

**DELRAN TOWNSHIP  
PLANNING BOARD  
MUNICIPAL BUILDING  
REGULAR MEETING MINUTES  
NOVEMBER 5, 2020 – 7:00 PM**

**OPEN PUBLIC MEETINGS ACT**

Delran Township Planning Board regular meeting of Thursday, November 5, 2020 was called to order by Mr. Chinnici at 7 pm in the Township Municipal Building.

The Open Public Meetings Act announcement was read by Mr. Chinnici and the Pledge of Allegiance was performed.

**ROLL CALL**

**Present:** Mr. Chinnici, Mr. Catrambone, Mr. Hermansky, Mr. Parento, Mr. Khinkis & Greg Boehmke

**Absent:** Mrs. Pomeranz, Mr. Mullen, Mr. Paris, Mr. Macey & Mrs. Procida

**Professionals:** Mr. Gleaner, Board Attorney & Mika Apte, Township Planner with CME

**DISCUSSION**

Mr. Gleaner explained to the Board Members what the discussion was all about. Mr. Sussman who was installing the roof mount solar panels on the Millside Plaza strip center roofs went to the Zoning Dept & had the Zoning application approved by Mr. Reimel, Zoning Officer.

Mr. Sussman then applied for the Construction Permits. At that time, Jason Harris, Construction Official told him that since the building was commercial, that he would need an amendment to the original site plan as per the DCA codes. The Zoning Officer then agreed with Jason the Construction Official and decided to deny the Zoning application which was previous granted.

Mr. Sussman proceeded to reach out to Kathy Phillips, Board Secretary stating that he has been doing this for a very long time & he never needed to go before any board in any town for approval when the Solar panels were being installed on the roofs.

Mr. Sussman asked if Ms. Phillips would reach out to Mr. Gleaner to find out if going before the Planning Board was required.

With much research on it, Mr. Gleaner stated that according to DCA regs, that any commercial changes on the outside would need a site plan change just as Jason stated.

Back and forth the discussion went, so Mr. Gleaner suggested that it should be presented to the PB members and allow them to decide if it would be needed.

**DELRAN TOWNSHIP  
PLANNING BOARD  
MUNICIPAL BUILDING  
REGULAR MEETING MINUTES  
NOVEMBER 5, 2020 – 7:00 PM**

This brings us to the discussion at the PB meeting. Mr. Gleaner proceeded to tell the Board about the roof mount solar & the roof mount HVAC units. Mr. Chinnici expressed why he felt that an application for such would not be needed. It would not change anything to the site of which the Board would be concerned about. Mr. Catrambone concurred.

Mr. Hermansky was concerned about the possibility of the panels being place in a position that could reflect light back at the surrounding neighbors' house. Mr. Chinnici stated that Bert had a good point but that would be if it was on a residential home, not commercial which is 25 to 30 feet off the ground.

The only concern that Mr. Parento has is that the solar companies install them so there is an isle between where they install them so incase there was a fire, that the firemen could walk in-between them.

Mr. Gleaner swore in Mr. Sussman from the Solar company hired to install them on the Millside Plaza rooftop buildings. Mr. Sussman provided some material to the Board to support his objection to having to appear before the Planning Board for the installation of solar panels on a rooftop. Many businesses in Delran have not appeared in the past to have them put on the rooftop of a commercial building.

**Mr. Catrambone made a motion to approve Solar Panels or HVAC units on a commercial building that have already received site plan approval, a later request by the applicant to install Solar Panels or a HVAC unit on the roof is permissible as long as it doesn't create a need for a bulk variance for height. Mr. Hermansky second it. The results are as follows:**

**Aye:** Mr. Chinnici, Mr. Catrambone, Mr. Hermansky, Mr. Parento, Mr. Khinkis & Mr. Boehmke

**Absent:** Mrs. Pomeranz, Mr. Mullen, Mr. Paris, Mr. Macey & Mrs. Procida

**NEW DISCUSSION**

Mika Apte, Township Planner for Delran Township from CME. This meeting is a public hearing on Master Plan Reexamination Report. Mr. Gleaner swore in Ms. Apte. The draft copy of the Master Plan Reexamination Report which is dated September 28, 2020 was posted & advertised 10 days before which is required by the Municipal Land Use Law. Municipalities are to do either a comprehensive review or a reexamination report of the Land Use Policies every 10 years. The last one that Delran has done was in 2009.

**DELRAN TOWNSHIP  
PLANNING BOARD  
MUNICIPAL BUILDING  
REGULAR MEETING MINUTES  
NOVEMBER 5, 2020 – 7:00 PM**

Delran adopted the Comprehensive Master Plan which is the Land Use policies, the goals and objectives and a couple of other elements were comprehensively done in 1999. Since then, there have been 2 reexamination reports, in 2003 & 2009. This, if adopted tonight will be the latest Master Plan Reexamination Report.

There was a Master Plan Sub committee which has worked and guided Mika thru the document. The Committee has met 2 times as live conditions & one through Zoom while preparing this report.

When looking at a reexamination report, you are required to look at 5 questions that are stated in the report. Mika was very through reviewing the 5 questions and what lead up to the subcommittee to all agree on what actions should be taken on this report.

Through this reexamination report, there have been specific recommendations being made. One is to prepare and adopt a circulation plan element. During the discussions, it was noted that the traffic & circulation seems to be a major issue. Also, one of the biggest goals of Delran is to have a network of transportation as well as pedestrian connectivity throughout the Township. That is one of the biggest recommendations from this reexamination report to look at & adopt a circulation element because the last one that was done was in 1999.

Another recommendation is to look at the Historic Preservation Element. In 2009 there was a recommendation made to have an Historic Preservation Committee. In order to do it, the Township would first have to adopted a Historic Preservation Element which means that you have to look at the historic inventory. You then would have to set up historic districts and so forth. Based on that element, then you would follow and prepare an ordinance from a committee that was appointed.

In keeping with that, if that is one of the recommendations of the reexamination report that if Delran Township is still interested in having a Historic Preservation Committee, the first & foremost step would be to adopt a Historic Preservation Element.

Another would be to prepare a sustainability and resiliency Master Plan Element to address any potential impact of climate change. The Township is situated next to the Delaware River and we do have flood hazard prone areas. This is why this element is of importance to the Township of Delran.

Zone changes to the Township will show the recently adopted inclusionary zone ordinances that have been changed. Also, the affordable housing ordinances which should be reflected in the zoning map. So, this reexamination report is recommending that the zoning map be updated to incorporate these zones with in our ordinance.

**DELRAN TOWNSHIP  
PLANNING BOARD  
MUNICIPAL BUILDING  
REGULAR MEETING MINUTES  
NOVEMBER 5, 2020 – 7:00 PM**

Also, specifically that properties along the south eastern portion of the township be rezoned to a Plan Unit Development (PUD). The reason for that is that this was developed as a PUD area which currently is in the A1 zone. What happens because of that, is that every single-family unit in that area would have to adhere to the ordinances in the A-1 zone to do any exterior change. It could make a difference in whether they would meet the proper requirements and be denied a zoning permit application. This would make then have to come to the Zoning Board for a Variance. So, the recommendation is to change it to the Planned Unit Development (PUD).

The other recommendation is to the current NC-1 zone which is the intersection of Bridgeboro Road & Hartford Road, is to add some mixed uses within the zone. The idea is to create the Town Center for the Township of Delran & this would be a good area for that.

Another big recommendation for Delran Township is the process of developing a new Open Space & Recreation Plan which is being developed in accordance with the NJDEP Green Acres requirements. The new OSPR will specifically address this recommendation.

There are several more specific recommendations. One major one is that the Township should consider permitting is medical/recreational marijuana and supporting businesses, including alternative treatment centers and cultivation and or manufacturing facilities to the commercial district along Route 130 or the industrial district.

The Township should consider amending the site plan review ordinance to require that electric vehicle charging stations be included in larger off-street parking areas. A potential standard by other municipalities is that for parking areas that will have more than 50 spaces, a minimum of 2% of those spaces include electric vehicle charging equipment.

The Township should consider developing standards for such uses to establish whether or not, and where, such containers may be appropriate for use due to increasing trend for industrial businesses to use shipping containers (sea boxes) or other modular storage boxes for outdoor storage purposes.

One large major one is for the Township to look at several types of Landscape businesses along Hartford Road area & whether it should be permitted as a permitted use or find a specific location for such businesses.

Another recommendation is for the Harbor District where it currently permits only water related recreational uses & facilities. The Township should consider expanding the uses which could be a potential economic generator for Delran if industries such as breweries or distilleries, restaurants and indoor/outdoor recreation were to be permitted, that could attract visitors to the Township.

**DELRAN TOWNSHIP  
PLANNING BOARD  
MUNICIPAL BUILDING  
REGULAR MEETING MINUTES  
NOVEMBER 5, 2020 – 7:00 PM**

The Township should consider specific recommendations regarding the traffic & circulation element of the town. From sidewalks to the main throughfare, connector pedestrian bridges from community parks to streets in the community.

Ms. Apte stated that these were the major ones & that there are a few other specific recommendations that are in the Master Plan Reexamination Report.

The last point that the Land Use Law needs the Planning Board to look at is if there were any Redevelopment Plans recently adopted within the Township. They would need to be incorporated. The last one that the Township had adopted was the Stellwag Redevelopment Plan. There may be many other underutilized properties within Delran that warrant further investigation as to their potential as areas in need of redevelopment. The Township should continue to evaluate opportunities for redevelopment in order to take a proactive approach to revitalizing targeted properties.

There was a discussion on the existing community in the A1 zone and which ones they would consider a change to a PUD zone.

This Master Plan Reexamination is a plan going forward, if Council agrees, they will create an ordinance to agree to specific parts of the plan. These are recommendations that will get presented to Council and maybe they act on it now or save it for a later date.

**OPEN TO THE PUBLIC**

**Mr. Khinkis opened to the public. Mr. Catrambone seconded it.**

There was no public for comments.

**CLOSE TO THE PUBLIC**

**Mr. Gleaner stated that the following corrections need to be made to the Master Plan before presenting to Council.**

- A. Make change on page 31, section 5.3 item B, the NC-1 is to say Bridgeboro Road not Bridgeport Road.
- B. Make change on page 32, section 5.4 item B, after permitting medical marijuana add /recreational related uses to that.
- C. Make change on page 34, add item M to say that the Board recommends to look at all larger Plan Unit Developments within Delran. If it reflects the current zone that they are in, create specific standards related to that.

**DELRAN TOWNSHIP  
PLANNING BOARD  
MUNICIPAL BUILDING  
REGULAR MEETING MINUTES  
NOVEMBER 5, 2020 – 7:00 PM**

- D. Make change on page 34, item L where the specific recommendations regarding the traffic and circulation element. Item L1 was to agree to that specific recommendation. The second point, L2 & L3 needs to be removed pursuing Hartford Road to become a County Road and a traffic signal or a roundabout considered along Hartford & Conrow Road. These have already been considered.
- E. The last recommendation would be a pedestrian connection road from Creek Road to Hartford Road on Bridgeboro Road.
- F. Make change to page 19 at the top stating Township instead of Borough.

**Mr. Boehmke made a motion per the resolution accepting the plan with the following changes stated. Mr. Khinkis seconded it. The results are as follows:**

**Aye:** Mr. Chinnici, Mr. Catrambone, Mr. Hermansky, Mr. Parento,  
Mr. Khinkis & Mr. Boehmke

**Absent:** Mrs. Pomeranz, Mr. Mullen, Mr. Paris, Mr. Macey &  
Mrs. Procida

**OPEN TO THE PUBLIC/CLOSE TO PUBLIC**

No public present

**ADJOURNMENT**

**Mr. Khinkis made a motion to adjourn the meeting at 8:30 pm. Mr. Boehmke seconded it. The results are as follows:**

Motion carried with a unanimous voice vote.

Respectfully submitted,

Kathy Phillips, Secretary  
Planning & Zoning

**DELRAN TOWNSHIP  
PLANNING BOARD  
MUNICIPAL BUILDING  
REGULAR MEETING MINUTES  
NOVEMBER 5, 2020 – 7:00 PM**