

**DELRAN TOWNSHIP  
PLANNING BOARD  
MUNICIPAL BUILDING  
REORGANIZATION MEETING  
OCTOBER 3, 2019 – 7:00 PM**

**OPEN PUBLIC MEETINGS ACT**

**We'll now call this meeting of the Delran Township Planning Board to order. All meetings of this Board are held in compliance with the provisions of the Open Public Meetings Act in a resolutions adopted by the Board's annual reorganization. Pursuant to the Board's resolution, public notice of this meeting has been made in the following manner:**

**Written notice filed with the Secretary of the Board, the Clerk of Delran Township and on the official bulletin board of the Township. Written notice has also been mailed to the official newspapers 10 days before the scheduled hearing. Written notice has also been mailed to all persons requesting a hearing before this Board.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**Present:** Mr. Macey, Mr. Chinnici, Mr. Catrambone, Mr. Paris, Mr. Anagnostos, Mr. Morrow. Mrs. Pomeranz, Mr. Parento, Mr. Khinkis

**Absent:** Mr. Reimel

**NEW APPLICATIONS**

**Kimley Horn & Assoc. C/O Target  
4004 Route 130 N  
Block 107, Lot 1.03  
PN2019-04  
Amendment to Approved Site Plan**

Mr. Macey wanted to talk about the letter & the completeness items. He feels that he wants clarification from the professionals on whether the conditions are too many to be able to move forward. He believes that if most of these can't be resolved, then we can't call the application complete so we won't be able to move forward.

Mr. Luste stated that he hears Mr. Macey's concern. He mentioned that we can go down the list one at a time and determine if they would require a waiver. Then have the applicant testify & respond to them.

Mr. Macey spoke about things on the list that he feels they might or possibly won't have an answer for.

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Ms. Ameer Farrell, attorney representing Target the applicant stated that with respect to the majority of the items that were identified in the planner's letter, she believes that they are rightfully waivers because they are talking about a very small modification, it's really stripping, taken 6 spaces down to 4 spaces. So most of the detail material that the planner's identified as not being in the submission package, she believes that they will be able to provide testimony to show that those aren't necessary for the purposes of the application that's before you and that the waivers would be appropriate.

Mr. Gleaner stated that he believes that this should be broken down in order to have a completeness review first addressing those items & then after you hear the answers that council believes that they're going to be able to provide to them & they accept that, then they have a vote on whether it is complete and then we can continue with the rest of the application. We wouldn't be wasting a lot of time because at least they have gone thru the waivers. Then we can incorporate as part of the testimony there after. If it turns out that we are not hearing what we wanted, then of course we can deem the application incomplete, we still heard some of the testimony it's been incorporated & then we can just go on to the next hearing the next time. Then of course it depends on what we hear. We can also do the preliminary/final thing were we can give preliminary approval & then come back on another night for final approval.

Ms. Farrell stated that as they go thru the checklist requirements where the planner has identified a series of waivers. They are not impacting the storm water or anything that which would require another report.

Mr. Gleaner said we are doing the completeness review on this application.

Tony Diggan, PE from Kimley Horn at 902 Carnegie Center Blvd. Suite 140, Princeton, NJ. He oversees the land development services in NJ. Licensed PE in NJ with license current & in good standing. He has appeared before numerous boards in the vicinity. Mr. Gleaner has accepted his qualifications. He was sworn in.

Mr. Diggan go over the checklist items from Mr. Luste's review letter dated September 19, 2019.

1. Key map – was provided on Zoning & Street map – requesting waiver.
2. Provide required & proposed zone requirements for lot area, frontage, setbacks, impervious coverage, parking etc. – requesting a waiver – pylon signs, directional signs are not impacting those zoning requirements. Mr. Raday is ok with waiver but applicant will need to provide the overall parking. They can provide a separate table from the original application vs what is there now. Target took 6 spaces for the drive up which will be reduced to 4 which is an elimination of 2 spaces. They will provide an updated table.

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3. Minimum zoning setback lines & lot frontage dimensions for principal buildings to be shown. – No modification to existing building – no objection to waiver.
4. Any existing or proposed easements – non shown on plan – will provide GPR data to Pennoni for review.
5. Proposed clearing limits along with existing & proposed contours to extend 200' beyond tract. No clearing or grading. No objection to waiver.
6. Drainage calculations for existing & proposed storm water management facilities. No new imperious surface. – No impact to storm water. No objection to waiver.
7. Existing & proposed utilities. Will provide GPR.
8. Spot & finished elevations at all corners, structures, paved areas. No new construction. Mr. Raday asked that they provide a paragraph stating site will stay as is and there are no apparent drainage problems. This will also cover #6.
9. Lighting plan & detail. No new lighting is proposed. Working under the conditions of the prior approvals. Mr. Raday is asking for a light study to insure that they have full candle coverage for the ordinance requirements.
10. Landscape plan & details. Not proposing any new landscaping. Will take care of a tree that needs to be groomed. Will talk more about it during testimony.
11. Solid waste management & recycling. Target store is operating as previously approved. No objection to waiver.
12. Traffic impact report. Applicant shall provide testimony on the impact to traffic as a result of the proposed drive-up program.
13. Existing & proposed signs & or fences, details, sign area & location must be shown. Existing signage has not been provided. They will provide the sign location of the pylon sign. They will talk about the ground mounted signs during testimony. Ms. Farrell stated that the only sign proposed is the drive up sign. None of the existing signs are changing. Mr. Radar stated that he doesn't need it to be shown on the new plans.

Mr. Diggan is finished with the completeness items.

Mr. Gleaner stated that item # 2 of the completeness item is not provided in this application. They believe that there will be a variance for it for the parking. They will come back for the preliminary & final Site Plan asking for that variance. Meanwhile, they got thru the items and cleaned up most of them. This will allow them to come back with a more cleaned up version for completeness.

Mr. Gleaner asked of Ms. Farrell that me Diggan do a letter in response, incorporates everything talked about so that will be part of the application next time around. They can advertise for the variance. They will incorporate it into the next hearing when we hear the application for preliminary & final approval.

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**Mr. Catrambone made a motion to deem the application incomplete for item # 2, 4, 6, 8 & 9. Mr. Chinnici seconded it. The results are as follows:**

**Aye:** Mr. Macey, Mr. Chinnici, Mr. Catrambone, Mr. Paris, Mr. Anagnostos, Mr. Morrow. Mrs. Pomeranz, Mr. Parento, Mr. Khinkis

**Absent:** Mr. Reimel

**RESOLUTION**

**Resolution #PP2019-14  
Expert Lux, Inc.  
2913 Route 130 South  
Block 9.04, Lot 5  
PN2019-03  
Preliminary & Final Site Plan**

**Mr. Catrambone made a motion to approve the resolution #PP2019-14 for Expert Lux, Inc. Preliminary & Final Site Plan approval. Seconded by Mr. Paris. The results are as follows:**

**Aye:** Mr. Macey, Mr. Catrambone, Mr. Paris, Mrs. Pomeranz, Mr. Parento, Mr. Khinkis

**Absent:** Mr. Reimel

**MINUTES**

Regular meeting minutes from September 6, 2018.  
Regular meeting minutes from October 4, 2018.  
Regular meeting minutes from November 1, 2018.  
Regular meeting minutes from December 6, 2018.  
Reorganization meeting minutes from January 3, 2019.  
Special meeting Re-Org minutes from January 27, 2019  
Regular meeting minutes from February 3, 2019.  
Regular meeting minutes from March 7, 2019.  
Regular meeting minutes from April 4, 2019.  
Regular meeting minutes from June 6, 2019.  
Regular meeting minutes from June 27, 2019.  
Regular meeting minutes from July 12, 2019.  
Regular meeting minutes from August 1, 2019.

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Regular meeting minutes from September 5, 2019.

Mr. Catrambone made a motion to adopt the regular meeting minutes for October 4, 2018. Seconded by Mr. Khinkis. Results are as follows:

**Aye:** Mr. Catrambone & Mr. Khinkis

**OPEN TO THE PUBLIC**

Mr. Robert Minko resides at 17 Rutgers Drive. He stated that he got the letter from the Attorney, Ms. Farrell stating about the application. He realized that it was all about the front of the Target not the rear. His concern was that Target wasn't living up to their original approved application. The truck's getting there too early and leaving the truck idling at 4:30 in the morning. If it keeps happening, you need to let the Administrator know. Also, the landscaping in the rear has a lot of dead trees. It was stated that he should call the Administrator or the Police.

**CLOSE TO THE PUBLIC**

**ADJOURNMENT**

**Mr. Catrambone made a motion to adjourn meeting at 8:00PM. Seconded by Mr. Paris.**

**Motion approved with a unanimous voice vote.**

Respectfully submitted,

Kathy Phillips, Secretary,  
Planning & Zoning