

**DELRAN TOWNSHIP
PLANNING BOARD
REGULAR MEETING MINUTES
APRIL 4, 2024– 7:00 PM**

OPEN PUBLIC MEETINGS ACT

Delran Township Planning Board regular meeting of Thursday, April 4, 2024, was called to order by Ms. Cure at 7:00 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. Lunemann, Mr. Giles, Mr. Parento, Mr. Ozdemir & Ms. Cure

Absent: Mr. Lyon & Mrs. Russell

Professionals: Mr. Chris Norman, Attorney; Mr. Fred Turek, Engineer & Mr. Christopher Dochney, Planner

APPLICATION

A.

Delran Associates, LLC
8035 Route 130 South
Block 65, Lot 18.01
PP2019-01
Final Site Plan/Subdivision Approval Extension Request

Delran Associates, LLC filed a letter application, dated December 18, 2023 with the Delran Township Planning Board seeking a two-year extension of its Preliminary and Final Major Site Plan and Subdivision Approval, previously granted by Planning Board Resolution No. PP2020-03, memorialized on May 7, 2020 and published May 15, 2020, for real property identified as Block 65, Lot 18.01 on the Delran Township Municipal Tax Map (the “Subject Property”) and located on State Highway Route 130 South.

The Applicant’s case was presented before the Planning Board at a public hearing on April 4, 2024, in sworn testimony by:

- (1) Applicant’s member Yonasan Nevernasky.
- (2) Kyle F. Eingorn, Esquire of the law firm Dembo, Brown and Burns, LLP.

The Planning Board has considered the recommendations and comments of its professional staff; The following documents and exhibits were reviewed by the Board and are incorporated herein by reference:

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- A-1 Letter Application by Dembo, Brown & Burns, LLP, dated December 18, 2023;
A-2 Delran Township Planning Board Resolution No. PP2020-03.

The Planning Board, after carefully considering the evidence and examining certain exhibits, has made the following factual findings and statements of reasons:

1. Applicant is the owner of the subject property at Block 65, Lot 18.01, consisting of 14.6 acres, which real property is located on State Highway Route 130. Applicant was previously granted Preliminary and Final Major Site Plan and Subdivision Approval by Planning Board Resolution No. PP2020-03 for an inclusionary development of 240 residential units, including 192 market rate units and 48 affordable housing units in the R-1 Zoning District.

2. Applicant requests a two-year extension of Preliminary and Final Major Site Plan and Subdivision Approval through May 15, 2025, pursuant to requirements of *N.J.S.A. 40:55D-52e*, since the proposed residential development includes more than 100 residential dwellings. Applicant further asserts that the development project is included in Delran Township's Housing and Element and Fair Share Plan and is required to satisfy the municipality's Third-Round affordable housing obligation.

3. The Planning Board considered Applicant's two-year extension request and expressed a willingness to grant it, provided Applicant appears before the Planning Board to provide an update regarding the status of the commencement of construction of this development project at its public hearing on November 7, 2024. Applicant agree to this condition of the two-year extension approval.

No members of the public appeared and/or testified in opposition to the Applicant's extension request at the public hearing.

Upon motion duly made by Mr. Lunemann and seconded by Mr. Parento to grant the application for a two-year extension of Preliminary and Final Major Site Plan and Subdivision Approval, the results are as follows:

Ayes: Mr. Catrambone, Mr. Lunemann, Mr. Giles, Mr. Parento, Mr. Ozdemir & Ms. Cure
Nayes: None
Recused: None
Absent: Mr. Lyon & Mrs. Russell

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The Township of Delran Planning Board, that the said application for a two-year extension of Preliminary and Final Major Site Plan and Subdivision Approval through May 15, 2025 shall be and is hereby granted.

DISCUSSION

B.

ORDINANCE 2024-03

An Ordinance of the Township of Delran, Burlington County, New Jersey, amending the Township of Delran Code Chapter 355 “ZONING” to provide regulations for solar energy systems.

After the discussion a motion was duly made by Mr. Ozdemir and seconded by Mr. Lunemann to Approve Ordinance 2024-03, the results are as follows:

Ayes: Mr. Catrambone, Mr. Lunemann, Mr. Giles, Mr. Parento, Mr. Ozdemir & Ms. Cure

Nays: None

Recused: None

Absent: Mr. Lyon & Mrs. Russell

OPEN/CLOSE TO THE PUBLIC

Ms. Cure opened this portion to the public. Seeing no members of the public who wished to speak, Ms. Cure closed this public portion of the meeting.

ADJOURNMENT

Mr. Giles made a motion to adjourn the meeting, Mr. Parento seconded the motion. The results are as follows:

The motion passed with a unanimous voice vote.

Respectfully Submitted,

Colleen Kohn,
Planning & Zoning Board Secretary