

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
MEETING MINUTES
DECEMBER 3, 2015**

OPEN PUBLIC MEETINGS ACT

The Delran Township Planning Board regular meeting of Thursday, December 3, 2015 was called to order by Mr. Brady at 7:30 pm, in the Delran Township Municipal Building.

The Open Public Meeting Act Announcement was read by Mr. Brady and the Pledge of Allegiance was performed.

ROLL CALL

Present: Mr. Brady, Mrs. Rovinsky, Mr. Williams, Mr. Catrambone, Ms. Kolodi, Mr. Cathel, Mr. Diehl, Mr. Hejnas & Mr. Morrow.

Absent: Mr. Paris & Mr. Singer

NEW BUSINESS

Planning Board Reorganization

Timber Ridge at Delran, LLC
Block 116 – Lot 6, 7, 8 and 10.01 Plate 3
Moorestown – Bridgeboro Road
Application # PP2015-02

DISCUSSION

Mr. Brady stated that the Housing Plan Element and Fair Share Plan will be presenting a revised draft so it didn't make sense to discuss it at the present time so it was postponed till a later date.

This evening's agenda concerns a letter the Mr. Siciliano drafted up on the redevelopment of Stellweg Farms. Mr. Brady took the liberty to make some editorial changes for intent to make it a little crisp in terms of communicating the sentiment of the Board on specific issues to town council so that we leave little if any room for ambiguity in what our thought process was.

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
MEETING MINUTES
DECEMBER 3, 2015**

Mr. Brady was asking the Board for any questions or comments from Mr. Siciliano's letter he drafted up so we can capture them & Mr. Siciliano to turn the draft and get it back out if necessary for another round of review. If changes are minor then Mr. Siciliano can make the changes & make a motion to approve subject to incorporating the edits. Mr. Siciliano stated he can make the changes & get it out tomorrow.

Mr. Brady going over the letter that was drafted up with the items for review and recommendations discussed from the Planning Board for the proposed redevelopment plan. The items in discussion consisted of:

1. Initially there was a comment with regards to the wetlands, which are on the site and was discussed that they should be set aside as preserved space with the obligation of the homeowners association to the maintenance of those.
2. Traffic control ordinance, with appropriate signage, so that no thru-traffic would be permitted.
3. Street width, proposed width is approximately 28 to 30 feet in width. Suggestion by the Planning Board recommends that the development of the cart way to consider a design that would maximize the width to 36' which is the maximum width permitted.
4. That there would be sidewalks on both sides of the street. Stricken from memo. Already designated on the site plan.
5. Parking is restricted to one side of the street.
6. Planning Board observed that consistent with the proposed RSIS guidelines, it appears that each home is to have a two car garage and two cars are permitted on driveways directly adjacent to the garage. Board recommends this be confirmed.
7. Deck heights to be consistent with what the engineer suggest is standard in a R1 or R2. Looking for something more consistent with a residential development.
8. Regards to side yard setback, the Board recommend that the end units have the 8' side setback.

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
MEETING MINUTES
DECEMBER 3, 2015**

9. There were comments with regard to the proposed building height, although there has been a conceptual plan with regard to front yard staggering of the proposed development, this appears to be memorialized & the Board would ask Council to considering mandating this aspect of the development.
10. Permitted ancillary outdoor structure, specifically, sheds and any other outside enclosures for storage. It is still unclear as to which extent these structures can be placed.
11. The Planning Board recommends that an analysis should be undertaken by Council with regard to some restriction of the proposed fencing materials.
12. Proposed development of whether or not any of the structures have basement and if so, whether any sub pumps are to be installed in the homes, given the presence of wetlands on site. Should a basement be permitted, the dwelling should be equipped with sump collection and pumping systems to remove any water from basement.
13. Evaluate minimizing the number of units to be developed but recognizing the balance that needs to be struck in order to insure an economically viable development project. (Add on from original letter)

Motion to approve letter that was from Mr. Siciliano to the Town Council as modified, subject to incorporation of the mentioned changes.

Mr. Morrow made a motion to approve the draft letter and Mr. Diehl seconded it.

Voted in affirmative: Mr. Brady, Mrs. Rovinsky, Mr. Williams, Mr. Catrambone, Ms. Kolidi, Mr. Cathel, Mr. Diehl, Mr. Hejnas & Mr. Morrow.

Absent: Mr. Paris & Mr. Singer

RESOLUTION ADOPTED

SDK Tenby Chase Apartments Waiver as modified addressing the waivers.

Mr. Catrambone made a motion to approve the Resolution & Mrs. Rovinsky seconded it.

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
MEETING MINUTES
DECEMBER 3, 2015**

Voted in the Affirmative: Mrs. Rovinsky, Mr. Williams, Mr. Catrambone, Mr. Cathel & Mr. Morrow.

SDK TENBY CHASE APARTMENTS Preliminary & Final Site Plan.

Mr. Cathel made a motion to approve the Resolution and Mr. Morrow seconded it.

Voted in the Affirmative: Mrs. Rovinsky, Mr. Williams, Mr. Catrambone, Mr. Cathel & Mr. Morrow.

MINUTES

Minutes from regular meeting November 5, 2015

Ms. Kolodi made a motion to approve the minutes with the minor corrections & Mr. Hejnas seconded it.

Voted in the affirmative: Mr. Brady, Mr. Catrambone, Ms. Kolodi, Mr. Cathel, Mr. Diehl, Mr. Hejnas & Mr. Morrow.

Abstained: Mrs. Rovinsky & Mr. Williams.

OTHER BUSINESS

James Clarkin from Township Engineer from CME & Associates spoke about the COAH & what will happened with the hearing that the Board will be hearing in the near future.

Spoke about the re-organization meeting and make sure the Board has the material for review prior to the holiday due to an extensive amount to review.

ADJOURNMENT

Mr. Morrow made a motion to adjourn at 8:45 & Ms. Kolodi seconded it.

Motion passed with a unanimous voice vote