

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
August 6, 2020 – 7:00 PM**

OPEN PUBLIC MEETINGS ACT

Delran Township Planning Board regular meeting of Thursday, August 6, 2020 was called to order by Mr. Chinnici at 7 pm in the Township Municipal Building.

The Open Public Meetings Act announcement was read by Mr. Chinnici and the Pledge of Allegiance was performed.

ROLL CALL

Present: Mr. Chinnici, Mrs. Pomeranz, Mr. Catrambone, Mr. Paris, Mr. Macey,
Mrs. Procida & Mr. Boehmke

Absent: Mr. Mullen, Mr. Khinkis & Mr. Hermansky

Recuse: Mr. Parento

Professionals: Mr. Gleaner, Board Attorney, Mr. Raday & Mr. Luste

RESOLUTION

Resolution # PP2020-04

Chester Avenue Developers, LLC

Chester Avenue

Block 46, Lots 2 & 3

PP2019-02

Preliminary & Final Site Plan with Minor Subdivision Plan

Mr. Macey made a motion to adopt Resolution # PP2020-04 for application # PP2019-02, Chester Avenue Developers, LLC. Mrs. Pomeranz second it. The results are as follows:

AYE: Mrs. Pomeranz, Mr. Catrambone, Mr. Paris & Mr. Macey

ORDINANCE FROM COUNCIL

Mr. Gleaner wanted to discuss an Ordinance that Council has approved for outdoor seating and be able to serve liquor at the Restaurant establishments in Town due to the Covid restrictions for indoor seating. He stated that the Members will not be voting on it but it is to inform them of what was in the Ordinance. He stated that the Board may ask questions & comment if they wanted to.

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
August 6, 2020 – 7:00 PM**

APPLICATION

**Timber Ridge at Delran, LLC
4310 Bridgeboro Road
Block 116, Lot 6, 7, 8 & 10.01
PP2015-02 (Site Plan) & PN2020-01 (Clubhouse)
Final Major Subdivision Approval &
Preliminary & Final Site Plan for Clubhouse**

Mr. Richard Hoff, Attorney for the Applicant gave an overview of the application. He stated that they are there before the Board for Subdivision approval along with the Preliminary & Final Site Plan approval which includes the Clubhouse. The project had been given preliminary Major Subdivision approval on January 7, 2016 but the project had been delayed by the Fair Share Housing litigation which has since been resolved pursuant to the Orders of the Superior Court of New Jersey dated January 9, 2019 and January 31, 2019. Between then and now, they had an opportunity to obtain all outside agencies approvals while waiting on the Fair Share. They are now seeking the final approval from this Board, consistent with the Preliminary approvals for the Township. The application is in full compliance with the Delran Township Development Ordinance, including the Fair Share Housing requirement of the Township. The construction of this project has no variances being requested or required by the Applicant.

Mr. Richard Clemson, Professional Engineer from James Sassano Associates was sworn in by Mr. Gleaner. Licensed Professional Engineer in the NJ since 1995 with over 25 years' experience. He is the Principal Engineer for James Sassano & Associates. He has appeared before over 40 Land Use Boards. He has appeared before this Board when he presented the Preliminary application for this applicant. Mr. Gleaner has accepted Mr. Clemson's credentials as a Licensed Professional Engineer.

The site contemplates construction of a 108 single family age restricted homes on 111 lots on the property formerly known as Willowbrook Country Club with one five-acre lot on the eastern end of the tract by Hartford Road which will be dedicated to the Township of Delran and two open space lots to be retained by the Applicant. The site borders Moorestown, to the north is the PSE & G right away, to the West is Bridgeboro Road & to the East is Hartford Road. The lot is currently located in the A1 residential zone, which is a zone that allows for age restricted cluster provisions. It is the former site of the Willow Brook County Club. The layout of the streets and lots are identical to what was approved at preliminary.

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
August 6, 2020 – 7:00 PM**

The proposed lots are going to be accessed by residential site improvement standards (RSIS), low intensity residential access street. They divided from Congressional Court from Bridgeboro Road to the first intersection which is Bandon Dunes Court.

It is a 70' wide right of way with an island in the middle. The island is landscaped. It is 8' wide and two 20' wide cartways which provide ingress and egress through that stretch of roadway.

There are 2 cul-de-sacs, one at the back end of Congressional Court and Bandon Dunes which heads in a southerly direction and then a westerly direction towards the southern boundary line on the property. It is a 50' wide right of way, a 48' cartway and a sidewalk on both sides of the street.

The minimum lot size is 55' wide by 105' deep, with a lot area of 5,775 sq. ft. on average. That lot size is larger than what's required. The RSIS requires 2 parking spaces for every single-family home. There will be a 2-car garage with driveway combination for each unit; 218 parking spots would be required but the plan proposes 378 parking spots without counting anything that is available on the street.

Within the open space lots, there are both active & passive recreation. There are pedestrian walkways scattered throughout the tract. There will be a clubhouse on the southwest corner of the property which will be created from the existing building, on the existing footprint, which was formerly utilized by the Willowbrook County Club.

Exhibit A-2 shows a parking area which is located near the clubhouse with 23 parking spots, inclusive of the total on site, accessible without the need to go onto Bridgeboro Road. There are also sidewalks on each side of all streets that also access the clubhouse. It is a pedestrian friendly project.

Street trees are spread at 30-foot intervals everywhere except where driveways interfere, that is one tree in front of every lot. Significant vegetation is included in the project, that being 218 shade trees, 74 ornamental trees, 225 evergreens and 374 shrubs plus additional significant amount with-in the clubhouse area. In the clubhouse area, there are 11 shade trees, 33 ornamental trees, 57 evergreens and 247 shrubs to provide esthetics.

There are 2 of 4 Storm Water management basins are designed in accordance with all NJDEP and municipal regulations. They have all the NJDEP approvals. The project is served by public water and sewer.

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
August 6, 2020 – 7:00 PM**

The sanitary sewer system will be provided for the development. Approximately 75% of the homes will be connected to a gravity sewer which will discharge to an existing sewer main opposite the main access at Moorestown-Bridgeboro Road by Sycamore Street. The remainder of the homes will connect to a sanitary sewer that discharge to an existing sewer main opposite the existing driveway to the clubhouse.

They also have the public water system that is fully looped. The water main extends down Congressional Court from Bridgeboro Road all the way out to Hartford Road. They did get the connection into Hartford Road completed prior to the paving moratorium.

They also have a water main that runs down Bandon Dunes Court, towards the clubhouse area and loops itself back out to Bridgeboro Road.

No bulk variances are currently required for the subdivision or the site plan including the clubhouse. The preliminary approval in 2016 granted a frontage variance for the area of the project to be dedicated to the Township of Delran.

Extensive renovations to the clubhouse building including construction of a large outdoor patio, a gazebo, two fountain aerators in the existing pond, 2 shuffle board courts, bocce ball court and a pickle ball court. Extensive landscaping around the clubhouse area including the islands they are creating in the parking lot.

Of the 76 total acres of the project, 50 acres are set aside as open space in addition to the 5 acres dedicated to the Township of Delran. That open space acreage can never be developed.

Mr. Macey asked what are the plans for that 5 acres that has been dedicated to the Township. Mr. Catrambone stated that somewhere way back in the day the Township lost a quarter acre from the registry of open space. When they discovered that, they needed to replace it with 5 acres. Willowbrook was kind enough to provide that to the Township. It will remain part of the Township open space.

Mr. David Shropshire, Professional Engineer & Planner in NJ for 40 years specializing in Traffic Engineering and Transportation Planning & Design. Mr. Gleaner accepted him as an expert in Traffic Engineer.

Mr. Shropshire performed a traffic study back in 2014 and updated it in 2016 for the site. The subsequent reports analyzed anticipated traffic generation from the proposed development to determine traffic volume as compared to the traffic counts from 2016. Only nominal changes were noted, with only 1% growth rate anticipated in the projections.

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
August 6, 2020 – 7:00 PM**

Same was accepted in the approval from Burlington County Planning Board. There were 85 to 90 trips originally projected to be generated in and out of the site, but 50 trips per day are now projected to be generated in and out of the site. There will be no additional traffic impact during construction than that as will be anticipated after construction is completed.

Mr. Raday stated that due to periods of time that the meeting has been postponed due to the Covid-19 pandemic, that the Applicant had met with his office and made substantial changes.

Most of the comments in his letter have been resolved. Mr. Shropshire answered his comments about the traffic. He did note from his letter dated July 2, 2020 that while the roadway profiles submitted by the Applicant provided for a minimum of .50%, which conforms to the requirements of the Residential Site

Improvement Standards (RSIS), he recommended a minimum of .75%. After further consultation, he agreed that the proposed for .50% was adequate. Mr. Raday stated that all other comments have been satisfied.

Mr. Luste stated that regards to his letter dated June 25, 2020 he had a question on the intensity of street lighting. Mr. Clemson testified that there will be higher intensity at the two intersections with lower intensity of lighting at intermediate points, all of which has been approved by PSE & G and in accordance with their requirements. Mr. Luste stated that all other comments have been satisfied.

Mr. Paris asked about the HOA. Mr. Clemson stated the HOA will be responsible for the maintenance of the storm water basins on the open space lots. The storm sewer in the right of way are public streets and will not be maintained by the HOA.

There are no plans for a dog park but there is significant amount of land still open. If the HOA wanted other recreational areas, such as a dog park, they could come back to the Planning Board for consideration.

Mrs. Pomeranz asked about the parking and the trees. Mr. Clemson stated that there is parking on one side of the street only. There will be a tree placed on each home lot and not in the right of way.

The club house will not be demolished. They are taking the existing building and doing extensive renovations inside and out.

Soil testing was complete and the Applicant has a "clean bill of health".

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
August 6, 2020 – 7:00 PM**

Mr. Catrambone asked about the species of trees. Mr. Clemson stated that the Applicant has agreed to swapping out indigenous or local trees for the proposed trees as may be agreed upon with the Board Planner.

The street lighting will be high pressure sodium throughout except for the parking areas and the clubhouse parking which will be LED lighting.

There will be 3 phases. The first phase will be Congressional Court entrance up to the intersection of Bandon Dunes Court. The clubhouse renovations will be part of phase one. The second phase will be Bandon Dunes Court and the third phase will be the remainder of Congressional Court.

Mr. Catrambone questioned the agreement between the Applicant & the Township that the Applicant will provide a contribution towards the recreation requirements of the Township. Mr. Hoff stated that they didn't forget and that they will be doing so.

Mr. Catrambone asked about the stormwater runoff and the issues that area is experiencing. Mr. Clemson stated there was extensive discussion concerning the design of the storm water management system in compliance with the with the NJ state code, NJAC 7:8, and a review of the standards for the quantity, quality and ground water recharge analyzed based on three storms, that being the two-year storm, the ten-year storm and the one-hundred-year storm.

The storm water management system that has been proposed for the site has four storm water inlets for runoff which has been reviewed by the Delran Township Engineer, the Burlington County Planning Board, the Burlington County Soil Conservation District and by the NJDEP at nauseum and have been deemed as acceptable. The amount of runoff water from this project as actually less than that which was running off while the land was a then-existing golf course.

They recognize the flooding issues currently existing, but this project makes that issue no worse than currently existing conditions. The flooding issues are impacted by the off-site conditions in the entire corridor, specifically in Swedes Run, and not related to their property; nor will it be impacted by this project.

Mr. Raday 's office reviewed it and stated that the whole entire bottom area is in the flood plain. They went out and looked at the pipe that The Powell's are referencing and the swale that is in there. They made some recommendations that they clean the swale and video the pipe to see if it is damaged. The Applicants Engineer did send them a photo that the pipe is clean, but they would like to know if that pipe would have any damage.

Mr. Chinnici opened up the meeting for public comment.

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
August 6, 2020 – 7:00 PM**

Donald & Janice Powell who live at 4308 Bridgeboro Road was sworn in by Mr. Gleaner. Mr. Powell voiced his concern about the water issue that they have and how that area floods three to six times a year from stronger routine rains not a 100-year flood. He stated that there is a 3-to-4-foot stream that runs behind the three residential properties that intervene into the developed area. He feels that the 30' concrete pipe isn't installed properly and if they fix it that it might alleviate the problem of flooding.

Mr. Raday stated that the inlet and the outlets of the pipes don't have conventional headwalls. It's just a pipe protruding out of the road. The Engineer's recommendation was that they would reach out to the Applicant to see if they could get a video pipe to see if any defects in the pipe. The Applicant's Engineer sent pictures to Mr. Raday and they showed clear. He stated that the pictures they have show some debris and he recommend that they get a permit to clean it and maintain it. He would also recommend that they have a headwall placed in front of the pipes. The Applicant doesn't want to have to go back to the State review where it took 6 months before for an approval. The State said it was ok and so did the County. The DEP allowed the clubhouse to be renovated even though it is in the flood plain. They would not have allowed them to construct something new in that flood plain.

Karl Thomas and Johann Oliver lives at 112 Haverford Court was sworn in by Mr. Gleaner. His was concerned about the phasing of the construction and how it would impact their property. From a storm water standpoint, the construction wouldn't have any impact on their property. Their property is uphill from the site so anything flowing would be going downhill.

Paul (PJ) Buzzi, Jr. who lives at 4205 Bridgeboro Road was unable to attend the meeting. He sent a letter for Mr. Gleaner to read and asked that it be put on the record. His concern was about the traffic the site will produce since there is only one entrance. The Applicant stated that they are going by the RSIS standards and have no intention on opening it up to Hartford Road.

Mr. Chinnici closed the public portion of the meeting.

Mr. Macey made a motion to approve the Final Major Subdivision. Mr. Chinnici second the motion. The results are as follows:

AYE: Mr. Chinnici, Mrs. Pomeranz, Mr. Catrambone, Mr. Paris, Mr. Macey, Mrs. Procida & Mr. Boehmke

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
August 6, 2020 – 7:00 PM**

Mr. Macey made a motion to approve the Preliminary & Final Site Plan approval with the clubhouse subject to the Applicant installing a headwall to the pipe system running from the premises in a manner to be agreed upon between Applicant and the Planning Board Engineer in conjunction with a stream maintenance plan as long as same does not require the reopening of any permits previously granted by outside agencies. Also, adding that to the extent there is a problem with the existing pipe, that they have a right to come back before the Board. Mr. Paris second the motion. The results are as follows:

AYE: Mr. Chinnici, Mrs. Pomeranz, Mr. Catrambone, Mr. Paris, Mr. Macey,
Mrs. Procida & Mr. Boehmke

OPEN & CLOSE TO THE PUBLIC

Mr. Chinnici opened the meeting to the public. There was no public that wished to comment. Mr. Chinnici closed to the public.

ADJOURNMENT

Mrs. Procida made a motion to adjourn at 9:15. Mr. Macey second the motion. The results are as follows:

Motion carried with a unanimous voice vote.

Respectfully submitted,

Kathy Phillips, Secretary
Planning & Zoning Board