

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
JUNE 5, 2014 – 7:30 P.M.**

I. OPEN PUBLIC MEETINGS ACT

The Delran Township Planning Board regular meeting of Thursday, June 5, 2014, was called to order by Mr. Brady at 7:30 pm, in the Delran Township municipal building.

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

II. ROLL CALL

Present: Mr. Hejnas, Mr. Singer, Mr. Diehl Mr. Cathel, Mr. Williams, Mr. Morrow, Mrs. Rovinsky and Mr. Brady.

Absent: Mr. Belin, Mr. Catrambone and Mr. Porreca.

Also Present: Salvatore Siciliano, Esquire, and Mr. Pettit, Board's Solicitor.

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

Redevelopment Area Hearing
116 Hartford Road – Block 116, Lot 23

Trevor Taylor, CME Associates

Mr. Taylor stated that the Township Committee asked him to do a redevelopment study for the Stellwag Farm. Block 116, lot 28, located at Bridgeboro and Hartford Road. This property is approximately 29 acres. CME has done many field visits at this property. The property is currently a retail garden, gift and farm center. This is in the A-1 agricultural district, planning area 2.

Conditions to qualify for redevelopment are:
E. Area with growing lack or total of proper utilization.
H. designated Smart Growth Area

CME has concluded that this area is within the criteria of re-development. Mr. Taylor explained the process between the Planning Board and the Township Committee.

If the board decides to approve the redevelopment goes back to township committee would vote and then the planning board or redevelopment committee. They would develop a plan with the uses, required area of the property, density etc.

Mr. Pettit stated that according to the master plan 2009, he feels that this redevelopment will support the master plan.

A board member questions as to the issue if the Planning Board does not recommend this redevelopment.

Mr. Taylor stated that any applicant can come to the board at any time and make application with the current permitted uses.

Mr. Singer reiterated a point that had to do with the community with this being the last agricultural area that this should be closely looked at before making a decision because it will be forever.

Comments from the report:

1. Feels that the housing development does not need to be diversified.
2. Does not agree with the preservation of the community.
3. Creation of permanently preserved land.

Mr. Taylor stated that this property is in need of redevelopment and will always stay in the redevelopment plan.

Mr. Singer stated that he was a part of the redevelopment committee and there was a lot of time spent evaluating Delran Township's Master Plan.

Mr. Singer stated that there has to be a balance of open space and housing; He feels that Delran does not need another age restricted housing community when they are trying to preserve open space. Mr. Singer testified that high density housing isn't a benefit to the community.

Mr. Taylor stated that there already has residential around this parcel. As far as traffic and trees, these topics would be taken into consideration during the planning process.

Mr. Singer stated that there are number statutory criteria that must be met for redevelopment. He stated that Johnson's Corner on Hartford Road was once in consideration for redevelopment. At this time it is a successful business. This means any other parcels do have the potential of being a productive business.

Mr. Taylor testified that this parcel had green houses at one time but hasn't been used in some time which goes along with the underutilization of the use.

Mr. Taylor stated that this parcel has water and sewer existing which would help the redevelopment.

Mr. Brady stated that there were 8 people in the public that came out to hear this discussion.

After a considerable amount of conversation, Mr. Siciliano Board attorney and Chairman Brady agreed that this matter should be left open for further research.

OPEN TO THE PUBLIC

1. Dolores Cannone – 9 Hubbs Street – Stated that she would like to see the farm land stay. Also asked if the parcel is currently being farmed.

Mr. Taylor stated that not at this time is the parcel being farmed.

2. Sharon Singer – Stated that she would also like it to continue as farmland.

Mr. Morrow made a motion to continue the hearing to the July 10, 2014 and Mr. Hejnas Seconded.

Voted in the Affirmative: Mr. Hejnas, Mr. Singer, Mr. Diehl Mr. Cathel, Mr. Williams, Mr. Morrow, Mrs. Rovinsky and Mr. Brady.

V. MINUTES

1. Regular Meeting – March 6, 2014

Mr. Cathel made a motion to approve the minutes for the March 6, 2014 meeting as presented and Mr. Singer Seconded.

Motion passed with a unanimous voice vote.

VI. ADJOURNMENT

Mr. Morrow made a motion to adjourn at 9:34 PM and Mr. Hejnas seconded.

Motion passed with a unanimous voice vote.

Respectfully Submitted
Sheri Hannah