

**DELRAN TOWNSHIP  
PLANNING BOARD  
MUNICIPAL BUILDING  
REGULAR MEETING MINUTES  
JULY 1, 2021 – 7:00 PM**

**OPEN PUBLIC MEETINGS ACT**

Delran Township Planning Board regular meeting of Thursday, July 1, 2021 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. Jeney, Mrs. Bogie, Mr. Giles, Mr. Lyon,  
Mrs. Procida, Ms. Cure & Mrs. Russell

**Absent:** Mr. Chinnici, Mr. Macey, Mr. Parento & Mr. Ozdemir

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

**NEW APPLICATION**

**601 Delran Parkway Owner, LLC  
601 Delran Parkway  
Block 9, Lot 47.03  
PP2021-02  
Minor Site Plan with Variances**

**EXHIBITS**

- A-1: Minor Site Plan/Variance Application
- A-2: Minor Site Plan dated 4/20/21
- A-3: Architectural Renderings dated 4/13/21
- A-4: List of Variances and Waivers
- A-5: Board Engineer Review Letter dated 6/24/21
- A-6: Board Planner Review Letter dated 6/21/21
- A-7: Fire Department Review Letter dated 6/11/21
- A-8: Teal Jefferis P.E. Resume
- A-9: Response Letter from Teal Jefferis dated 6/29/21
- A-10: 1991 Declaration of Covenants, Conditions and Restrictions of Swedes Run Business Center (excerpts)

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Mr. Dan R. Utain, Attorney from Gregg Adelman, Esquire stated that his client, 601 Delran Parkway, LLC was before the Board for a minor site plan change with submission waivers, bulk variances and design waiver to install 4 new overhead loading doors, pavement and lightening within the existing loading areas on the southside of the 4.3-acre property.

They will have to eliminate 3 parking spaces and reduce the total number of parking stalls to 115. The building is a 60,000 square foot warehouse building, associated parking and loading area and is a permitted use in the M-2 General Industrial-Commercial zone. Access to and from the building is from two driveways on Delran Parkway, at the north south ends of the frontage.

Mr. Teal Jefferis was sworn in by Mr. Chris Norman, Board Attorney. Mr. Jefferis stated his credentials and they were accepted as an expert witness.

Mr. Jefferis gave an overview of the property. It is currently a warehouse/office space. He stated that to the western side is Delran Parkway and to the North & South are other existing warehouse and industrial uses and to the East is Hunter's Glen Apartments.

The property has 2 driveway entrances from Delran Parkway. Parking is in the northern, eastern & southeastern portions of the building and then a loading /service area will be along the southern portion of the building which is shared with the adjacent property of block 47.02. The driveway is shared coming down Delran Parkway. As part of the declaration agreement which was established in 1991 with the creation of the industrial park there was an easement to allow the sharing of that area.

The site is covered with approximately 72.8% of impervious coverage composed of the building, concrete areas as well as asphalt pavement. This is an existing nonconforming condition where it's 60% is permitted by the Township Ordinances. The balance of the property is covered with grass or landscape areas, or simply wooded areas along the eastern property boundary.

From the site, the stormwater runoff is currently collected and discharged into a regional stormwater basin that is located to the Southeast of the site on lot 47.3. The declaration from 1991 provides for drainage easements for that basin and that basin services various properties in that area. That agreement also identifies the Swedes Run Business. The business center owners' associations are the entities that are responsible for maintaining the basin and common agreement facilities.

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Under the proposed conditions, the owner and applicant are proposing to install 4 loading dock doors. On the Southern side of the building in the existing loading/service area.

There is no expansion of the loading dock doors, no demolition of the building. It will remain as it is. They only want to cut in and install the 4 doors. There are 3 concrete aprons that are proposed. One to service 2 doors and then 2 individual concrete aprons to service the other 2 doors.

They will be restriping part of which there will be 3 parking spaces that will be lost or the net total parking spaces on the site will still be more than what's required by the zoning ordinance, so that doesn't create a variance condition at all.

There will be some restoration of asphalt around the pads, installation of 2 wall bounding lights in the loading area to supplement the existing lights.

That is all that is proposed, very minor in nature. With those improvements, it will increase the impervious coverage of the site by approximately 2,400 sq. ft. This represents an increase of about 1.3% of impervious coverage. It'll go 72.8 to 74.1% of impervious coverage and for that a variance is required.

Runoff from the property will continue to drain to the existing basin where it will be managed in control. Based on the very limited nature of the service and area of improvements, the improvements are not classified as a major devolvement under the NJDEP Stormwater rules or Township Ordinances for Stormwater management measures are not warranted or required and then this existing regional basin won't handle it ability near the end of the runoff from the property.

With this application they have identified one variance, two existing non-conforming conditions, a design waiver and a few submission waivers.

The ordinance permits a maximum clearing limit of 70%. Currently, the site has been cleared about 96.9% as part of the original design development or this area. This is an existing non-conforming condition that's remaining. The ordinance requires a minimum 10 feet from the side yard lot line and 30 feet from the rear yard lot line where 26.3 feet respectively exist, again existing non-conforming condition going to remain but they are identifying that too as a condition.

They also identified a possibility for a rear yard set back and minimum buffer of being non-conforming conditions. They are not applicable per the Board Planner.

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The variance being requested is more impervious coverage, as he mentioned that the maximum permitted is 60%, Currently they are at 72.85 with a minor increase, they are at 74.1%. This 1.3% increase is the minimum. It results in coverage that is typical common for industrial properties and warehouse properties within the region. It will occur within an existing loading and services area, which is particularly suited for that use and that type of coverage. There will be no adverse impact on the aesthetics because it is hidden from view from the Delran Parkway because of the existing landscape areas and the other loading docks. It will not impact the function of the site itself.

Storm water management from the minor increase will be handled by the existing basin, so the runoff that will be generated by this negligible increase is controlled in the existing basin.

They are requesting a design waiver for the trash enclosures. They will be relocating them to a location screened from public view and the applicant will coordinate with the Planning Board Engineer on the siting of the dumpsters. Planning Board finds that the submission waiver should be granted, subject to the Planning Board Engineer approving the siting of the dumpster.

The Applicant is looking for some submission waivers from checklist items listed:

- #28. Existing street, other right-of-way or easements, watercourses, wetlands, soils, floodplains, or other environmentally sensitive areas within 200' of tract.
- #34. Existing and proposed utilities: sanitary sewer, water, stormwater management, cable and electric (shown where known).
- #41. Landscape plan & details.
- #49. Traffic impact report.
- #51. All applicable outside agency approvals, including but not limited to County Planning Board, NJDEP, Soil Conservation District.

The Planning Board Engineer did not object to the granting of the waivers, since the proposed site improvements to the loading area will not have significant impacts on-site at the ingress and egress and on route 130. The Planning Board grants the requested submission waivers.

Mr. Turek stated that there are some housecleaning items at the site. There are some pallets stacked up, 6 trailers currently parked on the grass, an old trash compactor

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sitting in the corner and a deteriorated fence. The Applicant agreed to take care of those issues.

They are also eliminating 3 parking spaces. Mr. Turek stated there are more than enough spaces, 115 in all, so they are fine to eliminate them. There was a concern of lighting shining into the residential area. They agreed to put down lighting instead of lights that shine out. They will also obtain a letter of no interest from the Burlington County Planning Board.

The Applicant has agreed to the request of the Professional's letters.

The Applicant's Engineer stated that the positive criteria is met because of the installation of the proposed improvements to the loading area, including the additional overhead doors. It will improve the overall efficiency of the Applicant's warehouse operation and will require less staging for deliveries and less idling of vehicles.

The Applicant's Engineer stated that the proposed improvements will have negligible impacts on stormwater management and it will improve on-site circulation which will result in less truck traffic due to the improved operational efficiencies. The total increase of lot coverage will be only 2,400 sq. ft. which is an increase of only 1.3%.

Walt Bauer, Fire Official stated in his letter that he was ok with everything the Applicant is asking for.

**OPEN /CLOSE TO THE PUBLIC**

**Mr. Lyon made a motion to open the meeting up to the public. Mr. Jeney seconded the motion.**

There was no one from the public at the meeting.

**Mr. Lyon made a motion to close the public. Mrs. Procida seconded the motion.**

Motion passed with a unanimous voice vote.

**Mrs. Procida made a motion to approve the Minor Site Plan application with the bulk variances, the requested submission and design waivers. Mr. Lyon second it. The results are as follows:**

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**Aye:** Mr. Jeney, Mrs. Bogie, Mr. Giles, Mr. Lyon, Mrs. Procida, Ms. Cure & Mrs. Russell

**Absent:** Mr. Chinnici, Mr. Macey, Mr. Parento & Mr. Ozdemir

**DISCUSSION**

**Township of Delran Ordinance 2021-13 – Section 26 MLUL Review of Cannabis Ordinance.**

Mr. Norman stated that there is only one change from the discussion last month. The change was that the dispensaries have the same hours of operation as the liquor stores in town. Everything else will be the same.

**Mrs. Procida made a motion to find that the Ordinance 2021-13 is substantially consistent with the Master Plan of the Township of Delran that set forth in it's Cannabis Master Plan Amendment. Mr. Giles second it. The results are as follows:**

**Aye:** Mr. Jeney, Mrs. Bogie, Mr. Giles, Mr. Lyon, Mrs. Procida, Ms. Cure & Mrs. Russell

**Absent:** Mr. Chinnici, Mr. Macey, Mr. Parento & Mr. Ozdemir

There was no one in the public, so there is no need to re-open to the public.

**ADJOURNMENT**

**Mr. Lyon made a motion to adjourn the meeting at 7:50pm. Mrs. Bogie seconded the motion.**

Motion passed with a unanimous voice vote.

Respectfully submitted,

Kathy Phillips,  
Planning Board Secretary