

**SPECIAL MEETING  
MUNICIPAL BUILDING**

**July 22, 2019  
DELRAN, NJ**

**CALL TO ORDER**

**SALUTE TO THE FLAG**

**SUNSHINE STATEMENT:** Be advised the Township Council has given notice in accordance with the sunshine law in the following manner. Notice published in the Burlington County Times and Camden Courier Post on July 16, 2019 and posted on the bulletin board on the same date.

**ROLL CALL:** Mr. Lyon, Mr. Mormando, Ms. Parejo, Mr. Burrell and Mr. Catrambone were present.

**ALSO, PRESENT:** Mr. Platt, Solicitor, Ms. Apte, Planner, Mr. Hatcher, Administrator and Ms. Eggers, Municipal Clerk.

**AFFORDABLE HOUSING**

The purpose of this meeting is to provide residents and interested persons with an overview and presentation of the Township's compliance with its N.J. Supreme Court mandated affordable housing obligations. Township Council reserves the right to conduct other business and take formal action at this meeting.

Mr. Catrambone presented a power point presentation on the history of Affordable Housing and where we stand today. Mr. Catrambone stated that affordable housing is a constitutional obligation.

We are currently in round three of the obligations and after litigation with Fair Share Housing the number was settled through negotiations at 365 new affordable units. They had originally asked for 827 new affordable units. There were two additional intervenors in Chester Avenue LLC and Atlantic Delta that the Township had to negotiate with throughout the litigation.

After negotiations, the Chester Avenue, LLC property, with is a portion of the Holy Cross property fronting Chester Avenue settled at 212 fair market units and 53 affordable units.

The Atlantic Delta property, which sits next to Home Depot, settled at 420 units, with 48 of those being affordable units.

Fair Share Housing also pulled Delran Land Investment (former Stellwag property) into the litigation because there were no affordable units proposed. After negotiations we settled at 111 units with a 20% set aside for affordable housing. All units within this development will be age restricted. They worked with them on a five year tax abatement since we now needed their help in meeting our affordable housing obligation. The land is and will always be taxed at full value. Also, all affordable units will taxed at full value from the date of the certificate of occupancy. The remainder improvements will be on a graduated abatement. They will pay 0% in year one, 20% in year two, 40% in year three, 60% in year four and 80% in year five. In year six they will be at 100%. The improvements will be abated beginning with the certificate of occupancy for each unit.

The final property included in the affordable housing plan is the former Abrasive Alloy property which is currently owned by the Township. This location will be a 100% affordable development. We have discussed the location with an affordable housing developer. This location will consist of 65 affordable units.

Ultimately, through additional credits for rental units and our rehabilitation program, the actual number of new affordable units that will be built is 186 units. With that 495 market rate units will be built for a total of 681 new units. That is approximately an 11% increase in residential units.

Mr. Catrambone stated that at this time we will be happy to answer any questions.

### **PUBLIC PORTION**

Nicole Duran, 9 Notre Dame Drive, asked where the former Abrasive Alloy site is located.

Mr. Catrambone stated that the property is located behind the Bridgeboro Fire Station.

Nicole asked if the affordable housing obligation will continue to happen and be mandated by the State.

Mr. Catrambone stated that this plan will satisfy our Round 3 obligation. It is likely that there will be another round. We are currently looking at purchasing properties to preserve open space. We cannot prevent a property owner from selling to a developer.

John Brophy, 824 Waterford Drive, stated that his question is the affect that roughly two hundred and eighty six may have on the school district. He based these numbers from the census. Judging from the 2010 long range facility plan we are already over capacity. He has not seen a new long term plan to address that issue.

Mr. Catrambone stated that it is the responsibility of the School District to plan for that issue. They are aware of what is happening. We are trying to be as transparent as possible.

Mr. Brophy stated that the Township needs to work together with the School Board to address these issues.

Harry Etsell, 8 River Drive, asked where the sewage waste and stormwater will go once these developments are built.

Mr. Catrambone stated that we have been told that the sewer plant has the capacity to handle the additional units. As far as the stormwater, each development will need to have a stormwater management plan. Flooding is certainly something that will need to be addressed.

Nick Zusin, 806 Fifth Street, asked what will be done on Chester Avenue when the kids are dropped off and picked from school. As it is now, we all see 13-14 school buses pulling out into Chester Avenue to the regular flow of traffic. With the addition of the new homes on Chester Avenue, is there any way we could temporarily stop traffic to escort the buses out of the school.

Mr. Catrambone stated that we can address this issue with the School Board should it become a concern. We did require that the Chester Avenue development have an entrance and exit onto Route 130 as well as Chester Avenue

Mr. Zusin asked what the impact to the taxes will be with the development.

Mr. Catrambone stated that the development will generate more tax revenue but will also require additional services. At this time, there is no way to project the impact.

Amy Rafanello stated that she is here tonight on behalf of the School Board. The entire Board of Education would be here tonight that there is a School Board meeting. They asked her to attend the meeting and relay the information. Mrs. Rafanello stated that with the 599 units, not including the Stellwag development there will be an impact to the schools. They have had their own impact study done and had a hard time getting information from the Township due to the pending litigation. Moving forward hopefully moving forward the Township can provide a contact that their demographer can reach out to. The demographer is working on a five year plan and a ten year plan. Mrs. Rafanello asked if there can be discussion with developers to potentially fund additions to the schools. Also, can there be sidewalks included in all developments.

Mr. Catrambone stated that the installation of sidewalks is something that will be discussed at the Planning Board level and is typically required.

Mr. Platt stated that it would be inappropriate to negotiate with a developer to pay for school improvements. That revenue will be generated through taxes.

Jeff Bodnar, 116 Kathleen Avenue, stated that regarding the impact on the schools, if Holy Cross was to close those children will have to go somewhere and a good portion could end up in the Delran School District. Mr. Bodnar asked if the Township has anything in place that stops development. Also, how did these locations get approved for residential development.

Mr. Catrambone stated that we deemed the Stellwag property an area in need of redevelopment in order to keep that location age restricted. As far as stopping development he asked the Attorney to respond.

Mr. Platt stated that the only way to stop residential development is to review the Master Plan and implement zoning ordinances to address those issues. Another way to limit development is for the Township to purchase and preserve property through the open space tax. That would need a willing buyer and seller.

Mr. Bodnar stated that preserving the Community Park property did nothing to help limit development as the property had wetlands and no one was interested.

Mr. Catrambone stated that he was in the meeting when a developer presented a plan for residential housing. The property is not all wetlands as we would not have been able to develop on the site.

Mr. Bodnar asked who approved the Stellwag development.

Mr. Catrambone stated that the property was sold to a developer. By deeming the property an area in need a redevelopment we were able to have a seat at the table and push the property to be age restricted.

Mr. Bodnar asked if the Stellwag property fell within the guidelines to build residential units.

Mika Apte, Township Planner, stated that we negotiated with the developer of the Stellwag property to determine what worked best for that property. Residential development is allowed within an agriculture zone.

Mr. Bodnar stated that he finds it hard to believe that they cannot determine the impact to the taxes.

Mr. Catrambone stated that the Township is not building these units. We have no idea what the price point will be, how much tax revenue will be generated or what the extra services will cost. Our goal was to get the lowest number of new homes possible with a largest amount be age restricted.

Mr. Platt said that the only thing we know for sure is there will be additional tax ratables but we cannot determine the amount.

Pat Pomeranz, 21 Alden Avenue, stated that she understands that anyone has the right to sell their land and the Township cannot stop them for doing so; however, what was the land at Holy Cross zoned for and if it wasn't residential when did that change.

Mr. Catrambone stated that they were intervenors in the litigation and we had no choice but to negotiate with them.

Ms. Pomeranz asked if the property was zoned residential is there a difference between single family homes and apartment buildings.

Mr. Platt stated yes.

Mr. Catrambone stated that the property is zoned for office.

Mika Apte stated that because they were intervenors they came to table with land and indicated that they can help the Township meet their obligation. They originally presented a plan for 400 units and we were able to negotiate that down.

Mr. Platt stated that the affordable housing obligations breaks through whatever the property is zoned, meaning that it does not matter. No one changed the zoning to permit this by legal force. Our task was to reduce the number as much as possible.

Ms. Pomeranz asked if we are assigned a number of units to meet our obligation.

Mr. Platt stated that during the first two rounds the Council on Affordable Housing would assign a number to each municipality. The municipality would then submit a plan for approval. Starting in 1999 the Council on Affordable Housing tried three times to assign the numbers and it all failed. Until 2015, there were no third round numbers. The courts then took over the affordable housing. The fair share housing advocates and the Township were forced to get their own experts. The number presented by Fair Share Housing for Delran was 827 new affordable units. The municipality's expert came up with a much lower number. By waiting for the litigation in Mercer County to settle, we were able to reduce our number from 827 to 365.

Mr. Catrambone stated that we were trying to reach 365 credits but with the help of Mika Apte, Township Planner, the number of new affordable units that will be built is 186. Bonus credits through rentals and other avenues we were able to get to 365 credits.

Ms. Pomeranz asked how many affordable units the Township has currently.

Mika Apte stated that there are one hundred and fifty units within the Garden Club and Summerhill. We also receive forty-seven credits from the existing group homes.

Ms. Pomeranz stated that since the Township already owns the Abrasive Alloy site it would be better to deem that property as open space. There is only a one lane road going back to the property and most of the homes sit close to the street which would make it difficult to widen them. Ms. Pomeranz stated that the Township would need to buy property in order to build the streets.

Mr. Catrambone stated that we need to get to the number 365. If we included Abrasive Alloy as a fully affordable development that saved us getting additional developments with a 20% set aside for affordable housing to meet the obligation. If we didn't settle this litigation, we could have ended up with a much higher number. We were dealing with a four sided negotiation and we found a number that was acceptable to all parties.

Ms. Pomeranz suggested that the Township place the sixty-units on the Lake Lonnie site.

Mr. Burrell stated that as mentioned this is a constitutional obligation and we had to figure out where to put these units.

Mr. Burrell stated that the Abrasive Alloy property is at least a couple years away from development.

Mr. Hatcher stated that the Lake Lonnie property is on the open space inventory and cannot be developed.

Ms. Pomeranz asked if the development at Abrasive Alloy will be single family homes.

Mike Apte stated that they could potentially be town homes or apartments. Because of the number of units that need to be on that site, single family homes would not fit.

PJ Buzzi, 4205 Bridgeboro Road, stated that he is the Vice President of the Delran Historical Society. Mr. Buzzi stated that he has concerns about the developer of the Stellwag Farms property needing to open Hartford Road and whether they will be required to properly repair the road since it was just repaved.

Mr. Catrambone stated that we are currently in negotiations regarding that issue. There is the need for them to install two taps for the development and if they are going to disturb the road we would require extensive repaving. There is currently a five year moratorium on that roadway.

Mr. Buzzi asked if the developers can be required to plant additional trees, especially along the streets.

Mr. Catrambone stated that a landscaping plan will be submitted to the Planning Board and the Township professionals will work with them to review that plan.

Beth Thompson-Moorhouse, 265 Tarrington Court, asked if on the Abrasive Alloys site the Township has any control over keeping some of the access to trails on the property.

Mr. Catrambone stated that the property has not been sold to a developer at this time. We are still performing environmental studies on the property to identify hazardous material.

Mrs. Thompson-Moorhouse stated that it is important to keep open areas for passive recreation.

Jen Patriarca, 2 Harper Blvd., stated that her home backs up the woods next to Home Depot right now. We avoided having a food store built in the area. Mrs. Patriarca asked if the Township has a timeframe yet for the development.

Mr. Catrambone stated that no plan has been presented at this time.

Mrs. Patriarca asked if they should attend the Planning Board meeting to find out more information on the development. Mrs. Patriarca stated that she has concerns over the buffers and the noise.

Mr. Catrambone stated that yes, when they are scheduled for a Planning Board meeting those concerns will be addressed.

Ms. Apte stated that with the Atlantic Delta development we have required a seventy-five foot rear yard setback. In addition, we will require a 25-30 foot landscaping buffer. There will also be additional landscape requirements along Route 130.

Mrs. Patriarca stated that the community wants more open space to help with the traffic and noise concerns and she just wants to make sure those needs are taken into consideration.

Mr. Catrambone stated that we are pursuing every avenue to preserve additional open space.

Resident, 2 Firethorn Lane, asked about what had been done as far as temporarily halting the clearing of the Stellwag property because of the runoff.

Mr. Hatcher reported that there was a meeting with the Township Engineer, Construction Code Official and a representative from the BC Soil Conservation last week and they went over what the developer needed to complete in order to address the issue. All work has been stopped for the time being.

The resident asked whether the property behind the new 7-Eleven on Bridgeboro Road was slated for residential development.

Mr. Catrambone stated that he noticed the property was for sale but we have seen no plans for residential development.

Ed Carruthers, 4010 Bridgeboro Road, stated that he wanted to expand on the Stellwag property and what is currently being done. He stated that he understood that the work was stopped but asked if there are any permits in place.

Mr. Hatcher stated that his understanding was that they were only permitted to take down trees.

Mr. Carruthers stated that he was told that they only had permits to demolish the two buildings. This is the first of four properties in town that will be developed and so far for the neighbors it has been a disaster. Mr. Carruthers stated that he does not believe they are following proper procedures.

Mr. Hatcher asked that Mr. Carruthers provide his contact information and he will get back to him with the information.

Mr. Carruthers asked if the rental units will always be affordable units.

Mr. Platt stated that the deed restrictions will be in place for thirty years.

Mark Szymanski, 18 Princeton Drive, asked if the Chester Avenue development will be apartments.

Mika Apte stated that they have the option of townhomes or apartments. The plan has not yet been submitted.

Mr. Szymanski asked if there is an estimated timeframe for when they might submit their plans.

Mr. Burrell stated that they have not yet acquired the property.

Monica Carruthers, 4010 Bridgeboro Road stated that from her understanding the Stellwag property was an over 55 development with a certain number of single family homes. She asked if the new plan with the affordable housing included been approved.

Mr. Platt stated that they have been approved by the Planning Board.

Mrs. Carruthers asked if they are able to review the plans.

Mr. Platt stated that they are available for public inspection at the municipal building.

Joseph Joyce, 114 Kathleen Avenue, stated that they just purchased their property in Delran last year and were very excited to move here. He fears with these developments the quality of life will go down significantly. He has four children in the school district and he has spoken to people that are concerned. There were no answers tonight on how the Council will solve the issues that will come with these developments. He asked when Council will have some answers on items such as the school impact and the traffic.

Mr. Catrambone stated that the School Board will handle the impact to the school district. There will be increased revenue and we will work with them but it is not under our jurisdiction.

Mr. Joyce stated that he is working a job right now that where he is not making enough to pay the increase in taxes. Even though we do not know the impact, we all know what direction taxes move.

Mr. Catrambone stated that we do not know what the tax revenues will be, what the cost of services will be or the impact to schools.

Mr. Joyce stated that he already pays over \$10,000.00 in property tax. He stated that he could go to any other state and pay half that amount. As a taxpayer he is very disappointed that Council and Trenton our allowing this to happen to Delran.

Mr. Catrambone recommended that he attend more of the work sessions where more discussion takes place. We also have professionals attend to answer questions.

Mr. Joyce thanked Council for having this meeting tonight to allow residents to voice their concerns.

Terry Smith, Bridgeboro Road, stated that she lives near the Abrasive Alloy property. She stated that Council mentioned the studies that were done on the property and asked about a traffic impact study. There is no road to handle up to sixty vehicles going in and out of the property. Also, she feels sorry Hartford Road who will have to deal with the traffic from the new 7-Eleven. Mrs. Smith asked if the Township plans to install a traffic light at the development next to Home Depot because there are already accidents with vehicle exiting Home Depot.

Mr. Platt stated that each developer will have to submit a traffic impact study at the time of the Planning Board submission. The Planning Board professionals will have an opportunity to review the study.

Mr. Catrambone stated that the developer submitted a traffic impact study for the 7-Eleven development. Several members of the Planning Board voted against the application but it was approved by a majority of the membership.

Mrs. Smith stated that there are no sidewalks on Bridgeboro Road near Lowden Street and the children have to walk that way to the High School. She is surprised that no one has been hit by a car yet. From Creek Road all the way to the developments there are no sidewalks for the children.

Mr. Catrambone stated that we have applied for grants to install sidewalks in that area. Bridgeboro Road is a county road and we will raise the issue with them.

Nick Zusin, 806 Fifth Street, stated that Mr. Catrambone mentioned that we have a meeting every month and he was just looking at the Township website and noticed the Planning Board meeting was cancelled for July. He asked if there is any way for the residents to get more up to date information.

Mr. Catrambone stated that the Township has a Facebook page and also the website. He advised Mr. Zusin get his information from those locations. Mr. Catrambone stated that the Planning Board meets the 1<sup>st</sup> Thursday of every month except if there are no applications. There will be a meeting held in August. Mr. Catrambone stated that the Township public meeting is the 1<sup>st</sup> Tuesday of every month. The work sessions are held on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays. All meeting agendas, approved minutes and videos are posted on the township website.

Myla Rogers, 6 Toby Wells Court, asked when year one of the abatement for Delran Land Investment begins.

Mr. Catrambone stated that year one will begin when the certificate of occupancy is issued for each unit

Mrs. Rogers asked what happens if the other projects don't move forward.

Mr. Catrambone stated that if that were to happen we would need to find another way to satisfy our obligation.



Mr. Platt stated that we have a plan in place that the court has already determined to be a fair and reasonable plan. We have a compliance hearing scheduled for September. When that plan is finally approved we are good until 2025.

Mrs. Rogers asked if any development that comes in between now and 2025 has to provide affordable housing.

Mr. Platt stated that if they do not provide the units within the development they can pay a fee that is deposited in the Affordable Housing Trust Fund to help fund other avenues.

Mrs. Rogers asked if the homes on Pear Tree and Peach Tree development paid into trust fund.

Mr. Hatcher stated that they paid the COAH fee since there was not a number determined at that time.

Mrs. Rogers stated that with the over 55 housing developments, according to what she was reading at least one member of the household must be over 55 years of age. There are a lot of grandparents that are taking custody of their grandchildren. Mrs. Rogers stated that they would be permitted to live there as long as one resident is over 55 years old.

Mr. Catrambone stated that no one under the age of 18 years old is allowed to live at the property.

Mrs. Rogers asked if this will be the only meeting on this issue. There was a big storm tonight and a lot of trees were down.

Mr. Catrambone stated that we most likely will not have a meeting like this one but the video will be posted on the website and we would be happy to answer any questions.

Mrs. Rogers asked where the entrances and exits will be for the Holy Cross site.

Mr. Catrambone stated that there will be an entrance and exit on both Chester Avenue and Route 130.

Mrs. Rogers asked what portion of land Holy Cross is selling and how many acres.

Mika Apte stated that they are selling the portion right along Chester Avenue and the parcel will be approximately 22-24 acres.

Mrs. Rogers asked the size of the Abrasive Alloy property.

Mika Apte stated that they property is 3.35 acres.

Mrs. Rogers asked how many units will be on that property.

Mika Apte stated that there are 65 units in the plan. They will have the ability to be three story high buildings.

Mrs. Rogers asked if the Atlantic Delta property will also be three stories.

Mika Apte stated that they have the option for up to three stories.

Mrs. Rogers asked if the Stellwag development has begun selling the units.

Mr. Catrambone stated that they just began clearing the property.

Sharon Coryell, 7 Marsha Drive, stated that the back yard of her property faces Hartford Road. She spoke to everyone about the traffic study and although she already has the answer she asked who pays for the traffic study.

Mr. Catrambone stated that the study is paid for by the developer.

Mrs. Coryell stated that she finds that the study is faulted. Her security camera picked up 192 vehicles traveling both ways in 22 minutes and she can provide that information. She doesn't understand how the traffic study for 7-Eleven claimed that 200 vehicles traveled through the intersection at Hartford and Bridgeboro at peak times when school was in session. Now we will have the additional traffic from Stellwag. The truck traffic and noise is affecting their quality of life. She would like to see an independent traffic study completed.

Mika Apte stated that when the applicant submits a traffic impact study the Board professionals including the Engineer, Planner and Traffic Engineer also review the study. Most of the studies are based on industry standards and other guidelines.

Mrs. Coryell stated that she still feels a traffic study provided by a developer is inaccurate.

Mr. Catrambone thanked everyone for their patience and civility. This was a great meeting and it helped Council and hopefully helped the residents. If anyone watching this at home has any questions, please feel free to reach out.

Mr. Lyon made a motion, seconded by Mr. Burrell to adjourn the meeting. All were in favor, the meeting adjourned.

Submitted,

Jamey Eggers  
Municipal Clerk