

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
AUGUST 5, 2021 – 7:00 PM**

OPEN PUBLIC MEETINGS ACT

Delran Township Planning Board regular meeting of Thursday, August 5, 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. Catrambone, Mrs. Bogie, Mr. Chinnici, Mr. Giles,
Ms. Cure & Mr. Ozdemir

Absent: Mr. Lyon, Mr. Macey, Mr. Parento, Mrs. Procida & Mrs. Russell

Professionals: Mr. Chris Norman, Attorney, Mr. Fred Turek, Engineer, Mr. Ron Reinertsen, Planner in for Chris Dochney.

Exhibits:

A-1 Site Layout Plan A dated 8/5/21

A-2 Overall Site Plan dated 8/5/21

NEW APPLICATION

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

Mr. Norman, Board Attorney announced that the Fieldstone Associates, LP application will be carried over to the next scheduled public meeting, dated September 2, 2021 at 7pm with no further notice required.

**Amazon.Com Services, LLC
400 Delran Parkway
Block 9, Lot 47.06
PP2021-03
Amendment to Approved Site Plan aka LBA Realty
with Bulk Variances**

**DELRAN TOWNSHIP
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REGULAR MEETING MINUTES
AUGUST 5, 2021 – 7:00 PM**

Mr. Paul Schultz, Attorney for the Applicant gave a brief overview of the site. He stated that they were before the Board back in December 2020 and were granted Site Plan approval which included the reuse of the existing building, and various parking and circulation improvements. It also included a sound wall along the eastern side of the property that varies in height from 16 feet to 30 feet in different points.

The subject property is located in the M-2 General Industrial-Commercial Zone which is located at the northwest corner of the intersection of Carriage Lane & Delran Parkway. The irregularly shaped property contains approximately 16.09 acres in size. The property has approximately 766 feet of frontage along Carriage Lane. The site contains one curb cut along Delran Parkway and two curb cuts along Carriage Lane. The site is developed with a 177,634 sq. ft. warehouse, and its associated parking and loading area. The site is surrounded by mostly Industrial uses to the south and west. There are multifamily residential uses located northwest of the site. To the east is open space.

Mr. Bryan Ehnes, Engineer for Bohler, was sworn in and his credentials were accepted as an expert Engineer.

The Applicant is seeking to amend the Preliminary and Final Major Site Plan to relocate the 30-foot sound wall proposed and approved under the original Major Site Plan to buffer sound generated from the loading dock area from the neighboring residential apartment complex. A variance for height of the 30' sound wall/barrier was previously granted as part of the original Major Site Plan application. The amended Site Plan proposes to shift the originally approved sound wall closer to the property line to limit impact to existing utilities including the sanitary main. The new location is offset 25 feet from the property line at a minimum, plus 5 feet per neighboring property owner gives it a total of 30 feet, does not require any variance or waiver. As a result of the shift, the remaining sanitary main can remain as it currently exists with the exception of a small portion that will be relocated around a drainage structure.

In addition to the relocation of the sound wall, other minor site plan changes are now reflected on the plans, including a smoker's shelter, a ride share shelter, generator at existing generator pad, 6-foot-high chain link fence within the loading area, monument signs will have up lighting with smaller lights, not LED, along with a reconfiguration of the interior van queueing area. They will have additional signage. The sanitary system has a 10-foot easement on each side because it is the Township's main.

Ben Mueller was sworn in by Mr. Norman. Mr. Mueller gave his credentials and was accepted by the Board as an expert in Engineering with a specialization in sound & acoustics.

**DELRAN TOWNSHIP
PLANNING BOARD
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AUGUST 5, 2021 – 7:00 PM**

Mr. Schultz asked for Mr. Mueller to testify on the moving of the wall from 25' to the 30' which is proposed. Mr. Mueller stated that the slight change in moving it will not affect what they discussed in the previous application. With the minor tweak, it is in compliance with the noise ordinance and the NJ State Voice Code.

A question in regard to the emergency generator which is located on site, would that have any impact on sound to surrounding properties and whether that would be mitigated by the wall as well? Mr. Mueller stated that the emergency generator has been there for years and it hasn't been an issue. The addition of the sound wall will only further help reduce any impact off site for sound. When they do the routine testing on the generator, that will be preformed during the day time hours which has a much more permissive code limit. So, he doesn't have any concerns over having any sort of negative impact on the nearby residential receptors. Testing is usually set for every Tuesday for 30 minutes during the daytime hours.

There was a concern about receiving an updated letter from the Fire Official stating that these changes will not affect their original comments. This will be made part of the conditional approval per the Attorney.

OPEN TO THE PUBLIC

Mr. Giles made a motion to open it up to the public, Mrs. Bogie second it. The results are as follows:

Motion passed with a unanimous voice vote.

Mr. Louis Vega was sworn in, he is a resident of Hunters Glen Apartment Complex, 87C, 3001 Route 130 S. He asked why the sound wall was 30' and 16' on one end. From the previous application, it was explained that the 30' was because it was closer to the receptors and as they moved down, the receptors became further away.

CLOSE TO THE PUBLIC

Mr. Giles made a motion to close to the public, Mrs. Bogie second it. The results are as follows:

Motion passed with a unanimous voice vote.

Mr. Catrambone made a motion to approve the Amended Preliminary & Final Site Plan approval along with a letter from the Fire Official regarding the chain link fence.

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
AUGUST 5, 2021 – 7:00 PM**

Also, stated by Mr. Turek would be that the testing of the emergency generator be limited to once a month during the daylight hours and any other recommendations that is in his report. Ms. Cure second it. The results are as follows:

Aye: Mr. Catrambone, Mrs. Bogie, Mr. Chinnici, Mr. Giles,
Ms. Cure & Mr. Ozdemir

Absent: Mr. Lyon, Mr. Macey, Mr. Parento, Mrs. Procida & Mrs. Russell

DISCUSSION

To review and discuss the Township of Delran Open Spaces and Recreation Plan from the Master Plan. Township of Delran Resolution # 2020-180.

Mr. Ron Reinertsen, Professional Planner from CME in for Chris Dochney discussed what the resolution was about. It is required to have 2 meetings on the Open Spaces and Recreation Plan before we can adopt the Master Plan itself.

It is said in the Open Space Plan, that it's a component of the Master Plan. It lays out specific vision for public parks, recreation and open space preservation. It's key thing is it's being prepared in accordance from Green Acres guidelines published by the NJ DEP. What we're doing is actually item # 9 of public participation, discussion of the public participation process which is a requirement for adopting and amending the Master Plan put out by Green Acres. It isn't a statutory requirement; it is a Green Ares requirement.

We will have another discussion on this at the next scheduled meeting. That will be the second discussion, which then we can adopt the plan.

Mr. Catrambone found a typo in the text of the ordinance. Pg 16 & 35, page 35 identifies it as 30.39 acres of block 180, lot 1 as Stecher Ave and then on page 16, it identifies same lot as Arrington Ave. He believes there is no Arrington Ave. in the Township. Mr. Reinertsen stated that they will correct the typo.

Ms. Cure stated she lives in the Summerhill community and on page 38, the section of private parks & open space, that there are a few spaces that didn't get mentioned. It is a tot lot, a tennis court and another tot lot that are not locked to the public. Chris Dochney will take care of correcting it.

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**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
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AUGUST 5, 2021 – 7:00 PM**

Mrs. Bogie made a motion to open to the public. Ms. Cure second it.

Motion passed with a unanimous voice vote.

Mr. Vega lives at 3001 Route 130 S. Apt. 87 C. He asked about the sound wall. Mr. Norman stated that he will have to talk to Mr. Turek after about it since that application was closed.

CLOSE TO THE PUBLIC

Mr. Catrambone made a motion to close to the public. Mr. Giles second it.

Motion passed with a unanimous voice vote.

MINUTES

Regular meeting minutes from June 3, 2021.

Mr. Catrambone made a motion to approve the minutes from regular meeting June 3, 2021. Mrs. Bogie second it. The results are as follows:

Motion passed with a unanimous voice vote.

RESOLUTION

Resolution # PP2021-04
601 Delran Parkway Owner, LLC
601 Delran Parkway
Block 9, Lot 47.03
PP2021-02
Minor Site Plan with Variances

Ms. Cure made a motion to adopt Resolution # PP2021-04. Mrs. Bogie second it. The results are as follows:

Aye: Mrs. Bogie, Mr. Giles & Ms. Cure

Abstain: Mr. Catrambone, Mr. Chinnici & Mr. Ozdemir

Absent: Mr. Lyon, Mr. Macey, Mr. Parento, Mrs. Procida & Mrs. Russell

OPEN TO THE PUBLIC

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

Motion passed with a unanimous voice vote.

Mr. Vega from 3001 Route 130 S. wanted to talk about the wall that they are building and what color he feels it should be. He was told that it was up to the Township to pick the color. He wants to know who he can speak to about it. Mr. Turek stated that there is a product you can add to the wall base which is considered an anti-graffiti that he has used on walls and they are very effective and very easy to wash off. It is a clear coating available at local hardware stores. He can request it of anyone building walls. Mr. Vega stated that a darker color is used so it is easier to repaint.

Mr. Catrambone made a motion to close to the public. Mr. Giles second it.

ADJOURNMENT

Mr. Catrambone made a motion to adjourn the meeting at 8:25. Ms. Cure second it. The results are as follows:

Motion passed with a unanimous voice vote.

Respectfully submitted,

Kathy Phillips,
Secretary, Planning & Zoning Board