

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
JUNE 7, 2018 – 7:00 pm**

OPEN PUBLIC MEETINGS ACT

The Delran Township Planning Board meeting of Thursday, June 7, 2018 was called to order by Mrs. Rovinsky at 7:00pm, in the Delran Township Municipal Building.

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

ROLL CALL

Present: Mrs. Rovinsky, Mr. Russell, Mr. Catrambone, Mr. Singer, Mr. Morrow, Mr. Hejnas, Mr. Weir & Mr. Khinkis

Absent: Ms. Kolodi,

Late Arrival: Mr. Cathel

Professionals: Sal Siciliano, Board Attorney, James Maddonni, PE in for Joe Raday from Pennoni and Mika Apte, PP for CME.

NEW APPLICATION

**Paradise Properties FSC, LLC
2912 Route 130 N
BLK 132, Lot 4
PP2018-01
Minor Site Plan with Variances**

Mr. Anthony Ogozalek, Jr., Attorney represents the applicant. Mr. Siciliano swore in the applicant's professionals.

Dan Guzzi, Licensed Engineer in NJ for over 26 years. Also, in other jurisdictions. He has appeared before just about every Board in Burlington County and most of them thru-out South Jersey as an expert in the field of engineering. He is also the PB or ZB Engineer for a number of municipalities and as the Principal of Guzzi Engineering. Mr. Siciliano asked the Board to recognize Mr. Guzzi as an expert in the field of Professional Engineering and is authorized to provide testimony to the application.

Mr. Walter Croft, Registered Architect in the state of NJ for 23 years were he has appeared before various Boards in the Tri County area. He appeared before Delran's ZB last month.

Mr. Siciliano asked the Board to recognize Mr. Croft as an expert witness in the field of Architecture.

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Mr. Siciliano asked that we go thru the Planner's letter for completeness. Mr. Guzzi stated several items he wanted to go through.

- Item 16: Meets & Bounds description - They did not provide a separate meets & Bounds description because the plans have all the property information on it. Provided.
- Item 29: Topographical features of subject at 2' contour interval - Waiver not needed, it has been provided.
- Item 33: Drainage Calculations -They did not provide drainage calculations. They are reducing amount of impervious coverage. Not changing the grading or drainage patterns on the property. Just enclosing the drive-thru area, removing some pavement. The total disturbance is less than 5,000 sq. ft. so they will be providing an abbreviated statement.
- Item 35: Soil Erosion and Sediment Control Plan – Waiver.
- Item 37: Construction details – Waiver - Already provided for plans submitted. If any more detail they will submit them.
- Item 40: Lighting Plan – Waiver - Will do a lighting test after construction and if determined to need more light, they will provide additional light.

Mrs. Rovinsky stated that Mr. Cathel has arrived.

- Item 41: Landscape Plan – Waiver – No additional unless replacing ones being removed.
- Item 42: Solid Waste Management – Waiver – will be providing a trash & recycling enclosure but not a solid waste management plan.
- Item 44: Site Triangles – Waiver – no changes to the entrance, egress or the site.
- Item 45: Vehicular Circulation Pattern – Waiver – only a UPS or Fed-x truck to be on site for deliveries. The only large truck if ever needed will be a Fire Truck.
- Item 48: Environmental Impact Report – Waiver – completely developed already. Just doing minor changes.

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Item 49: Traffic Impact Report – Waiver – traffic is similar to the Bank traffic but less busy.

Item 51: - All applicable outside agency approvals – Will provide if any received.

280-4V – Color Photograph – Waiver – Engineer is ok with it.

Ms. Apte stated that given the type of application and based on the testimony regarding the landscaping and lighting they will be providing, she has no objection to the waiver's the applicant is seeking.

Mr. Khinkis made a motion to deem the application complete. Mr. Morrow seconded it. The results are as follows:

Ayes: Mrs. Rovinsky, Mr. Cathel, Mr. Russell, Mr. Catrambone, Mr. Singer,
Mr. Morrow, Mr. Hejnas, Mr. Weir & Mr. Khinkis.

Absent: Ms. Kolodi

Mr. Ogozalek stated that the site was formally PNC Bank which was purchased by Paradise Properties which owns Sport Paradise sporting goods/shoe store up in Willingboro. They will be leaving that location and moving it to the new spot.

Mr. Guzzi stated that the site is an existing Bank where they will be enclosing the drive-thru area which will provide additional store space of 1,880 sq. ft. They actually will reduce that slightly by 2' in order to widen the 18' drive isle. After meeting with Walt Bauer, Delran Fire Official, he stated that it was necessary in order to facilitate emergency vehicles access. That is a change they are proposing to make. The property is located in the C-2 commercial zone & conforms to all the bulk standards with exception of impervious coverage.

Mr. Weir asked if there was a sidewalk in the exterior all the way around or at least part of it & at the egress space it's going to be widen 10' which will go right up to where the auto traffic will be. The addition in the rear will have no public access so no need for sidewalk around the rear. There will only be access for a loading & unloading door back there.

There is no new signage, just replacing the existing signs with light up LED for name on it & ability to manually put up letters.

There are some damaged areas with-in the parking area. What they plan on doing is repairing the potholes, cracked asphalt, curbing & the inlet area along with the handicap area. After repairs are done then they will resurfacing and restriping.

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There is one oversized crazy dimensions handicap spot now. They will be providing in that same area a 2 van accessible spaces with the access isle's in-between. The ADA parking signs will be height standard and some trippers on the sidewalk will be repaired as well.

With request of the Fire Marshall they are requesting that the driveway be at 20' wide which will then change the mount of impervious coverage. What they will be doing is losing 2' on the building and slid the curbing over 2' then they will have a wide enough access for the emergency vehicles. It will be a little more paving and a little less building. They will have substantially less impervious coverage than they do now.

The trash enclosure will have a vinyl closing gate around the dumpsters with no bollards. They will have that area curved with a concrete apron set back from the driveway. Astatically it will look better.

The deliveries for the store are received from the regular Fed X and UPS box trucks. No tractor trailers/heavy load trucks. They will be dropping off around the rear where the enclosure of the drive thru existed. They have had heavy Brinks Trucks there so they are not planning on making the loading area thicker in concrete. What they are proposing to do is expand it and remove paving than add it.

The delivery area is at grade level door. It is a small retail operation where having a loading dock with big overhead doors are not required. There are bollards proposed to protect the corner of the door and the addition. UPS or Fed X will come thru out the day. There is no specific time for delivery. The hours of operation are 10am to 7pm daily Monday thru Saturday.

The applicant stated that they will provide a drainage and storm water report.

In reference to the existing lights, the applicant stated that they will do a field light test. They will supplement or repair the lights and if additional lighting is required they can add some. There are existing lights on the building and the door will have a light on the building where the addition will be. Please keep in mind that there are residential properties surrounding that area should any additional lighting be required.

In relation to the trees on the site, they will replace the one that looks like it had fallen. They also will put some trees around the dumpster.

The applicant is proposing to reuse the existing water and sewer service laterals. There was a cap missing on one of the sewer service line cleanout which they plan on replacing. They are not a heavy water and sewer user being a retail store.

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They are not creating any new paving. All the paving is existing. The only place they are proposing paving is adjacent to the new curbing where they have to cut out the existing asphalt. They will have to fill the gap left from cutting the curbing. They are asking for a waiver as to the amount of thickness in asphalt where they will be putting 3" of base asphalt instead of 5" of base.

The trash enclosure will have one for cardboard and one for trash. They will provide a recycling can for the cans and bottles. It is a private collection.

There is no evidence of Asbestos or paint with lead in it. The windows have been replaced since the windows were originally installed. That's typically the biggest problem where lead was. They will put that note on the plans.

There is an existing sign which they will reuse. Changing out the lens. There are 2 back lite signs, one facing Tenby Chase Drive and one beside the front door next to the parking lot. The current sign where they plan on changing out the lens only is below the required minimum footage so it is an existing non conformity in size per the ordinance size. It is a 30 sq. ft. sign.

The wall sign is less than 15% of the existing façade area which they meet per the required percentage for the ordinance.

There are existing trees between Route 130 and the property. An existing 25' buffer which already has mature trees will stay there. Other than a little trimming just to expose the sign, there are no plans of removing or adding them unless they have to take any down. Ms. Apte stated that the berm is not really required due to already having a buffer of mature trees along Rt. 130 right away where they will maintain them.

Mr. Guzzi stated that foundation plantings will most likely be around the new addition. They will replace the trees that will be removed for the addition. They will also be creating more green space and lawn area around that addition.

The Ordinance requires at least 5% of landscaping per Ms. Apte. Mr. Guzzi stated that they don't have an exact percentage but when they find out, they will have it posted on the final plans.

Mrs. Rovinsky asked if the flag pole will be staying and if so it will need to be illuminated. Mr. Guzzi stated that it already is and will remain.

Ms. Apte stated that the applicant said that the building will be reduced by 2' which will lower the impervious coverage by a substantial amount.

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With the changing of the square footage of the building, it does not affect any of the already approved parking spaces required.

It was mentioned about a walkway that is underwater when it rains. Mr. Guzzi showed where there are some uneven sidewalk that they will be replacing to make it leveled so there will be no water buildup or trippers.

Mr. Singer had a concern about when periodically they have a hot item that everyone is trying to get a hold of, he has seen that they have about 45 or so people lined up for it. How will they handle that issue at this location?

Mr. Fred Treiber lives at 310 Tenby Chase Drive was sworn in previously. He is the owner of Sports Paradise. He explained that the current site up in Willingboro has only about 8 parking spots. At the very most, they have had 30 or 40 people at a time. This site has about 10 more parking spaces than what is required. They should have enough parking spots to handle it.

Mr. Catrambone asked about the signs on the site. Mr. Guzzi stated that any comments from the Engineer's letter regarding the signs will be worked out with the Board Engineer. The ones they already discussed are the ones they are seeking a waiver for.

Another question arose about the 2nd floor. Mr. Croft testified that there will be 2 private offices, a general office area, a small kitchenette area, 2 bathrooms and a janitor's closet.

The next concern they talked about is the access road off Tenby Chase Drive behind the businesses all the way up to the Golden Corral. Mr. Ogozalek stated that it is there understanding that each section behind each business is owned by the person that owns that parcel of where their business is with a cross easement. There is a lifelong easements on that road.

OPEN TO PUBLIC

There was no one from the public at this time.

CLOSE TO PUBLIC

Mr. Bauer, Fire Official for Delran Township stated that there was nothing to discuss.

Mr. Catrambone made a motion to approve Preliminary and Final Minor Site Plan with Variances for signage, impervious coverage and a Conditional variance for the landscaping based upon the calculations. Mr. Singer seconded it. The results are as follows:

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Ayes: Mrs. Rovinsky, Mr. Cathel, Mr. Russell, Mr. Catrambone, Mr. Singer, Mr. Morrow, Mr. Hejnas, Mr. Weir & Mr. Khinkis.
Absent: Ms. Kolodi

MINUTES

Minutes from the Re-Organization meeting February 1, 2018.

Mr. Khinkis made a motion to approve the minutes from the Re Organization meeting dated February 1, 2018. Mr. Catrambone seconded it. The results are as follows:

Motion carried with a unanimous voice vote.

Mr. Cathel made a motion to go into close session so the Board can be updated on the litigation regarding the Fair Shares suit against the Planning Board. Mr. Hejnas seconded the motion. The results are as follows:

Motion carried with a unanimous voice vote.

Regular session paused

Opened to the public

Closed to the public

Regular session resumed

ADJOURNMENT

Mr. Cathel made a motion to adjourn the meeting at 8:25. Mr. Khinkis seconded it. The results are as follows:

Motion carried with a unanimous voice vote.

Respectfully submitted,

Kathy Phillips, Secretary
Planning & Zoning

