

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
JULY 10, 2014 – 7:30 P.M.**

The Delran Township Planning Board regular meeting of Thursday, July 10, 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.

ROLL CALL

Present: Mr. Brady, Mrs. Rovinsky, Mr. Morrow, Mr. Catrambone, Mr. Porecca, Mr. Cathel, Mr. Diehl, Mr. Hejnas and Mr. Belin.

Absent: Mr. Williams and Mr. Singer

PUBLIC HEARINGS

**1. Redevelopment Area Hearing
116 Hartford Road – Block 116, Lot 23**

Jennifer Beam- Director of Planning for CME.

Ms. Beam explained that CME was asked to review 116 Hartford Road to determine if this parcel is in need of redevelopment and recapped the process.

Ms. Beam stated the with a redevelopment that the property owner has to be willing for the redevelopment to take place, and also that the property only has to meet one of the criteria to qualify for redevelopment. This property is not currently being farm which says that this property is not a productive parcel and meets the criteria.

This site in surrounded by commercial and residential properties. This redevelopment will make this property more productive. This is consistent with the housing and development patterns.

Mr. Pettit stated that he agrees with the redevelopment. This will give the Township more control as to how the property is used.

Mr. Siciliano agrees with Ms. Beam.

Mr. Diehl questioned if this parcel will be rezoned.

Ms. Beam stated that in a redevelopment process that this parcel will not be rezoned.

Mr. Catrambone stated that even though the community would like to see this parcel farmed that this is not what is going to happen and that with the redevelopment it will make an improvement. He also stated that there are 209 properties are for sale in Delran. Three of them are located in Ashley Crossing. He feels that there is not an abundance of senior housing for sale in Delran.

Mr. Rovinsky testified that with all the testimony it has made it easier to be able to make a decision.

Ms. Beam stated that if doesn't the road the redevelopment is not preceding as the Township planned; the committee can change the planners. Also the plan has a public process also.

Mrs. Rovinsky made a motion to approve the redevelopment and Mr. Morrow Seconded.

Voted in the Affirmative: Mr. Brady, Mrs. Rovinsky, Mr. Morrow, Mr. Catrambone, Mr. Porecca, Mr. Cathel, Mr. Diehl, Mr. Hejnas and Mr. Belin.

MINUTES

1. Regular Meeting – June 5, 2014

Mr. Cathel made a motion to approve the minutes from the June 5th, 2014 meeting as presented and Mr. Hejnas Seconded.

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

Abstained: Mr. Catrambone, Mr. Porecca and Mr. Belin

ADJOURNMENT

**Mr. Morrow made a motion to adjourn at 8:00PM and Mr. Belin seconded.
Motion passed with a unanimous voice vote.**