

**DELRAN TOWNSHIP
ZONING BOARD
REGULAR MEETING MINUTES
MUNICIPAL BUILDING
May 18, 2017 – 7:00 PM**

OPEN PUBLIC MEETINGS ACT

Delran Township Zoning Board regular meeting of Thursday, May 18, 2017 was called to order by Mr. Hewko, Vice Chairman at 7:00pm in the Delran Township Municipal Building.

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

SWEAR IN NEW MEMBERS

Mr. Brian Lozuke, Attorney sworn in Alternate Member #1 Mr. Randy Khinkis.

ROLL CALL

Present: Mr. Smith, Mrs. Parento, Mr. Gonzaga, Mr. Hewko, Mr. Anderson & Mr. Khinkis

Absent: Mr. Jeney & Mr. Lyon

Professionals: Brian Lozuke, Board Solicitor, Chris Warren, Planner from Alaimo & Marty Miller, Engineer from Alaimo

DISCUSSION

Berk & Berk Management (Hunters Glen)
Phase IV A & B
3001 Route 130 South
Block 9, Lot 43, 44 & 45
ZZ2017-01
Preliminary Site Plan Approval

Mr. Lozuke swore in the applicants professionals. Ms. Peggy Pippin, Property Manager, 3020 Greenwood Court Mt. Laurel, NJ, Mr. Ken Levers, Engineer & Owner of Environmental Consultants of Southern NJ, 90 N. Main Street, Medford, NJ.

Mr. Mike McKenna, Attorney for applicant. They have applied for Preliminary & Final Site Plan approval for the last of the 2 phases. After review, they have decided to only go for Preliminary approval at this meeting. They will however present the site plan with the new ideas because it is necessary for the board to review to decide.

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Mr. McKenna recapped the application by telling the Board that the general application seeks to add 74 units to an existing complex consistent with the process that started in 1999. They are an award winning community of an existing 1124 units located on some 90+ acres. Property was rezoned from what it is which is an existing apartment complex to industrial back in the late 1990's just when they were submitting an application for this very use.

Before they could ever get started they had to submit a Use Variance which was granted by the Board. In the year of 2000, the Zoning Board got sued by the Planning Board. 9 years of litigation. They were on the same side as the Zoning Board. He defended with all he had the Boards actions as did the Members. They won the suit.

They finally got back to work back in 2009 where they brought their first preliminary before the Board. Preliminary took 2 years so now they start picking up the momentum. Phase 1 final. 8 units damaged by fire with 4 new units in 2013. Next year phase 2 final. 3 units in 2A & 2B, they amend that final and then they come back in December 2016 and the resolution was adopted in January 2017 for 15 units. They are here tonight for the rest of them.

The reason he mentioned the preliminary is that back in that final, the Board had worked with them. Both sides looked at it and knew they could do better. So in the first few phases of final they did do it better & differently. That's when they acknowledged that they can do an overall revised preliminary for phase 3. They have a final in phase 3 but until they revise this preliminary, they can't put them in. So that's what they are doing tonight. It's exactly what was seen at the Concept Plan plus recreation.

There are no variances. There are deviations from standards that they made up back in 2008. There are no standards applicable in this unit but what if we do some at least for guidelines. That's memorialized on page 4 of the resolutions.

Mr. McKenna stated that there is an access easement from the original plan which is now going to be revised for the final. That's one of the reasons they didn't want to finalize it. They propose with the Boards blessing to prepare to add open space ground to the site. They own that piece of ground. They want to put a multi-purpose field in for the kids of the community. Once it is reviewed and approved by the professionals, they then record it.

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They would never record an easement on a property encumbering a property without an approval. If they use that as a conditional approval for the final.

The second one is that Mr. Warren has asked for an analysis of parking. Initially Mr. Levers said ok. Exhibit A-1 is a letter that Mr. Lever has sent to Mr. Warren. Exhibit A-2 shows not only that they are meeting their RSIS for the new units but they are adding 47 more spots to the mix for all 70 units.

Mr. McKenna stated that Mr. Warren's letter states that they would like a color delineation on the overall preliminary plan. They are not looking for a survey dividing the parcel. It will basically serve as a construction limit.

Mr. Ken Levers, licensed Professional Engineer and Planner in the state of NJ. He has been the Engineer for a very long time for the Hunters Glen Parcel.

Mr. McKenna asked Mr. Levers about the review letters from our Professionals. Exhibit A-3 & A-4 are the Site Plan for phase IV A & IV B. Exhibit IV A shows the development behind existing building 78 & 58 which is very similar to what they showed in the future concept plan, same number of units they showed then which is 11. They are proposing to come in the entrance driveway between building 78 & 79 where he shifted it slightly towards building 79 to move it further away from building 78 where there is a stairwell and a patio close to that. They will provide landscaping for that.

The cul-de-sac is tilted down a little further away from building 57. Other than that it is identical to the concept plan with 26 parking spaces, making the cul-de-sac a one way direction and showed a sidewalk circulation or bike path circulation all the way back down to Rose Court so there is a continue loop from West Millside up the new proposed court all the way back around Rose Court and also tying into Holly Court.

They tweaked the cul-de-sac a little in order to accommodate the fire trucks for being able to exit out of the court. They also tweaked the entrance a little to give building #78 a bit more privacy.

There was a discussion to add the covered parking thru out the site per Mr. Warren's previous letter. Mr. Lever said that doing that will take away from the current parking spots and they are looking to add more spots. It was decided not to do it.

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Exhibit A4 is the site plan for phase IV B. Mr. Levers stated that it is a little more complicated than IV A just in the sheer volume of the number of units and rec. IV B is the larger number of units. They go back to remembering what they did for a concept with very minor tweaks. This is what they showed with the recreation area that's there now. The units come down Raven Road fronting on that, expanding the parking along Raven Road, the remaining then goes down Azalea Court and they realign Azalea Court from what is being shown now to wrap around building 29 & 30 ending in a cul-de-sac. This new section is revolving around the whole Rec/Office area. There is an existing driveway that will butt up to the cul-de-sac. It is to an adjacent property that Hunters Glen owns. It will be partially paved and then gravel. That parcel will not be used for any purpose.

Exhibit A5 shows over the years the different exteriors that they have done. The far bottom picture shows what all of the new ones will look like. They are to remain up front of the site.

There will be plenty of parking for each to have their own and many extra. 74 spots were required and they are at 92. They will have a surplus of 18 spaces. This was shown at the concept plan meeting.

Exhibit A6 shows the open green space depicted on a site map of the property after the proposed building. Exhibit A7 is the same thing but it is an aerial view of the site to show how much green there is as it is today without the pool & the splash deck which isn't there yet. Mr. Levers stated that they have a 10' buffer area off the patios/deck and as much as 20' acting as community property which shows in the existing passive rec space. The yellow is the existing recreation. The majority is around the splash park next to the sales office. There is a large concrete patio with picnic tables and a pavilion on the opposite side with tables. The lite green area shows that they are taking 2 play areas near Raven Road and relocating them over by the splash pad area which will be fenced in. The other lite green areas show proposed active recreation. The full Basketball court next to the laundry facility will be fenced in. Behind sycamore Lane they are putting a gym set which will mimic the large one that is in the rec area next to the sales office but smaller in size. It will also have a picnic area which is surrounded by trees and walking paths. There is also a dog walking area.

Right off the 11 unit proposed cul-de-sac area will be a future soccer/multi-purpose field which will be at a later date.

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The last is the dark green section which is proposed passive rec/open space which will be behind the townhouses and the fenced in rec area where the splash pad is. It will act like a buffer from the play area.

Ms. Peggy Pippin has been with them for 28 yrs. and is now the Property Manager. She testified how the residence would voice what they want and what they should do for them. Every year they do a formal survey of the residences. They did one prior to the splash park and all the amenities.

Exhibit A-8 is of all the amenities they have in the Rec area. Lots of activity for the kids which is all free. They can reserve the pavilion for parties.

Exhibit A-9 is the free gym with about 15 pieces of equipment which is open from 5am to 11pm with the swipe card for all residences. It is located behind the sales center area.

Mr. McKenna asked Ms. Pippin about all the green quad areas. Since the kids can't do much activity in the parking lots, they go out to all the green area and that's where they play, ride bikes & picnic. All the green areas are outback of their places so that's where you will see them all are running around.

They will have a few satellite picnic & play areas in different locations just in case the main one is too far for them with little kids to get too. There is a red dotted line around the proposed new area around the sales office area which will be a 6' concrete pathway for walking or jogging.

They are taking the existing asphalt area next to the laundry facility which is never used and making it wider for a full Basketball court fenced in.

Mr. McKenna stated that there is a parcel of property they own that they would need to come back before the Board for a sub division application when they come back for final to encapsulate that ground and allow for them to give the community a multi-purpose field. Most likely a soccer field.

They were discussing the lighting situation and he said PSE&G will have to bring that up to their standards or he spoke to Mr. Warren about the street pole fixtures that they had thru out the rest of phase IV B to compensate.

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Either way they will have to comply with the 1' candle average illumination in the new areas.

They talked about the landscaping in the phase IV A & B and which trees would stay & which ones removed. Also, what trees they feel are suitable to be planted by the units and around trash enclosures to act as a screen. There will be accent trees planted around to enhance the physical appearance of the new units.

Mr. Warren asked that in phase IV B if they will have an accessible route from the parking space to the entrance in terms of slope. Mr. Levers said what he is proposing to do is that they have showed handicap accessibility. Currently the existing rec area doesn't have a delineated accessible route from handicap spaces. There are spaces that are in the quadrant out front of the community center which can access there but not to the rec area. They have extended the handicap parking on azalea court which is grade level to the fitness center & rec area and it does meet the RSIS. It will be a complete pathway which currently doesn't exist.

They have agreed to widen the entrance for turning radius to building 29 & 30 to be no less than 25' per the recommendation of the Fire Official, Walt Bauer.

They have agreed to add an additional fire hydrant on the island between building 30 & 31 per the Fire Official, Walt Bauer.

Mr. Lozuke wanted to let the Board know that the proposed soccer field on lot 47.05 in lieu of an easement, the preferable method would be an outright subdivision & dedication of that area to be part of the overall tract. At the time of final approval that application would have to include the southern lot and they would provide notice for that because that would include additional homeowners. The final approval would include Use Variance relief for the technical expansion of the previous non-conformity because again that lot 47.05 would become part of the tract but again not permitted as what their proposed.

What they are seeking tonight is essentially 2 applications. It would be Amended Preliminary for Phase IV A & B. Mr. Lozuke also asked so the record is clear that these are not bulk variances but the deviations of what was previously proposed. He asked Mr. Levers to point out the 5 items.

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The 5 items proposed are: Phase IV A they are 10' off of building 79 on westerly side. 20' is required. Phase IV B the proposed townhouse complex that is adjacent to building 29, they are at 17.9' of the side yard to the tract outbound line, 50 is required.

Mr. Bauer stated that the numbering jumped around and they used the numbers that they have for the Phase IV B so in case they want to expand the numbers will follow. Walt stated they need the name for the courts. Mr. McKenna said they will provide that.

Mr. Miller discussed the storm water and how they have drainage basin A in the lower left of the property that currently collects the water. They have eliminated the proposed drainage basin B from the site plan. He stated that now they have infiltration pits in various areas thru out the site to collect the new water run-off. It does 2 things. It collects the run-off & discharges it underground which creates an infiltration area thru out the site. The site has very good percolation and lends its self to that kind of activity and they think that is an advantageous thing for the water table and helps the runoff thru out the site. That's how the storm water management has progressed and that's how they stand with it.

OPEN TO THE PUBLIC

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

Motion carried with a unanimous voice vote.

There was no one from the public at the meeting to speak.

CLOSE TO THE PUBLIC

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

Motion carried with a unanimous voice vote.

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Mr. Hewko asked for a motion to grant approval for the Amended Preliminary Site Plan for Phase IV A & Phase IV B subject to conditions & stipulations of the record particularly to respect to the proposed easement. Applicant has agreed to address that at final by way of a lot line adjustment or subdivision and subject to the professionals review letters, the majority of which have been consented. Mr. Gonzaga made that motion. Mrs. Parento seconded it. The results are as follows:

AYE: Mr. Smith, Mrs. Parento, Mr. Gonzaga, Mr. Hewko, Mr. Anderson & Mr. Khinkis

MINUTES

Regular minutes from the March 16, 2017 meeting were carried over.

Regular meeting from the March 30, 2017 meeting.

Mr. Gonzaga made a motion to approve the minutes from the March 30, 2017 meeting. Mr. Anderson seconded it. The results are as follows:

Motion carried with a unanimous voice vote.

Abstain: Mr. Khinkis

ADJOURNMENT

Mr. Gonzaga made a motion to adjourn the meeting at 8:40 pm. Mr. Smith seconded it. The results are as follows:

Motion carried with a unanimous voice vote.

Respectfully submitted,

**Kathy Phillips, Secretary
Planning & Zoning**

