

**DELRAN TOWNSHIP  
PLANNING BOARD  
MUNICIPAL BUILDING  
REGULAR MEETING AGENDA  
JUNE 6, 2019 – 7:00 PM**

**OPEN PUBLIC MEETINGS ACT**

I would like to call the Delran Township Planning Board meeting to order. All meetings of this Board are held in compliance with the provisions of the Open Public Meetings Act in a resolution 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. Reimel, Mr. Catrambone, Mr. Paris, Mr. Anagnostos, Mr. Hejnas, Mr. Khinkis

**Absent:** Mr. Morrow, Mr. Parento, Mrs. Pomeranz

**Professionals:** Mr. Farrell from Pennoni, Mr. Banff from Pennoni, Rob Gleaner, Attorney

Mr. Gleaner stated that before we get started, number five on the agenda is a hearing on the Housing Element & Fair Share Plan. I had a discussion with Mika Apte, who was going to testify in this hearing and we determined that there was an error in the notice. We are going to have to postpone that hearing. We would like to hold a special meeting because there is a time element in getting this approved. Mr. Gleaner stated that he wanted to mention that up front in case anyone was here for that item. We were suggesting Thursday, June 27<sup>th</sup> for the special meeting at 7:00 p.m. Members were in agreement. Ms. Phillips will take care of advertising the notice.

**NEW APPLICATION**

Lucille Knaak  
106 Mulberry Street  
Block 125, Lot 58 & 59  
PN 2019-02  
Minor Subdivision

Mr. Snow, Attorney for applicant, asked Lucille Knaak to step forward to be sworn in.

Ms. Knaak was sworn in by Mr. Gleaner, Planning Board Attorney.

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Mr. Snow stated that the property in questions is 106-108 Mulberry Street, Block 125, Lot's 58 & 59. The property is located in an R-2 zoning district. Their proposal tonight is for a minor sub-division. What we are trying to do is realign the lot lines for the two lots. Right now on lot 58 the lot line as it sits right now goes right through the two car garage. It also is a lot that pursuant to the ordinance is sub-standard as far as square footage. Currently Lot 58 measures 82.34 feet by 193.40 feet, which is an irregular lot. Lot 59 measures 119.93 by 218.76 feet, which is again an irregular lot. We are trying to expand Lot 58 to 90 feet and Lot 59 will be 112.27 feet. When we do that Lot 58 will have 18,652 square feet and Lot 59 will have 16,104 square feet so they are now both conforming lots. With regards to the two lots, Lot 58 is where the residence sits and where Ms. Knaak currently resides. Lot 59 has been vacant since they have purchased the property and there are no current plans for development.

Ms. Knaak stated that is correct.

Mr. Snow stated that if they wanted to develop the property they would have done it before now. Ms. Knaak just wants to make sure that if something were to happen to her, her children will not have to deal with this in the future. In this particular zoning district, there are two single family detached residential dwelling as principal permitted uses. No other variances are required for the application tonight. Both lots will meet all of the bulk standards. The argument for the granting of the sub-division is that the proposed use of the lots is consistent and conforms to the principal permitted uses within the R-2 zoning district and the zoning plan for the Township of Delran. It will promote the intent and purpose of the zoning district in which the properties are located. Consequently, the proposed minor sub-division can be granted without substantial detriment to the public good. Finally, the minor sub-division will not have any adverse impact on the zoning plan for this area or neighborhood. Mr. Snow stated that if the board would like they can address the letter from the Board Planner and Engineer on a point by point basis. There are no easements affecting the property and they do not plan on having any easements. There are no deed restrictions and they do not plan on placing any deed restrictions. With regards to the signature block for the municipal engineer, we will have it revised to read Planning Board Engineer. Mr. Snow stated that he has a copy of the tax list and everyone has been notice pursuant to that list. We will have that list placed on the plan and the owner's names placed on the individual lots on the sub-division plan.

Mr. Catrambone asked which letter he is referencing.

Mr. Snow stated that he is just giving some general comments first before we address the letters. Mr. Snow stated to go to May 16<sup>th</sup> completeness review letter. At the bottom of the page under 2a, it talks about the signature blocks and no deed restrictions. The next page addresses no easements. Number 4 regarding property owners and lot lines within 200 feet will be addressed. The clearing limits along with existing proposed contour we are hoping to get a waiver for that item. Most of the vegetation is in the back and along the side. If there was ever a house constructed on the vacant lot, we would not really be talking about any clearing.

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Ms. Knaak stated that is correct. There are no trees in the middle of the lot.

Mr. Snow stated that going down to number 7, there is water and sewer but according to Ms. Knaak there are no laterals for lot 59. If someone were to construct a house on that lot, they would need to hook into those utilities and pay the applicable fees. Obviously we are going to have to apply to the Burlington County Planning Board if this board grants the approved and based on the fact that this is a minor sub-division not on a county road, we should receive approval. With regards to the Planning review, he will have Mr. Robbins address #4a with regards to the correction of the measurements. The same goes with 4b. There will be no clearing and there are no variances.

Mr. Gleaner asked Mr. Snow to back up to number 6. He asked if they felt it was not necessary to denote the trees.

Mr. Snow stated that not really. Theoretically, she could go in a cut everyone down.

Mr. Gleaner stated that he just wanted clarification that they are requesting a waiver on that item.

Mr. Snow asked if anyone had any questions with regards to the May 16<sup>th</sup> letter. We can address the items in the May 30<sup>th</sup> letter.

Mr. Banff stated that he heard the Attorney represent on previous items, signature blocks, deed restrictions, easements. We have no objection to having the application deemed complete. The clearing limits, if and when you should build something on that lot that would have to be shown on a plot plan so there is no issue with a waiver on that. Mr. Snow stated, no problem.

Mr. Snow asked if anyone should like to address any issue on the May 30<sup>th</sup>.

Mr. Farrell stated that Mr. Banff gave testimony on some of the items. On page 2, number 5, addresses concrete curbs and sidewalks. Since there is no development, he sees no reason to require installation of sidewalks and curbs; however, once development takes place it would be enforceable.

Mr. Snow stated that concludes their presentation. There was a letter from the Fire Official which indicates that there were no problems. Mr. Snow stated that he will make sure the proposed sub-division map denotes that lots will become 58 and 58.01.

Mr. Snow stated that he will be filing the sub-division by deed and will submit a copy.

Mr. Macey opened the meeting to board for discussion.

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Mr. Catrambone stated that the lot next to Lot 59 is a land locked cemetery. There is nothing on record as to who owns the property.

Ms. Knaak stated that when she moved into her home the neighbors told her there used to be a cemetery there and there were head stones at one time. Now there is nothing there and the property is overgrown.

Mr. Catrambone asked if there is a way we could request the opportunity to have the ability to go onto the property to clean it up. I know the Delran Historical Society has requested to clean up the site.

Mr. Paris asked who owns the property. Mr. Catrambone stated that there is no owner of record. They cannot locate any deed on file.

Ms. Knaak stated that they can use her property to access that lot. She stated that there are deer and turkeys on the site and she hopes they would not be bothered.

Mr. Catrambone stated he is only asking because the Township has not been able to identify the last owner of the property and his guess is the property was abandoned. The Historical Society would like to be able to determine whether it is a cemetery. Mr. Catrambone stated that he appreciates her cooperation.

Mr. Snow asked that they let them know what they find.

Mr. Chinnici stated that he has one question on the letter from the Fire Official. It appears there was a typo for the numbering of the lots. The lots should read 58.01 and 59.01.

Mr. Snow stated that is not an issue. Mr. Snow stated that he did not read it correctly to the board.

**OPEN/CLOSE TO THE PUBLIC**

Mr. Macey opened the meeting to the public.

There were no comments.

Mr. Macey closed the meeting to the public.

**Mr. Macey asked for a motion to approve the application.**

**Mr. Paris made a motion to grand approval of the minor subdivision with no waivers and with the agreement that the applicant will make the changes on the plans as suggested on the May 16<sup>th</sup> and May 30<sup>th</sup> letters. The motion was seconded by Mr. Khinkis. Results are as follows:**

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**AYE:** Mr. Macey, Mr. Chinnici, Mr. Reimel, Mr. Catrambone, Mr. Paris, Mr. Anagnostos,  
Mr. Hejnas & Mr. Khinkis

**NAY:** None

**ABSENT:** Mr. Morrow, Mr. Parento, Ms. Pomeranz

**Hearing for the Housing Plan Element & Fair Share Plan has been postponed to June 27, 2019  
@ 7pm.**

**MINUTES APPROVAL**

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  
Regular meeting minutes from February 7, 2019  
Regular meeting minutes from March 7, 2019  
Regular meeting minutes from April 4, 2019

***There were no minutes ready for approval tonight. They will be carried over to next meeting.***

**RESOLUTION**

Resolution # PP2019-04 (Approval)  
Jose Pereira  
816 Chester Ave  
Block 9, Lot 39  
PN 2018-06  
Minor Subdivision

**Mr. Khinkis filed a motion to approve resolution #PP2019-04, Mr. Hejnas seconded it.  
The results are as follows:**

**The motion was approved by unanimous voice vote.  
ABSTAIN: Mr. Catrambone & Mr. Anagnostos**

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**Resolution's continued**

Resolution # PP2019-05 (Approval)  
Braga Construction Co., Inc.  
1 Moreland Drive  
Block 63, Lot 3  
PN 2018-07  
Minor Subdivision

**Mr. Paris made a motion to approve resolution #PP2019-05. Mr. Hejnas seconded it.  
The results are as follows:**

**The motion was approved by unanimous voice vote.  
ABSTAIN: Mr. Catrambone & Mr. Anagnostos**

Resolution #PP2019-06 (Approval)  
Victory Real Estate Development  
Hartford & Bridgeboro Road  
Block 120, Lot 43 & 44  
PN2018-02  
Final Site Plan

**Mr. Chinnici made a motion to approve resolution #PP2019-06. Mr. Macey seconded it. Results are as follows:**

**The motion was approved by unanimous voice vote.  
ABSTAIN: Mr. Paris**

**OPEN/CLOSE TO THE PUBLIC**

Mr. Macey opened the meeting to the public.

There was no public comment.

Mr. Macey closed the public portion of the meeting.

**ADJOURNMENT**

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**Mr. Catrambone made a motion to adjourn at 7:40, seconded by Mr. Macey. Results are as follows:**

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

Respectfully submitted,

Kathy Phillips, Secretary  
Planning Board