

**DELRAN TOWNSHIP
PLANNING BOARD
REGULAR MEETING MINUTES
MAY 5, 2022 – 7:00 PM**

OPEN PUBLIC MEETINGS ACT

Delran Township Planning Board regular meeting of Thursday, May 5, 2022 was called to order by Ms. Cure at 7 pm in the Delran Township Municipal Building.

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

OATH OF OFFICE

Desiree Russell was sworn in as Alternate #1 by Mr. Platt, Attorney

ROLL CALL

Present: Mr. Catrambone, Mr. Lunemann, Mr. Lyon, Mr. Giles,
Mr. Parento, Ms. Cure & Mrs. Russell

Absent: Mr. Ozdemir (Alternate)

Professionals: Mr. Stuart Platt, Attorney, Mr. Fred Turek, Engineer, Mr. Chris Dochney, Planner

NEW APPLICTION

**Target Corp.
4004 Rt. 130 N
Block 107, Lot 1.03
PN2022-01
Amended Minor Site Plan**

EXHIBIT – A-1 - Overall site plan dated 1/17/22

Mr. Anthony Caponigro, Engineer from Kimley Horn located at 50 South 16th St., 2 Liberty Place, Suite 3010, Philadelphia, PA 19102 was sworn in by Mr. Platt

Natalie Young from Kaplan Stewart representing the applicant stated that this is the Target application located at Rt. 130 & Haines Mill Road which is in the C-2 (General Commercial District) it is an existing Target store with approximately 123,807 square feet with no changes proposed to the existing store foot print.

Mr. Caponigro gave a brief overview of the exhibit A-1 stating that the Target store is the anchor store of the shopping center. The parking field in front of the Target houses approximately 630 parking spaces. The overall shopping center provides for 822 spaces. The site fronts on Rt. 130 with a right in, right out access to the east in front of the store and another which takes you more into the center of the shopping center that accesses the other retail space.

There are no changes to any access points, perimeter improvements or setbacks around the edge of the site. The proposal is just where they are providing additional parking for pickup spaces.

**DELRAN TOWNSHIP
PLANNING BOARD
REGULAR MEETING MINUTES
MAY 5, 2022 – 7:00 PM**

Currently there are 8 existing driver parking spaces and 1 solar powered space as well. The plan is to restripe that area to create 24 drive up parking spaces for the Target program. That will be a combination of re-striping the existing 8 spaces and re-striping additional spaces along the parking row to create 24 spaces and as a result of the parking changes and the striping, there will be a net loss of 6 parking spaces within the Target field. There are 818 spaces which exist today, 810 are required. With the loss of 6 spaces, there will be 812.

The drive aisle today is 24 1/2 ft. wide and the parking spaces are 18 1/2 feet long. Their intent is to re-strip the existing dimensions of those parking spaces and not affect any of the width of the drive aisles or modify any of the drive aisle widths with-in that entire drive aisle area. The restriping that's going to occur for the priority spaces will match the existing lengths of the parking spaces which are 18 1/2 feet and the drive aisle width today is 24 1/2 feet, so they are not changing either from its existing condition.

Mr. Turek asked if they can make it 18 feet for the parking spaces which would then make the drive aisle 25 not 24 1/2 feet which is in compliance. Mr. Caponigro agreed to that. Mr. Platt stated that by doing so, they are eliminating another variance. Clarification from Mr. Caponigro that it is only in the portion that they are changing and not the entire site. Mr. Platt stated yes.

There are 2 additional lite poles being added for better lighting for the safety of the employees and the customers picking up their merchandise at night. They will match the existing poles in the center so there isn't a difference in the type of light fixture and the light fixture has a foot candle level right below the pole of about 11.9 at the highest location so it's 1.9-foot candle higher than 10. There is a variance required for the candle height being over the required 10. They are doing it for safety reasons and will not cause a detriment to the customers and users of the Target. This is consistent with Target's plan in establishing the drive-up stalls.

They are requesting a variance for the 6' tall free-standing signs located in the front of the priority parking stall area. That sign is 5 sq. ft. where 3 is allowed. It has a number noting which spot the customer is in. they will be double sided so there are a total of 24 sides. The free-standing 12' high beacon sign which has a solar panel is also another way for the Target employee to identify their priority pick-up. The customers will be able to spot it and know where to go in the parking lot. They have one in the beginning of the stalls and one at the end. It is 4 sq. ft where 3 is allowed. There is only one beacon sign proposed at the end of the bay. One already existing in the beginning of the bay. Mr. Dochney stated that this will be considered directional signs so they will only need the variance for the size.

Ms. Young stated that she agrees to any comments that the Professionals mentioned in their review letters. Mr. Turek stated that the striping in the other area in front of the Target needs to be refreshed. Mr. Caponigro stated that they are willing to do that.

There were no further questions from the board members.

OPEN TO THE PUBLIC

Mr. Giles made a motion to open to the public. Mr. Lyon seconded the motion. The results are as follows:

**DELRAN TOWNSHIP
PLANNING BOARD
REGULAR MEETING MINUTES
MAY 5, 2022 – 7:00 PM**

The motion passed with a unanimous voice vote.

There was no public present to speak.

CLOSE TO THE PUBLIC

Mr. Lyon made a motion to close to the public. Mr. Giles seconded the motion. The results are as follows:

The motion passed with a unanimous voice vote.

Mr. Platt stated that the application is for the amended preliminary and final minor site plan approval asking for variances. It is based upon the new drive-up expansion area with 24 stalls. The variance they are requesting is for the foot candle variance discussed. They have agreed to restripe the new area and also refresh the existing stripping that is with-in the Target field. The signage is 12 double sided signs where they are 5 sq. ft. where 3 is permitted. Also, the free- standing directional beacon sign where it is 5 sq. ft. and 4 is required.

Mr. Catrambone made a motion to approve the amended preliminary & final minor site plan with the variances stated above. Mr. Parento seconded the motion. The results are as follows:

Aye: Mr. Catrambone, Mr. Lunemann, Mr. Lyon, Mr. Giles, Mr. Parento, Ms. Cure & Mrs. Russell

Absent: Mr. Ozdemir (Alternate)

NEW APPLICATION

**Life Storage, LP
4019 Route 130 South
Block 9, Lot 41.25
PP2021-05
Preliminary and Final Site Plan with Variances**

EXHIBITS

A-1 Aerial Plan Exhibit dated 4/29/2022

A-2 Color Rendering of the Site Plan dated 4/29/2022

A-3 Parking Exhibit dated 4/29/2022

Mr. Walter Toto, Attorney on behalf of Life Storage. His office is located at 317 Forsgate Drive, Monroe Township, NJ in Middlesex County. Sovran HHF Holdings II, LLC with offices located at 6467 Main Street, Buffalo, NY 14221 is the owner of the subject property which is located on Rt. 130 S between the intersections of North Millside Drive and Haines Mill Road. The 7.6-acre site is currently developed with two self-storage buildings, a three-story building along the Rt. 130 frontage and another single-story building in the rear of the lot. It is located in the C-2 General Commercial Zone.

**DELRAN TOWNSHIP
PLANNING BOARD
REGULAR MEETING MINUTES
MAY 5, 2022 – 7:00 PM**

The Applicant seeks preliminary and final major site plan approval to construct a three-story self-storage building addition, consisting of approximately 46,896 square feet to the existing self-storage facility that currently consists of two buildings totaling approximately 86,475 square feet with related site improvements. The Applicant is also seeking a variance from Section 355-92. N to allow for one loading area where three loading areas are required. Also, the height of the building being 37' were 35' is permitted. The balance of the variances referenced by the Board Planner and Board Engineer are not needed either due to revisions to the plan or they are pre-existing non-conforming conditions. The Applicant also needs various submission waivers which have been recommended by the Board Engineer.

Timothy MacVittie, Senior Construction Manager of Life Storage was sworn in. The business purpose behind the expansion was due to customer demand. Currently their property is 95% occupied. The expansion will include climate-controlled indoor storage units. Sizes range from 5' x 5' unit up to a 10' x 30' unit. The existing buildings have a mix of climate-controlled storage and some drive up, garage style units ranging in the same size as what they are looking to get approval for. The office space will remain the same and there will be the same numbers of employees. The office hours are Monday through Friday 9:00 am to 6:00 pm and Saturdays from 8:30 am to 5:00 pm. Customers can reserve a unit, sign their visa's and pay their bill on line which leads to enough parking. The access hours for customers will be seven days a week from 6:00 am to 10:00 pm. There is a clause in the lease that states no hazardous materials stored in the units. There will be a dumpster on sight but it is only for the office use. Customers do not have access to it. Customers are required to take all materials not being stored away from the site. The company is eliminating the outdoor storage area in the rear where customers would Currently store recreational vehicles and boats, etc. They will remove the current impervious coverage and replant is as green area with landscaping. The property is fully fenced and gated with a key code entry so every customer gets a unique code in order to enter the gate. There is keypad entry into the building and closed-circuit camera's through-out for safety. There is no new signage proposed.

Paul Szmaida, LLA, ASLA, Senior Landscape Architect representing Greenman-Pedersen, Inc. (GPI) was sworn in and his qualifications were accepted. Mr. Szmaida stated that he has 3 new exhibits to present, A-1, A-2 & A-3. He stated the site as it exists is a traditional storage and climate-controlled storage in the front with traditional storage garage doors in rear. Linear goes from front to back and the site itself is kind of L shaped and the area they are proposing to develop is behind the Mavis Tire Store. The exit onto Rt. 130 will not change but they will have a two-way access around it with appropriate fire lane markings and the Applicant agrees to comply with the Fire Official's letter. He indicated the expansion will include 10 new parking spaces and loading area in the front. One of the parking spaces at the end will be for electric vehicles. The loading zone will accommodate a U-Haul 26' straight truck and the circulation pattern around the building works with the S-SU-30 with the single unit truck, single rear axle and also with the fire apparatus. He agrees to comply with all the recommendations of the Board Engineer & Planners review letters.

Lee Klein, Professional Engineer in Traffic was sworn in and his qualifications were accepted. He stated that they will be adding 10 new parking spaces to the 7 spaces they already have. He stated that there is adequate circulation for vehicles and pedestrians with the 30' wide drive aisle they will be adding between the backs of the parking stalls and the building. He stated that the Applicant received a letter of no interest from the NJDOT.

**DELRAN TOWNSHIP
PLANNING BOARD
REGULAR MEETING MINUTES
MAY 5, 2022 – 7:00 PM**

Mark Remsa, Professional Planner was sworn in and his qualifications were accepted. Mr. Remsa described the loading area variance where the Applicant is seeking one loading area where three are required. He stated that self-storage has reduced loading demands as compared to the facilities described in the Zoning Ordinance. He based his testimony on a C2 standard that the variance met the positive criteria because it promoted at least five purposes of zoning under the Municipal Land Use Law which all together promotes the public health, safety and general welfare. In his opinion, the granting of the variance will not result in a substantial detriment to the public good nor substantially impair the purpose of the Zone Plan and Ordinance. He stated that the benefits of granting the variance outweigh any detriments and the variance for the loading area can be granted.

Mr. Turek asked what would happen if there are 2 box trucks wanting to use the loading dock at the same time. It was stated that most of the time it is customers using their personal vehicles for loading and unloading. He would hope that one truck would pull over in the parking spots and wait till the other is finished. It would be a rarity if that would happen. If there are no parking spaces to pull up in, they can pull up in the 10' next to the building and wait their turn. That way they won't be in the fire lane where there is a no parking sign and yellow stripping.

OPEN/CLOSE TO THE PUBLIC

Mr. Giles made a motion to open the meeting to the public. Mr. Lunemann second the motion. The results of the motion are as follows:

Motion passed with a unanimous voice vote

There was no public wanting to speak.

Mr. Lyons made a motion to close the meeting to the public. Mr. Giles second the motion. The results of the motion are as follows:

Motion passed with a unanimous voice vote

Mr. Parento made a motion to approve the application for a preliminary and final major site plan approval with the waivers and variances stated through-out the testimony. Mr. Giles second the motion. The results of the motion are as follows:

Aye: Mr. Catrambone, Mr. Lunemann, Mr. Lyon, Mr. Giles, Mr. Parento, Mrs. Cure & Mrs. Russell

RESOLUTION

Resolution #PP2022-02
Fieldstone Associates, LP
7023 Rt. 130 S & 1223 & 1607 Fairview Street
Block 65, Lot 14, 15, 16 & 16.02
PP2021-01
Major Preliminary & Final Site Plan with Variance

**DELRAN TOWNSHIP
PLANNING BOARD
REGULAR MEETING MINUTES
MAY 5, 2022 – 7:00 PM**

That Resolution wasn't ready to adopt. It was carried over to the June 2, 2022 meeting date.

Resolution # PP2022-03
Open Spaces & Recreation Plan Element

Mr. Parento made a motion to adopt Resolution #PP2022-03. Mr. Lyon second the motion. The results of the motion are as follows.

Aye: Mr. Catrambone, Mr. Lunemann, Mr. Lyon, Mr. Parento & Mrs. Cure

MINUTES

Regular meeting minutes from February 3, 2022
Regular meeting minutes from April 7, 2022

Mr. Giles made a motion to approve the regular meeting minutes from Feb 3, 2022 as written. Mr. Lunemann second the motion. The results of the motion are as follows.

Aye: Mr. Catrambone, Mr. Lunemann, Mr. Lyon, Mr. Giles & Mrs. Cure

Mr. Catrambone made a motion to approve the regular meeting minutes from April 7, 2022 as written. Mr. Parento second the motion. The results of the motion are as follows:

Aye: Mr. Catrambone, Mr. Lunemann, Mr. Lyon, Mr. Parento & Mrs. Cure

OPEN /CLOSE TO OPEN TO THE PUBLIC

Mr. Parento made a motion to open the meeting up to the public. Mr. Giles second the motion. The results of the motion are as follows:

Motion passed with a unanimous voice vote

There was no public wanting to speak.

Mr. Giles made a motion to close the meeting to the public. Mr. Catrambone second the motion. The results of the motion are as follows:

Motion passed with a unanimous voice vote

ADJOURNMENT

Mr. Lyon made a motion to adjourn the meeting at 8:45 pm. Mr. Catrambone second the motion. The results of the motion are as follows:

Motion passed with a unanimous voice vote

**DELRAN TOWNSHIP
PLANNING BOARD
REGULAR MEETING MINUTES
MAY 5, 2022 – 7:00 PM**

Respectfully submitted,

Kathy Phillips, Secretary
Planning & Zoning Board