

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
FEBRUARY 6, 2020 – 7:00 PM**

OPEN PUBLIC MEETINGS ACT

Delran Township Planning Board regular meeting of Thursday, February 6, 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. Macey, Mr. Chinnici, Mr. Catrambone, Mr. Paris, Mr. Hermansky, Mr. Parento, Mrs. Pomeranz & Mr. McDermott

Absent: Mr. Reimel & Mr. Khinkis

Professionals: Mr. Raday, Engineer, Mr. Luste, Planner & Mr. Gleaner, Attorney

NEW APPLICATION

**Delran Associates, LLC
Rt. 130 South
Block 65, Lot 18.01
PP 2019-01
Minor Subdivision/Preliminary & Final Site Plan**

Mr. James Burns, Attorney from Dembo, Brown & Burns stated that his clients are before the board requesting Preliminary & Final Site Plan approval along with the Minor Subdivision approval associated with the proposed construction of a 240-unit multi-family residential development consisting of 192 market rate units & 48 Fair Share housing units. There are 10 buildings proposed consisting of 24 units each, a club-house, inground pool and amenities. Along with that will be a maintenance building with a second floor Superintendence apartment, garage compactor, recycling area & other related improvements for the property.

The property is located on Route 130 South. It is known as block 65, lot 18.01 on the tax maps. It is currently a vacant lot. There are no variances requested or required. It is in full compliance with the Township's Redevelopment Ordinance's which are ordinances #2019-14 & 2019-16 including the related Fair Share Housing requirements.

Since the property is located on Route 130, traffic jurisdiction is entirely with NJDOT. They will have full review of that traffic application.

They are in receipt of the Planning Board Planner's review letter & the Board Engineer's review letter.

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When they received those letters, they went through a detailed discussion with the Professionals. They were able to resolve any issues related to the letters. He stated that all the issues were addressed prior to the Board meeting. He will comply with the review letters in its entirety. They provided detail responses to each letter on how they can address the issues and comments raised by the Professional's.

Mr. Gleaner swore in the applicant's professionals. Mr. Robert Stout, Engineer, Paul Mutch, Traffic Engineer, Yoni Nevenansky, Weiss Properties, Vic Barr, VLBJR Architects.

Mr. Stout's qualifications have been accepted as a Professional Engineer.

Mr. Stout presented Exhibit A-1 is a 2017 google image of the site. This was fully developed in 2000/2001 as part of the Home Depot site. When they developed the Home Depot, they cleared the other side in hopes of doing retail at a later date. There is a preliminary approval for the retail component of the center on the side. Unfortunately, it has been empty for many years.

The applicant found a residential component to this and has worked with Home Depot to come up with a plan for the site. As part of the Home Depot site, when it was built, it only had a small 10' buffer along the back. Today the evergreen trees put there are close to 40' in height which gives it a nice buffer. When they design the site, they will supplement that through that area.

Exhibit A-2 is a colorized rendering of the building, which outlines everything that they are proposing for the site. There are 10 buildings consisting of 24 units each which will be the 240 units. There is an existing curb cut which was put out there originally when they designed & built the Home Depot. They are using the same exact location creating a boulevard effect coming into the center and circulating around. Each building is approximately 8 or 9 thousand square feet in footprint, with 3 floors.

It also has a club house which is about 6,000 square feet. With it, there will be a pool, sitting area, some picnic tables and benches along the side. There is also a pool house in the front corner all surrounded by PVC fence which has to meet the State code for inground pools and landscape around the side.

They also have an ancillary building into the rear. That will be a maintenance garage. It will be 2 stories. The first story will be the garage and the 2nd floor will be the onsite Manager's apartment. There is only one owner of the site.

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There is a minor subdivision for it. They will be doing it in 2 phases for financial reasons only. They will complete 1st phase and as it gets closed out, then they will complete the 2nd phase. It's a 14.6-acre tract. The 1st tract is 8.8 acres and the 2nd one is 5.8 acres.

They also have full circulation to make sure everything fits. They have increased the radius to 25' which is one of the requirements they stated in the Fire Official letter. This allows them full movement of a ladder truck; trash pick-up & recycling pick up. Also, by doing that, it allows them to get a WB 50' moving truck throughout the site. It will also allow the truck to circulate through the site as well.

One of the things that they do have to look at are the RSIS (residential site improvements standards), they have to make sure they use their guidelines. One of the things looked at first is parking. They need 473 parking spaces. One of the comments that came up was, does that include visitor spaces that are dedicated visitor spaces. In the RSI standards requirement, it has 2 parking spaces per unit. Out of that, a half is dedicated to a visitor. There are 120 visitor spaces throughout the site. They need 473 spaces; they are proposing 480 so they have an excess of parking throughout the site. Mr. Stout stated that when he talks numbers for parking, he takes those numbers from the RSIS where they take from all over the state and averages those out. It averages to be about 1 1/2 cars per unit. There will be no assigned parking.

There are 11 handicap parking spaces. Each building has a handicap spot right in front of it. Mr. Stout stated that they are almost double the required parking requirement of the ADA. There are 18 spots around the pool so they made one of those to be a handicap spot. Mr. McDermott was questioning why they only have the one spot in front of the pool area. Mr. Burns stated that they are only required to have 6 spots but felt that they would double it to make sure there would be plenty.

Mr. Burns stated that they placed the pool in the front specifically so it would be easier access throughout the site for residences to walk to it. Mr. McDermott had mentioned that most apartment complexes in NJ don't comply to the ADA compliances. Mr. Stout told him that there are 2 types of ADA parking. One is standard & the other is van accessible. Van is an 11' wide with a 5' loading area. Every one of the spaces that they designed is for van so they overloaded the spaces. So, they all conform to the RSIS of the ADA rules. Mr. Burns addressed that with Mr. Raday, Pennoni Engineer to make sure that they all comply. Mr. Raday stated that they do. Mr. Raday stated that they request to allow the Police Department to adopt the Title 39 which enables them to ticket anyone who abuses the space.

This is not managed by an HOA. The owner is the one who manages the property. It is owned by the same person who owns the Avery's right up the street on Route 130 in Willingboro.

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Mr. Stout stated that it is a beautiful complex. They will have a clubhouse that will be used by the residence. There are no plans on renting the clubhouse out for outsiders to have parties.

Mr. Gleaner asked that the applicant's professionals make their presentation first and save your questions. A lot of time your questions will be answered by the next presenter.

Mr. Stout talked about the recycling area and the trash compactor which is located in front of the maintenance area. Exhibit A3 shows the trash compactor which is ADA compliant. How it works is it has an ADA ramp, three sides are enclosed where the back in a trash compactor, with closed doors so it is fully self-contained. There is a ramp that goes up or steps. If you are ADA compliance, at the top of ramp is a 5' turnaround for ADA requirements. There is a door that opens, when opened it shuts off all the electric. There is a shoot where you put your trash in, close the door and it locks and compacts it. It is a 34 cubic yard dumpster.

Next to the trash compactor is the recycling center it is 8 cubic yard dumpsters in a PVC enclosure with gates in front of it. There is a side opening to put your recycling so no need to open gates. It is self-contained. The recycling is done with the County so they coordinated the numbers and sizes that are required for this. They will make sure that complies.

There is a Home Depot site which has a detention facility built pre 2004. The rules changed in 2004 for storm water management. That's where water quality and recharge which is the environmental component of the new DEP regulations kicked in. That basin does not have that but what it does have is the capacity for the entire site that was to be built. The plus is that they didn't have to have a 2nd basin. What they have done is designed this with the RISI standards & the NJDEP criteria which is also our ordinance requirements to create the infiltration requirements for that. They have designed it to meet all the standards, discharges out through Home Depot pipes that are there. They are already in place so they don't have to pick up any of the paving.

All utilities on site will be undergrown, electric, gas, water & sewer.

The landscaping that they are proposing is along the frontage, there will be street trees running down Route 130. Along the side, Home Depot asked that they buffer them with an 8' sound wall. They also added a double row of cypress trees along with the wall. Ultimately, they will grow to the width of the buffer along the back. They also have done some evergreens inside the side wall to give a secondary buffer. Along the back, there is a 10' buffer. The plus of that is that the eastern pines, that are there, are approximately 40' tall. That runs about 12' wide at the corner to about 30' wide at the other side. There is a solid board on board fence already in place which they are not touching even though that is well within their property line.

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They are proposing a 50' buffer area. They will add deciduous trees where they will give nice color during the summer season.

For the lights standards they will be using LED lighting. Down lighting, shoebox style and using rear cutoff so none of the light will shine onto any of the other sides. One of the pluses with this site if you look at the redevelopment standards, they have almost doubled the width of all the setbacks. That allows them to have a lot of buffer areas, its setback much better than what the ordinance allows them to do.

Two things that have come up in the Engineer's & the Fire Official's letters is a secondary means of access. On the original drawing, they had a single driveway coming in. One of the things they would do for a secondary driveway is to divide the road. There will be a median, widen it out so there will now be two lanes. If for some reason there would be an accident on one side, you can use the secondary side. Another question that was proposed to them is, can they possibly get an access into Home Depot for a secondary emergency access. Unfortunately, Home Depot has been very adamant about complaints of sound coming from their site. They will reach out to them again to see if it could be an option. The other thing they came up with is a secondary access on their side along the Home Depot property line. They will have a depressed curb on the corner, with grass covering the drive leading up to it. Under the grass will be an 8" layer of DJA which is a crushed stone base which will support & allow a firetruck to come in and access. They will landscape around it with bollards & a chain across it so the Fire Department will know where it is at. This way they will have the driveway with the split road along with the emergency vehicle access as well.

Exhibit A-4 is a proposed sign rendering which shows the details. The sign is at the front main entry, off to the right directly in front of the clubhouse. Low monument sign with a pedestal on top will say the specific name of the community and the post office address number on the front elevation.

In Exhibit A5 there is a 3d rendering of the site showing the sound wall that will run the length of the Home Depot side. It is a solid wall that will allow some sound defining coming from each site.

Mr. Burns asked Mr. Stout if there were any variance requested or required? Mr. Stout stated no. They have met all the redevelopment criteria of this plan. Landscaping & lightening, they have agreed to work with the Board Professionals to address any issues that may be required to pick species of trees, supplement landscaping where needed and to address any issues that may occur with lightening. Mr. Stout agreed.

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Mr. Stout showed a few of the elevations marked in Exhibit A-5 showing the 3d elevation from the Home Depot entry. There are 3 floors, ADA accessible, inside the units themselves will be adaptable. The building height will be less than 45', the pool in the front, landscaping and the sign that was previously discussed. It shows the proposed second ingress & egress for emergency vehicles. It's showing a faint view of the secondary entrance but it is covered with grass with 2 bollards and a chain across it. Exhibit A-6 shows the same rendering but from the opposite side from across the street looking down on it from about 150'. Exhibit A-7 shows the rendering from the back view from Forest Hills community. They removed the existing trees so you could see what it they would be building. Exhibit A-8 shows the rendering of the trees that the houses that back up to the site would actually see.

As part of the construction, they will have a temporary construction trailer. It will be in the rear of the site. Once the site is complete, the trailer will be removed.

Mr. Stout stated that what he has shown and explained is the entire scope of the site. They meet all the codes & have no variances. In some cases, they have actually gone above what is required under the Redevelopment Ordinances. Especially, the setbacks which are much greater.

Mr. Paris asked if they have any accommodations for pet areas within the community. Mr. Stout stated that yes, they will have areas.

A question was asked from a Board Member about the ADA parking spots. Mr. Stout stated that according to the ADA compliance codes when they built the Avery's up in Willingboro, that they had approximately 15 to 20 ADA spaces for 940 parking spaces or somewhere in that neighborhood. What they didn't do at that time, is that they didn't put a handicap space in each building even though they were in compliance of the codes. They have since corrected that. They have the ability to double the ADA spaces to two per building if they need to because it's a single load per Mr. Stout. A board member voiced his concern about doing the handicap spot in front & back since there is an entrance into the buildings from either side. Mr. Stout & Mr. Burns agreed that they will meet with Pennoni to accommodate that request.

Mr. Catrambone asked if there was a need for more handicap spots, can they just strip it. Mr. Stout commented that they can easily strip them adding a sign stating a \$250.00 violation on it. They can double it with no issues. They can double them up in the front & add on a couple in the back of some buildings. They can't do it on all of the buildings. They will do it on a few throughout the site.

Mr. Catrambone questioned the trash compactor & the time it will be in use. Mr. Stout stated that it would be in use from 8am to 5pm during hours of trash pickup.

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They are fairly quiet, plus they are in a masonry enclosure to deaden sound. Exhibit A-9 is a picture of the trash compactor. The State's sound statute requires you to have 65 decibels during the day & 50 decibels at night. They will meet that code & have less than that. They will comply too the Township Ordinance for noise. The recycling center containers have plastic lids so the noise is at a minimum.

Mr. Catrambone has concerns of the light & sound with in the community. Mr. Stout responded to his concern. The closest building, they have is about 130' off the back-property line. The requirement is 75' for the building. The buffer requirement is 50'. They are providing 55' and keeping the existing buffer that is there. Distance makes noise decrease. The nearest building is about 200' from the 5 homes back there. That also is for the compactor's distance. The lighting is also questioned. Mr. Stout stated that they are putting a rear cut off shield for the lights in the rear. The lights will shine forward.

The homes that sit behind the site, those trees are already 40' in height that were planted with the Home Depot site. Those homes will be able to see the roofs of the units from their house in Forest Hills. The contractor will supplement with a secondary buffer of deciduous trees that will bloom in the summer & will grow a little taller. Plus, they are doubling the distance that they are allowed to come back too.

There is a board on board fence that runs along the back of the site. Mr. Stout stated that it will be maintained but not changed.

Mr. Hermansky asked about the storm water. Mr. Stout stated that the grading for the site goes from front to back. From Route 130 curb line to the property line it drops down about 15'. There is a berm that was created with the Home Depot sight. They have built up the area of the site to be higher in the rear of the community where it is closer to Forest Hills, draining down towards the infiltration basin where the water can lay there for up to 72 hours. One of the requirements for the DEP & the Township Ordinance is that you have to infiltrate that water. That's the cleaning portion of the recharge. The applicants Engineer has looked at the current basin a few months back & stated that it's in good shape.

One of the agreements between the applicant & Home Depot was that they have to assist in the maintenance of that basin. If for some reason Home Depot folded, the applicant is on the hook for maintaining it.

Mr. Stout wanted to clarify that the buildings are only accessible to the first floor. The second floor is not accessible.

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The fence around the pool will be either a solid vinyl or a picket fence which will have to meet all the ordinance for a pool.

Mr. Paul Mutch, Traffic Engineer from Stonefield Engineering in Princeton, NJ is a license professional engineer in NJ for 7 years and has been accepted as an expert witness before 20+ Land Use Boards in NJ. He has been accepted as an expert in Traffic Engineering.

Mr. Mutch stated that the site is on the South bound side of Route 130. It has 3 lanes in each direction with a large shoulder along the frontage which is used for acceleration & deceleration typically for the Home Depot but will be used as the same purpose in the proposed condition with their development.

They are under the jurisdiction of the NJDOT major access permit. That permit is currently under review and they're performing a thorough review of the access that they are proposing. Right in & right out is the simplest access plan in the business. This access was approved as part of the previous development. The curb cut is already there where they are reusing it. Part of the application with NJDOT, they will adjust it a little bit. Generally, where you see it today is where it will exist.

As part of the data collection for the site, they studied the Home Depot driveway & the road network in front of them. When they put the development in, they want to know what the existing conditions are, what the conditions are going to look like 2 years from now which is industry standard. Then they will factor that all in and what their development is going to add to this road network.

To establish the morning weekday, evening weekday & Saturday mid-day peek hours for the area. That way they know what the peek traffic generation in the existing condition is. They found that between 7:15 & 8:15 am on the weekday and between 5:00 & 6:00 pm during the weekday evening and the 12:15 to 1:15 pm, Saturday mid-day peek.

After doing that, they found the level of service to be at C which is acceptable. They did a study with the shoulder and it is at a level A.

There will be one Property Manager on site with a leasing person. Also, one or two Technician's to handle the maintenance of the site. The site will be maintained very well. The Superintendent will live on site and be available 24/7 to handle any maintenance issues or emergency's the residence might have whether he is on vacation or not available. There are several back-ups to handle things.

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The pool is maintained by a licensed pool company. In addition, they provide lifeguards. They pay a third-party company to handle that, so it's out of their hands. They usually provide a pool pass per visitor for each apartment. On a holiday, they will not allow guest. That's so residence can use the pool. They don't rent the clubhouse to outsiders. It's for the residences.

They are a pet friendly community and will have a doggie park which they added into an open grass area. The site plan doesn't currently show a playground but they will revisit and add a playground.

They discussed the number of children the community will have. Mr. McDermott stated that the community should have more that a playground & postage size pool with what the board members believe the number of children will be.

Mrs. Pomeranz asked if the children will be bused to schools. They will be bused to the High School since it is on opposite side of route 130. They are not sure if Middle School will be since it falls on same side.

Mr. Burns stated that they are complying with the Redevelopment Ordinance and nothing else. The issues of sidewalks, recreation facilities, etc. are not part of that requirement.

There are camera's around the clubhouse. No security guards.

Mr. Chinnici opened to the public

Mr. Gleaner sworn in Mr. Edward Binkowski, 215 Pine Blvd, Medford, NJ which is his home address. He is the NJ Division Manager for Piece Management Inc. Piece Management Inc., located at 8015 Route 130 South. They are a commercial construction firm that work up & down the east coast. They do work for retail & restaurant facilities, most of their work is renovation, repair & maintenance. He stated that 75 to 90% of the work they perform for the clients is done at night. There are about 25 employees where most of what they do is at night between the hours of 7pm to 8am. Heavy equipment, forklifts, box trucks with lift gates, dumpsters, receive deliveries, load trucks, move stuff in and out where they create a lot of noise. The office parking lot is in the front & the rear parking lot is where all the work is being performed. There is a lot of lights for security purpose & a lot of noise year-round. His concern is that after the development goes in, what kind of impact it will have on his business because of what they are doing in their everyday business.

Mr. Stout stated that there is a 15' buffer with trees that are along that section. The trees in there now won't have any coverage. Mr. Binkowski stated that there has to be some kind of buffer to protect the residences, like a wall similar to what's going down side but taller to try to

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keep the sound from traveling to the residence there along with the lights which are about 12' to 16' off the ground on their cinderblock wall going across the whole back area. They have about 6 or 8 wall pack lights.

Mr. Bob Seville lives at 9 Briar Knoll, Forest Hills was sworn in by Mr. Gleaner. His concern is the detention basins that were built over 20 years ago and they never really worked properly. It was probably designed 20 years prior to that and the site never got developed so now they are probably using a design that is 40 years old. In the Home Depot detention basin, there is a tree growing in the middle. They haven't touched it in ten years. There is porous ground where their site is. Now it's going to be all black top. All that water will flow into the Home Depot retention basin, which flows into their private retention basin in Forest Hills and then to a smaller one which eventually ends up in the river. When they get a lot of rain, his kids go canoeing in it.

Mr. Gleaner stated that they have to build it according to storm water standards and their testimony was that it won't run into Forest Hills.

Mr. Stout stated that they didn't look any further than the Home Depot basin. They didn't check the size of the basin on the Home Depot, they took the calculations & checked the lines that are going to it. They are installed properly. If it is going to the Forest Hills basin, they didn't analyze that far down. If it is connected to the Forest Hills basin, they will look at the Home Depot portion of what that is. If there is an issue there, they have to address it anyway since it is part of the applicant's system. Mr. Seville recommends that they take it right from the Home Depot.

Mr. Dave Perritt lives at 51 Cranberry Lane was sworn in by Mr. Gleaner. His concern is the groundwater. In his basement from fall of 2018 to fall of 2019. His sub pump was going off every 1 minute to 2 minutes and it was pumping gallons of water. He has no idea where it came from but then all of a sudden it just stopped. Will this affect him with the basement sub pump? In January of that year even when it didn't rain, his pump was still going off every 2 minutes. He stated that there were about 10 houses around him where it happened also. Mysteriously, theirs all stopped to at the same time. Wasn't just when it rained, that's when it got worse. He fears that his home sits 15 to 20 feet below this property being developed and it will flood his basement.

Mr. Raday asked if a mounting calculation was done. Mr. Stout stated the property is too far away and it isn't required. This water will infiltrate but will at a rate that currently infiltrates now. What they are required to do is take the site the way it looks today, all vacant, the water that goes there runs into the ground so they have to figure the same amount & put it back. That's what they do in the basin. The average rainfall runs about 40 to 42 inches & in 2018/19 it ran about 65 inches.

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Mr. Seville asked if Forest Hills can plug up the water coming from Home Depot. Mr. Gleaner stated that as long as they had approved it at that time when it was constructed, then they are allowed to do it. If it's something they did outside of approvals then they have a problem.

Mr. Ryan Huryn who lives at 700 Linfield Ave. was sworn in by Mr. Gleaner. He asked if it was possible to eliminate the blacktop and use a porous material to counter act the stormwater. Mr. Stout stated that in this area due to the colder weather water would get in it and freeze. It doesn't maintain well. He also had a concern on the impact of the schools.

Ms. Alica Smith who lives at 413 Arch Street was sworn in by Mr. Gleaner. Ms. Smith is in the Historical Society Riverside. She submitted a letter which will be placed as exhibit PB-1 (resident). She was hoping that possibly the developer would allow them to do an archeology dig during the second phase. They have found some Indian arrow heads along the Rancocas River. If not this site then there are other ones coming up that run the same boundaries of the river.

Mrs. Kristen Messina who lives at 52 Harper Drive was sworn in by Mr. Gleaner. She had a few questions for the developer. Her concerned is about the amount of traffic this is going to generate. She wants to know if there is a plan is for what is going to happen to the taxes due to the overflowing number of students. Schools will have to enlarge to accommodate. The State hopefully will look at the roads for the amount of traffic it will generate.

Mr. Glen Kitley, President of the School Board who lives at 112 Randell Ct. was sworn in by Mr. Gleaner. Mr. Joe Biluck, VP of the School Board who lives at 510 Leon Avenue was sworn in also. R. Kitley wanted to address the previous home owners testimony on the response of the \$18,000,000.00 that he mentioned. It was an assessment of needs of the district and not a scope of work, nor does it include any State funding which is going to go into that number. He also addressed the number of children they stated in the testimony being way off from what he sees by being President of the School Board. Mr. Biluck reiterated Mr. Kitley's sediments on the school. It runs the school about 11 to 12 thousand per kid.

Mr. James Groark who lives at 26 Silverwood Drive was sworn in. He asked why they are only considering rental properties that tend to diminish the schools. Mr. Gleaner stated that this was already an approved site for the affordable housing and the applicant owns the land & they have decided what they wanted to put there.

Mr. Chinnici closed this portion to the Public.

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Mrs. Pomeranz asked approximately when they will start the building process and how long till complete. Mr. Stout stated that we are waiting for NJDOT approval before they can start, once received then you're looking at 2 phases and about 2 years for completion.

Mr. Hermansky made a motion to deem the application complete and that the Applicant will come back next month for Preliminary & Final Approval. Mr. Catrambone seconded it. The results are as follows:

Aye: Mr. Chinnici, Mrs. Pomeranz, Mr. Catrambone, Mr. Paris, Mr. Macey, Mr. Hermansky, Mr. Parento & Mr. McDermott
Absent: Mr. Reimel & Mr. Khinkis

DISCUSSION

Mr. Gleaner stated that we needed to clarify who will be on the Master Plan Review Committee.

Mr. Macey made a motion to nominate Mr. Paris, Mr. Macey, Mr. Chinnici & Mrs. Pomeranz to be on the Master Plan Review Subcommittee. Mr. Paris seconded it. The results are as follows:

Aye: Mr. Chinnici, Mrs. Pomeranz, Mr. Paris, Mr. Macey, Mr. Hermansky, Mr. Parento & Mr. McDermott
Nay: Mr. Catrambone
Absent: Mr. Reimel & Mr. Khinkis

Mr. Catrambone made a motion to approve the Amendment to the Ordinance presented from Council. Ordinance 2019-15 correcting the front setback typo on original. Mr. Parento seconded it. The results are as follows:

Aye: Mr. Chinnici, Mrs. Pomeranz, Mr. Catrambone, Mr. Paris, Mr. Macey, Mr. Hermansky, Mr. Parento & Mr. McDermott
Absent: Mr. Reimel & Mr. Khinkis

MINUTES

Mr. Macey made a motion to approve the minutes from the special meeting from June 27, 2019. Mrs. Pomerantz seconded it. The results are as follows:

Aye: Mr. Chinnici, Mrs. Pomeranz, Mr. Catrambone & Mr. Macey

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Mr. Parento made a motion to approve regular meeting minutes from November 17, 2019. Mr. Catrambone seconded it. The results are as follows:

Aye: Mr. Chinnici, Mrs. Pomeranz, Mr. Catrambone, Mr. Paris & Mr. Parento

Mr. Gleaner discussed with the Board the fact that we are not allowed to reach out to professionals or any other member of the Board to discuss any application that will be heard. When you get your material to review, write down your questions and after the applicant is through with their testimony you can ask your question. Mr. Gleaner also wanted to let everyone know that you can't leave the meeting while it is in session. If it's an emergency, ask the chairman if we can take a short break.

OPEN TO THE PUBLIC

No one from the public responded.

CLOSE TO THE PUBLIC

ADJOURNMENT

Mr. Catrambone made a motion to adjourn the meeting at 11:00 pm. Mrs. Pomeranz seconded it. The results are as follows:

Motion passed with a unanimous voice vote.

Respectfully submitted,

Kathy Phillips, Secretary
Planning Board