

**DELRAN TOWNSHIP  
PLANNING BOARD  
MUNICIPAL BUILDING  
REGULAR MEETING MINUTES  
SEPTEMBER 2, 2021 – 7:00 PM**

**OPEN PUBLIC MEETINGS ACT**

Delran Township Planning Board regular meeting of Thursday, September 2, 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, Mr. Giles, Mr. Lyon, Mr. Parento,  
Ms. Cure & Mrs. Russell

**Absent:** Mrs. Bogie, Mr. Chinnici, Mr. Macey, Mrs. Procida & Mr. Ozdemir

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

**Exhibits:**

A-1 Color Rendering of Aerial of Site

**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**

**NVR Ryan Homes-Foxtail Creek Development)  
Hartford & Bridgeboro Road  
Block 116, Lot 23 f/k/a  
PN2021-03  
Amended Final Major Site Plan w/Bulk Variance**

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

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**Delran Chester Multi Family, LLC  
5035 Route 130 S (Lot 3) & 1015 Chester Ave (Lot 8)  
Block 46, Lots 3 & 8  
PP2021-04  
Minor Subdivision & Amended Site Plan Approval**

Mr. Richard Hoff, Attorney on behalf of the Delran Chester Multi Family, LLC stated that they are back before the Board for a Minor Subdivision & Amended Site Plan. They are looking at some minor changes to the original application. The Subdivision of lot 3 to lot 8, adding some additional garages, reconfiguring the clubhouse and pool, along with the garbage/recycling storage area also being reconfigured.

Matt Walsh from Stout & Caldwell was sworn in by Mr. Norman. His credentials were accepted as a Professional Engineer.

Mr. Walsh explained that the applicant proposes to subdivide and convey approximately 0.87 acres from lot 3 to lot 8 which is owned by Mr. Braga. It serves no purpose to the main site of the 22.8-acre tract. Doing so, the site will now be conforming with 21.62 acres. Part of the Subdivision will also be a 20' sanitary sewer easement which has already received approval from the County and will be filed by deed.

Mr. Hoff stated that during the first approval, there were garages approved as part of the project. Mr. Walsh explained that they had 8 garages on Cross Alley between buildings 8 & 9. There were 2 banks of 8 garages between building 6 & 9. As part of this application, they are proposing 8 garages and 6 garages between buildings 1 & 4 and also a bank of 8 garages next to building 5. They are going to remove 2 garage units from the bank of 8 directly adjacent to building #1.

If approved, that would eliminate the 20' setback to the commercial piece which would no longer require the variance. In total, 52 garages if Board grants approval. In the total parking count, garages are considered parking spaces. In their leases, they do require that the garages be served as parking spaces and not storage. However, in the event that people don't park in them and park in other spaces, Mr. Huff asked if they still meet the parking requirements for surface parking? Mr. Walsh stated that they require 568 spaces and they will still have 568 spaces, not including any garages, so they do still comply with the parking standards.

The clubhouse originally was about 2,200 sq ft. They have taken it down to 800 sq ft. The original pool was between the basin and the clubhouse. They since moved it too

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the back of the building. Originally, it was parallel with the building, now it's 90 degrees to the building.

There is a small building behind it to hold the pool equipment. It will still be fenced and meet all the pool regulations and requirements for the Construction Code and Town requirements.

The unit above the maintenance building is now being eliminated. They are reducing the unit count on the project from 265 to 264. The number of affordable units remains unchanged which remains at 53.

A few of the street names have changed. They revised the curb line to try to direct all the traffic out towards Chester Avenue so no one is cutting through Holy Cross's parcel.

Other than those changes, it is the same application that was approved by the Board back in 2020.

The Fire Department letter was just providing the apartment unit numbers & addresses.

Mr. Turek mentioned that there are 4 items that were outstanding as far as submission items. Those items were all submitted previously as part of the original application. He wants to make it part of the record to make sure the application is deemed complete.

**Mr. Catrambone made a motion to deem the application complete. Ms. Cure second the motion. The results are as follows:**

**Aye:** Mr. Catrambone, Mr. Giles, Mr. Lyon, Mr. Parento, Ms. Cure & Mrs. Russell

**Absent:** Mrs. Bogie, Mr. Chinnici, Mr. Macey, Mrs. Procida & Mr. Ozdemir

Mr. Hoff stated that they will take care of the safety issues on Cross Alley with the garages. They have pushed them back a little to make the drive isle a little wider. They've added some stripping and some signage for caution stating vehicles are exiting. They are also putting a speed limit sign at each end.

That drive is intended in large part to serve the High School, obviously it's free movement so people could use it but they have tried to design some configurations there to utilize the main entrance more than the side entrance.

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They will look at it and could pull it back even further to implement that change as long as they don't encroach into the set back.

Mr. Turek asked in his letter about the method of waste disposal and recycling for the apartment units. Mr. Hoff stated that the way they do waste disposal within the project is sort of like a valet service. The Residents put their trash out in front of their units and a Maintenance person comes through every day to pick it up. They don't rely on Residents to wander around into trash areas. They found it to be more effective. Mr. Turek asked for a small piece of sidewalk ADA compliant leading up to the trash area just in-case a Resident wanted to walk it there themselves. Mr. Hoff agreed to it.

The garages will have lighting fixtures and they will provide the detail once they decide on the architectural feature. The current plan is sufficient in the lighting, it will just enhance it.

The change in impervious coverage is approximately 3,000 sq. ft. of new impervious which is pretty negligible. The existing basins on site in the storm water system infrastructure will be able to handle that with no issue. Mr. Turek stated that it is acceptable with 3,000 sq ft. but would like it noted on the plans.

Mr. Reinertsen stated that Mr. Dochney's letter dated August 24, 2021 that there's not too much to address. The one thing he wanted to put on the record and make clear is item 6-f from the review letter, is that the Applicant should confirm that the Deed restriction will be filed that will include the appropriate language noting that the affordability controls on each unit shall be in place for at least 30 years.

**OPEN TO THE PUBLIC**

**Mr. Catrambone made a motion to open to the public. Mr. Parento second the motion.**

Motion passed with a unanimous voice vote.

There were no members of the public that wanted to speak.

**CLOSED TO THE PUBLIC**

**Mr. Lyon made a motion to close to the public. Mr. Catrambone second the motion.**

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Motion passed with a unanimous voice vote.

**Mr. Giles made a motion to approve the Minor Subdivision & Amended Site Plan with the following: The removal of 2 garage units adjacent to building #1, the Applicant would comply to the recommendations from Mr. Turek's report, the addition of striping and signage on Cross Alley Street, the addition of sidewalk for access to the trash enclosure area, providing proposed lighting to show on the plans. With respect to Mr. Dochney's report stating, relocating of the garage to eliminate the variance, and also the deed restriction in place for 30 years per the request and special Master Plan, the eliminating of the apartment above the Maintenance Building & the Applicant agrees to the recommendations on the Fire Official's review letter. Mr. Catrambone second the motion. The results are as follows:**

**Aye:** Mr. Catrambone, Mr. Giles, Mr. Lyon, Mr. Parento, Ms. Cure & Mrs. Russell

**Absent:** Mrs. Bogie, Mr. Chinnici, Mr. Macey, Mrs. Procida & Mr. Ozdemir

**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 NJDEP. What they are 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 Acres requirement.

There is one house keeping item they have noted which is the typo which Mr. Catrambone pointed out in the Open Space plan that will be corrected. The other item was the tennis court in Summerhill being added as part of open space. Private open space if added as recreational open space inventory, there are restrictions that go along

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with it. It's something that you have to weigh out. It doesn't have to be in the inventory. If you add it, you basically can't do anything remotely commercial with it.

Mr. Norman stated that you get penalized if circumstances change and the property gets repurposed, now you have to make up for the loss. It's not like a 1 to 1, It's a 20 to 1. If you give up a ¼ acre, you have to replace it with 5 acres.

**OPEN TO THE PUBLIC**

**Mr. Catrambone made a motion to open to the public. Mr. Lyon second the motion.**

The motion passed with a unanimous voice vote.

Charles Silvestri who lives at 803 Drexel Ave asked about a traffic light at the new Chester Avenue Multi Family complex. It was told that his question would be for the next round of open public comments and to ask at that time.

Deb Hammond who lives at 230 Paddock Way is there representing the Green Team which is all volunteers appointed by the Mayor and Council to make our community more sustainable, improving access to open space is one of their primary objectives. They are committed to planting trees in the parks and playgrounds. They will be assessing the conditions of the existing trees and making recommendations to Public Works Department to minimize hazards.

They are concerned that the population projections provided by the Delaware Valley Regional Planning Commission are too low. The 2020 census information is available and the current population exceeds the 2040 projections. It indicates that the population 17,882, which is higher than 2040. Additionally, the population projections don't appear to capture the expected increase from the new housing units approved, about 835, but not yet occupied. Because the needs assessments are based on projected populations, it appears that we may be way low in recreational open space. Furthermore, the census shows that 21% are under the age of 18 and on this 15% are over 65.

With the focus of adding age restricted housing, they would expect that the older population will become a bigger percentage of the overall population. The existing Open Space Plan and Recreation facilities don't address adults.

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They strongly support surveying the Residents to determine what activities they would like to see in the existing parks.

They strongly recommend the walking trails in the plan connecting Community Park to Notre Dame Park. They do realize that it needs a bridge. That the High School would allow for supplemental parking on the big events that we don't have currently, without paving the green space that we do have in order to have more cars to park.

In addition to walking trails, connecting our parks and possibly utilizing the Greenway on Swedes Run, they should explore adding tennis courts, pickleball courts and adding a community garden.

Currently, the water fountains at Community Park are turned off. They should be replaced with bottle fill stations which would deal with the safety concern, but it will also reduce the amount of single use water bottles that end up in the trash.

They might want to consider a spray park over at the Community Park. It would be a great way for kids to cool off for those that don't have access to the private pools.

They might also want to consider waterfront access on the Rancocas from the Play Street site. Even if they install benches and a fishing pier.

There was a mention of private recreational facilities, and if they include Hunters Glen, then they need to add Tenby Chase Apartments. Also, the Grande/Summerhill, they've got their own swim club and other amenities over there. Either they should identify them all or not.

The other thing not included in the plan is the Municipal Rifle Range. The property is listed in the table but no mention of the Rifle Range.

The Green team had updated the open space facilities inventories in 2016, and because they knew that this was part of the open space plan to do it, they updated it again for 2021 what's there and they can provide that so that you can have that information to go right into the plan.

**CLOSE TO THE PUBLIC**

**Mr. Lyon made a motion to close to the public. Mr. Catrambone second the motion.**

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The motion passed with a unanimous voice vote.

There will be no further action tonight on the discussion of the Open Space and Recreation Plan. There will be one more meeting to adopt the plan. They will consider these comments into the plan.

**RESOLUTION**

**Resolution # PP2021-05**

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

**Mr. Catrambone made the motion to adopt Resolution #PP2021-05. Mr. Giles second the motion. The results are as follows:**

**Aye:** Mr. Catrambone, Mr. Giles, Ms. Cure

**OPEN TO THE PUBLIC**

**Mr. Lyon made a motion to open to the public. Mr. Catrambone second the motion.**

The motion passed with a unanimous voice vote

Charles Silvestri who lives at 803 Drexel Ave asked about a traffic light at the new Chester Avenue Multi Family complex. It was told that his question would be for the next round of open public comments. He wanted to know about the Chester Woods site on Chester Ave. and how it will affect all the citizens that will be using the road every day.

Mr. Catrambone, Mayor of the Town stated that the housing was a mandate due to a lawsuit from the Fair Share Housing. After much negotiation, he was able to have them agree on a lower amount from what they originally wanted us to provide. There is no way to actually answer how it will impact the area.



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**CLOSE TO THE PUBLIC**

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

The motion passed with a unanimous voice vote

**ADJOURNMENT**

**Mr. Lyon made a motion to adjourn the meeting at 8:20. Mr. Parento second it.**

The motion passed with a unanimous voice vote

Respectfully submitted,

Kathy Phillips,  
Secretary, Planning & Zoning Board