

The motion passed with a unanimous voice vote.

Mr. Joseph Joyce who lives at 114 Kathleen Avenue was sworn in by Mr. Gleaner. Mr. Joyce made an inquiry of Mr. Catrambone about traffic back up at Route 130 on Chester Avenue and the negotiated settlement of the prior litigation. He also had a question concerning a Cemetery that had been proposed at one time. Per Mr. Macey stated that the Trenton Diocese never followed through with the plan for the Cemetery. Mr. Catrambone stated that the intersection on Chester Avenue & Route 130 are the jurisdiction of the County & NJDOT.

Mr. Anthony DiFilippo who lives at 194 Sawmill Court was sworn in by Mr. Gleaner. Mr. DiFilippo asked about the driveway that goes into Holy Cross and believes people will use it as a cut through to Route 130 in lieu of using Chester Avenue. Mr. Hoff stated that there is the gate that will hopefully stop people from doing that but unfortunately, the Applicant has no jurisdiction or control over it.

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Mr. Anthony Egan who lives at 108 Shelly Lane was sworn in by Mr. Gleaner. Mr. Egan raised concerns about emergency services being able to access through to the other side of Route 130. Mr. Shropshire suggested an over-ride of the traffic signal could be requested of NJDOT for the use of emergency services. Mr. Paris asked Mr. Raday to reach out to Jim Winckowski, Township Engineer about it. Mr. Raday stated yes, he will.

CLOSE TO THE PUBLIC

Mr. Catrambone made a motion to come out of public session. Mr. Macey second it. The results are as follows:

The motion passed with a unanimous voice vote.

Mr. Macey made a motion to grant approval for the Subdivision. Mr. Parento second it. The results are as follows.

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

Mr. Hoff stated that he noticed at the bottom of the screen that there's been a question presented. He is not sure if it was during the public participation, but he didn't want it to go unnoticed. An attendee has posted a question asking if there have been any studies done on the impact of the schools. Mr. Stout's testimony with this project would be projected to generate 41 school kids. However, again, that number is a projection. This is a permitted use in the zone, so the issue of school kids is not something within their purview of the Planning Board to consider as part of a bifurcated application. Mr. Gleaner agreed with Mr. Hoff.

Mr. Macey made a motion to approve Preliminary & Final Site Plan approval subject to the following waivers. Granting of 2 waivers: In that the Applicant has satisfied items # 2 and #3 under landscaping, fencing & buffering on pages 5 & 6 of the report of the Planning Board Planner (PB-1), waivers are granted from Ordinance Sections 310-48, 328.5(A) and 328.5(B) and 2 the approval of the tree management plan. Also, subject to the relocation of the garages from where they are indicated on exhibit A-3 to the parking lot on the northern portion of the site plan and additional ground level parking spots will be included where the garages had been initially located. Mr. Paris second it. The results are as follows:

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

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

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OPEN & CLOSE TO PUBLIC FINAL COMMENTS

Mr. Catrambone made a motion to open up to the public for final comments. Mr. Macey second it. The results are as follows:

The motion passed with a unanimous voice vote.

Mr. Macey made a motion to come out of public session. Mr. Paris second it. The results are as follows:

The motion passed with a unanimous voice vote.

ADJOURNMENT

Mr. Catrambone made a motion to adjourn at 10:35. Mr. Khinkis second it. The results are as follows:

The motion passed with a unanimous voice vote.

Respectfully submitted,

Kathy Phillips, Secretary
Planning & Zoning Board

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