

**DELRAN TOWNSHIP  
PLANNING BOARD  
REGULAR MEETING MINUTES  
APRIL 7, 2022 – 7:00 PM**

**OPEN PUBLIC MEETINGS ACT**

**Delran Township Planning Board regular meeting of Thursday, April 7, 2022 was called to order by Ms. Cure at 7 pm in the Delran Township Municipal Building.**

**The Open Public Meetings Act announcement was read by Ms. Cure and the Pledge of Allegiance was performed.**

**ROLL CALL**

**Present:** Mr. Catrambone, Mr. Lunemann, Mr. Lyon, Mr. Chinnici, Mr. Macey,  
Mr. Parento, Ms. Cure & Mr. Ozdemir

**Absent:** Mr. Giles, & (Alternate) Mrs. Russell

**Professionals:** Mr. Stuart Platt, Attorney, Mr. Fred Turek, Engineer, Mr. Chris  
Dochney, Planner

Mr. Platt stated that the application for the Life Storage, LP at 4019 Rt. 130 South, Block 9, Lot 41.25, PP2021-05 for Preliminary and Final Site Plan with Variances has been carried over to the May 5, 2022 @ 7 pm at the Township building. There will be no further notices required. We received the letter from their Attorney, extending the time for action has been provided for by law.

**DISCUSSION**

Discussion of the BOE Solar project for the High School and the Intermediate School.

Mr. Dan Kline, Herald Law P.A. in Warren Township represents HESP Solar. They are looking to construction various Solar projects at the High School and the Intermediate School. He presented an overview of the projects for a courtesy review consistent with the Master Plan and the MLUL, section 31-A. Solar energy facilities are considered an inherently beneficial use under the MLUL. Solar energy equipment used in connection with principal uses such as the schools, are considered customarily incidental to the principal use and therefore an accessory use. The purpose of the project is to promote sustainability and cost savings to help off set energy spending and is also consistent with the Townships renewable energy initiatives. NJ is a State that recognizes the importance of green energy and this project aims to further those goals.

Mr. Rob Moschello from Gladstone Design which resides at 265 Main Street, Gladstone, NJ 07934. He is a licensed Engineer in NJ. He showed an aerial exhibit of the High School with Hartford Road. He stated that they are looking to install 2 solar canopies in the rear of the building in the parking area. There will be no loss of parking spaces. Both canopies will be back-to-back of each other. There is a 14' clearance of the steel structure so Emergency vehicles can maneuver underneath there if they need to.

The Intermediate School which is on Creek Road will have one solar canopy in the middle of the parking area in the front of the school. There will be no parking lost with this structure. It has a 14' clearance also. They will have to remove a few light poles and will install new LED lighting under neath the canopies to make up for the lights that are lost due to the installation. They will comply with the lighting ordinances.

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**OPEN TO THE PUBLIC**

Walter Bauer, Delran Fire Official stated that they took ladder truck over to the schools. The Intermediate School is fine. The High School has to have an adjustment in order to accommodate the ladder truck.

**CLOSE TO THE PUBLIC**

Mr. Chris Dochney was sworn in by Mr. Platt. He works for CME Associates located at 1 Market Street, Ste. 1F in Camden, NJ 08102 as a Professional Planner and is the Planning Board Professional Planner. He prepared the Open Space and Recreation Plan Element which was presented at the 2 previous meetings. Mr. Dochney stated that there were additional comments from the Green Team which he will incorporate into the final revision of the OSRP.

**Mr. Catrambone made a motion to approve the Open Space and Recreation Plan Element as part of the Township Master Plan with the added comments from the Green Team. Ms. Cure second it. The results are as follows:**

**Aye:** Mr. Catrambone, Mr. Lunemann, Mr. Lyon, Mr. Chinnici, Mr. Macey,  
Mr. Parento, Ms. Cure & Mr. Ozdemir

**Absent:** Mr. Giles, & (Alternate) Mrs. Russell

**RESOLUTIONS**

**Resolution # PP2022-01**

NVR Inc., Ryan Homes – Foxtail Creek  
Hartford Road & Bridgeboro Road  
Block 116, Lot 23 f/k/a  
PN2021-03  
Amended Final Major Site Plan with Bulk Variances

**Mr. Catrambone made a motion to adopt Resolution #PP2022-01. Mr. Lunemann second the motion. The results are as follows:**

**Aye:** Mr. Catrambone, Mr. Lunemann, Mr. Lyon, Mr. Chinnici, Mr. Macey &  
Ms. Cure

**Resolution # PP2022-02**

Fieldstone Associates, LP  
7023 Rt. 130 S & 1223 & 1607 Fairview Street  
Block 65, Lot 14, 15, 16 & 16.02  
PP2021-01  
Major Preliminary & Final Site Plan with Variances

Mr. Platt stated that Resolution #PP2022-02, Fieldstone Associates is not on the agenda tonight and will be carried over to the May 5, 2022 PB meeting.

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**MINUTES**

Minutes from the regular meeting December 2, 2021.

**Mr. Lunemann made a motion to accept the regular meeting minutes from December 2, 2021 as written. Mr. Catrambone second it. The results are as follows:**

**Aye:** Mr. Catrambone, Mr. Chinnici, Mr. Lyon, Mr. Macey, Mr. Parento & Ms. Cure

**OPEN TO THE PUBLIC**

**Mr. Lyon made a motion to open to the public. Mr. Catrambone second it.**

**CLOSE TO THE PUBLIC**

**Mr. Lunemann made a motion to close to the public. Mr. Catrambone second it. The results are as follows:**

Motion passed with a unanimous voice vote.

**ADJOURNMENT**

**Mr. Lyon made a motion to adjourn the meeting at 7:30pm. Mr. Catrambone second it. The results are as follows:**

Motion passed with a unanimous voice vote.

Respectfully submitted,

Kathy Phillips,  
Planning Board Secretary