

**DELRAN TOWNSHIP  
ZONING BOARD  
SPECIAL MEETING MINUTES  
MUNICIPAL BUILDING  
MAY 4, 2016 – 7:15 PM**

**OPEN PUBLIC MEETINGS ACT**

Delran Township Zoning Board regular meeting of Wednesday, May 4, 2016 was called to order by Mr. Schultz at 7:15pm, in the Delran Township Municipal Building.

The Open Public Meeting Act Announcement was read by Mr. Schultz and the pledge of allegiance was performed.

**ROLL CALL**

**Present:** Mr. Schultz, Mr. Gonzaga, Mr. Smith, Mrs. Parento, Mr. Jesuele, Mr. Hewko & Mr. Lyon.

**Absent:** Mr. Jeney & Mrs. Wuebker

**Professionals:** Eileen Fahey, Esq. Board Solicitor; Terry Combs, PP, Board's Planner; Joe Raday, PE, Board Engineer

**PUBLIC HEARING**

Berk & Berk Management, LLC  
Block 9, Lots 33, 34, 43, 44 & 45  
3001 Route 130 South  
ZZ2016-01  
Interpretation, Use Variance & Site Plan

**DISCUSSION**

Mike McKenna, Attorney for the applicant Manhattan Management (Hunters Glen). We are holding a special meeting seeking an approval for the replacement of the existing swimming pool recreation area with a Splash Pool, other recreation amenities and improvements in the Hunters Glen Apartment Complex. The project is proposed to be constructed in two phases. In phase one the existing pool, concrete patio and tennis courts are to be removed. A new splash pool, fence, concrete walkways and concrete steps are to be constructed. In phase 2, the existing playgrounds are to be relocated along with three new pavilions, two new bocce courts, horseshoe pit, new additional walkways, and new landscaping. In both phases the existing cabanas are to remain. The proposed project is located within the General Industrial Commercial (M2) Zoning District. The project site is located next to the existing office and community center of the Hunters Glen Apartment Complex.

**DELRAN TOWNSHIP  
ZONING BOARD  
SPECIAL MEETING MINUTES  
MUNICIPAL BUILDING  
May 4, 2016 – 7:15 PM**

Mr. McKenna introduced Peggy Pippin, Property Manager who was sworn in by Ms. Fahey. Ms. Pippin has been Property Manager at the complex for a little less than 2 years and with the company for 26 years. Over the 8 last years they had the swim club open to their residences only for a very low cost, \$100.00 to \$150.00. Out of 1,120 units only 150 families joined the pool. She looks out every day and sees no one in the pool. She sees the picnic benches beyond the pool being utilized because it's free. They sent a survey out (Exhibit #A) to all the residence asking if they like the pool or would they like something different. The top page of the survey shows the results asking for a Splash Park/Pavilions or pool. 63% for Splash Park and 37% pool. The Splash Park would be free to the residence only of Hunters Glen. The number one underutilized amenity in the complex is the Tennis Court. She has been there since 1989 and never seen anyone play tennis on the court. She has seen rollerblading and skating on it. And in the winter when nets are down they play soccer.

Mr. John Wexler, Project Manager was sworn in. He stated that if he would not have demolished the pool prior to approval if he had known. (Exhibit B1) shows the color photo of what the equipment would look like. (Exhibit B2) are the black and white specs of the Splash Water feature from Rain Deck. The (Exhibits B1 and B2) are the exact equipment of what is intended to go in exactly where the pool was. It is actually smaller than original pool. It is a closed system where the chlorinated water flows through a sand filter and just continually circulates back to the tank. The soil they used to fill in the pool was provided by the excavation contractor that they already had on site for building. There is existing lighting but if the Board asks for additional lighting there would be no problem to provide more. They plan on having it open from 10am to 8pm. There will be no use of the Splash pool until the improvements within the deck area are complete. The pavilions (Exhibit C) are a representation of the pavilion of which they will place in the site. It is very important that they have at least one Pavilion near the pool deck area for shade. The splash feature will be open from Memorial Day thru Labor Day. The Pavilion open year round. They will have their card for access to the area. It is a sensor pad, so it will only run when someone steps on the pad. They plan on having an attendant there at all times making sure the children don't run and get hurt.

Mr. Guy Romano, Landscape Architect from Taylor Design Group was sworn in. He explains (Exhibit D1) as an overhead view of the property. It shows the pool and the existing concrete which wasn't in great shape, beyond that the Tennis Courts and on other side an open field south of that. He described the features from (Exhibit D2). In the center is a zero depth spray deck which will have the spray jets and splash pad with drains within. A rubber safety surface which will be surrounded by a concrete pad in which it will allow lounging around there. The patio south of it shows the pavilion with seating area to the left of it. Between the concrete pad and paths, they have lawn panels which will provide another place for sitting. There is another pavilion between two playgrounds and the Bocce Court area.

**DELRAN TOWNSHIP  
ZONING BOARD  
SPECIAL MEETING MINUTES  
MUNICIPAL BUILDING  
May 4, 2016 – 7:15 PM**

All that would be interconnected with concrete or safety surface and would be in compliance with the NJ Barrier free sub-code. Tucked into left hand corner would be horseshoe pits and another pavilion.

They added some shade trees and ornamental trees to add color in the spring and in the fall. They are flexible with the types of trees they will put in. They have been working on this plan prior to demolishing the pool in January of 2016.

Ken Levers, Engineer/Planner was sworn in to testify. Back in 2009 there was a preliminary plan for a water recreation amenity for that area. They filled in the pool and will be replacing it with the spray deck in the same location for which the new amenities are smaller than the original pool. Anything they add to the original plan will co-exist with whatever is already there. There will be a slight reduction in impervious cover with trading the pool and its deck with the spray deck and its associated concrete aprons. It will serve only the residence of the complex. The pool existed when the zoning was different of that track. Originally zoned multi family. The pool was permitted and did not require a use variance back in the day. It was an accessory use to the overall multi-family project.

**Mr. Gonzaga made a motion to open to the public. Mr. Smith seconded it. The results are as follows:**

**Aye:** Mr. Schultz, Mr. Gonzaga, Mr. Smith, Mrs. Parento, Mr. Jesuele, Mr. Hewko & Mr. Lyon.

**Absent:** Mr. Jeney & Mrs. Wuebker

**OPEN TO THE PUBLIC**

**NO PUBLIC – CLOSE TO THE PUBLIC**

Their Engineer referred to (Exhibit E) to have a portion called area "A" of the splash water feature recreation facility be done. He proposed that we draw a line thru the exhibit and have approved to build in the first phase the splash deck, the 2 pavilions closest to the splash deck and some of the ornamental trees for some shaded area for the residences to be able to escape the sun. They will come back for the second half at a later date.

**DELRAN TOWNSHIP  
ZONING BOARD  
SPECIAL MEETING MINUTES  
MUNICIPAL BUILDING  
May 4, 2016 – 7:15 PM**

**Mr. Jesuele made a motion to grant the applicant's request for an interpretation that the Splash Park is included in the current permitted recreational uses similar to a pool. Mr. Gonzaga seconded it. The results are as follows:**

**Aye:** Mr. Schultz, Mr. Gonzaga, Mr. Smith, Mrs. Parento, Mr. Jesuele, Mr. Hewko & Mr. Lyon.

**Absent:** Mr. Jeney & Mrs. Wuebker

**Mr. Jesuele made a motion to grant the applicant approval of the conditional site plan that has been depicted as area "A" from Exhibit "E" for Hunter's Glen Recreational Facility as set forth by Mr. Combs and Applicants Council as to the items included. Mr. Gonzaga seconded it. The results are as follows:**

**Aye:** Mr. Schultz, Mr. Gonzaga, Mr. Smith, Mrs. Parento, Mr. Jesuele, Mr. Hewko & Mr. Lyon.

**Absent:** Mr. Jeney & Mrs. Wuebker

**ADJOURMENT**

**Mr. Gonzaga made a motion to adjourn at 8:30pm. Mr. Jesuele seconded it. The results are as follows:**

**Motion carried with a unanimous voice vote**