

**DELANCO TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
FEBRUARY 13, 2008**

Ms. vanGenderen called the meeting to order and led the flag salute.

**Sunshine Statement:**

Please be advised that proper notice of this meeting has been given in compliance with the Sunshine Law in the following manner. Written notice has been mailed to the Burlington County Times and Courier-Post newspapers and published in the January 7, 2008 editions. Written notice has been posted on the official bulletin board of the Township of Delanco at least 48 hours prior to the meeting.

Present: Mr. Ouellette, Mr. Corcoran, Mr. Templeton, Mr. Lord, Ms. Mader, Mr. Martin,  
Mr. Matulewicz, Ms. Moore, Ms. vanGenderen, Mr. Denlinger, Ms. Jass,  
Mr. Taraschi.

**Continuation Announcement:**

**Fishburn, William  
Block 804, Lot 1  
1225 Delaware Ave.  
R-1 Single Family Residential Zone  
Bulk & Use Variances**

Testimony was presented to the Board on 12/04/07 and was to be continued at the 01/09/08 meeting. Ms. vanGenderen stated that an announcement was made at the 01/09/08 meeting that this application will be continued at the 03/04/08 meeting and that the applicant will not be required to re-notice.

**New Business:**

**Iwanicki, Brian & Suzanne  
1109 Coopertown Rd.  
I-2 General Industrial Zone  
Completeness Determination for Bulk & Use Variance**

Mr. Dougherty went over his letter dated 01/28/08 concerning completeness and recommended that the application be deemed incomplete.

Mr. Germano went over his letter concerning the use variances. The Board previously granted use variances but did not impose R-2 standards as the applicant indicated on the plan. The Board only granted bulk variances. He suggested that the Board set standards at this time. The application requires a side yard setback variance. He also stated that a use variance will not be required because a use variance was already granted for the applicant to build a house in an industrial zone and therefore adding an accessory to the house would not require a use variance.

He also advised the Board that everyone can vote because there is no use variance involved.

Motion by Ms. Mader, second by Ms. Moore to deem the application incomplete.

Those voting in favor: Mr. Corcoran, Mr. Lord, Ms. Mader, Mr. Martin, Mr. Matulewicz,  
Ms. Moore, Ms. vanGenderen.

The Class I and Class III members were not called in error.

**Powerhouse Equipment and Engineering Co., Inc.**

**Block 2000 Lot 6.02**

**240 Creek Rd.**

**I-2 General Industrial Zone**

**Completeness Determination Only**

**Preliminary Major Site Plan, Site Plan Waiver & Bulk Variance**

Mr. Dougherty went over his letter dated February 11, 2008 concerning completeness and recommended that the Board grant the waivers and deferrals and deem the application complete.

He stated that it is an existing site that has an existing building and parking and that they are proposing an addition. The application should not effect grading or drainage.

Ms. Moore stated that a prior approval limited the outside storage.

Mr. Martin stated that the approval may have been in 1999.

Ms. Moore asked if the resolution could be located.

Motion by Ms. Mader, second by Mr. Lord to deem the application complete and grant the waivers and deferrals requested.

Those voting in favor: Mr. Ouellette, Mr. Corcoran, Mr. Lord, Ms. Mader, Mr. Martin, Mr. Matulewicz, Ms. Moore, Ms. vanGenderen.

The Class III member was not called in error.

**Robert T. Winzinger, Inc.**

**Block 1900, Lot 7**

**900 Coopertown Rd.**

**I-2 General Industrial Zone**

**Site Plan Waiver**

Ms. vanGenderen stated that Mr. Serlin the attorney representing the Board for the application requested that it be continued at the March 4, 2008 meeting.

**Meeting opened to the Public:**

Jean Mastalesz – 97 Shipp's Way – She thanked the Board for requesting that Mr. Hovnanian submit a copy of their plans to the residents in Newton's Landing and advised the Board that they received a copy of their subdivision plans and that they were also notified that they were requesting a determination from the DEP if there are any fresh water marshlands on their property.

Since there were no further comments from the public Ms. vanGenderen closed the public portion of the meeting.

**Correspondence:**

Ms. vanGenderen commented that correspondence was distributed to the Board on the dais.

River's Edge at Delanco:

Ms. vanGenderen commented that the Board received a copy of a notice of violation that was issued to Ryan Homes for the River's Edge development for illegal clearing on a property.

Correspondence was also received from Mr. Denton concerning their construction entrances.

HOVBROS Application:

Ms. vanGenderen commented that correspondence was received from committee woman Kate Fitzpatrick concerning the application

**Comments from the Board:**

Ms. Jass gave a brief report on the January 15<sup>th</sup> advisory committee meeting. The Committee discussed the Columns, the recreation fields; phase three of the streetscape, the Savannah Mews name and the proposed street names. The Historic Preservation Committee was also concerned about the name and made recommendations for the names of the streets. They are looking at the proposed Master Plan and will get back to the Board with recommendations.

Master Plan:

Scott Taylor gave a report on the status of the plan. He advised the Board that a draft of the plan was submitted to the subcommittee and to the Board for review at the end of last year. There are some time constraints relative to DCA grants. It will be a benefit to the Board and Town to be able to move forward with a master plan. Any issues that are unresolved can be deferred to a future re-examination. If the plan is completed in the next few months the Town can recoup the majority of the cost of the plan through the DCA grant. He suggested that an updated presentation and status on the plan should be done and that the Board should determine how they would like to move forward with the finalization of the plan.

Mr. Corcoran suggested that the exact date that the plan needs to be completed by should be determined so that the Township does not lose the grant money.

Mr. Taylor suggested that there should be a brief presentation at the next work session of the Board and stated that he will provide the deadline date to the Town prior to the meeting so that if a special meeting is desired we can determine a date for the meeting at the next board meeting. Mr. Corcoran stated in order to get the funding we may have to adopt the plan the way it is at that time and then go back and modify it.

Mr. Taylor stated that we may be able to get an extension of the time limit from the DCA so that we can finish the plan.

Ms. Moore asked if the housing element is being done separately.

Mr. Taylor stated that it was done three or four years ago by Art Bernard. It can be done after the new COAH regulations are published.

Ms. Jass stated that recreation has a copy of the master plan and is reviewing it and asked for the deadline date for the other committees so that they can move forward with their recommendations.

Ms. vanGenderen asked what the process is for the draft document and stated that the board will discuss it and hold a public hearing.

Mr. Germano stated that the surrounding towns need to be notified and the County Planning Board. Only one public hearing date is required. The board has to discuss and complete a final draft a month before the public hearing. A copy of the final draft has to be available for the public to review and comment on.

Ms. vanGenderen asked when it will be appropriate for the historical committee to comment on the draft.

Mr. Taylor stated that they can forward recommendations to his office. If we receive them in the next couple of weeks we can come in with some modified pages for discussion and consensus reaching at the Board's March meeting.

Ms. Jass stated that she will pass the information along to the historical committee's chairperson.

Meeting Minutes and Invoices:

Ms. vanGenderen asked that meeting minutes be brought up to date and that invoices be included in the packets and placed on the agenda for approval.

Driveway Ordinance:

The secretary handed out a copy of the ordinance and stated that the Township Committee would like the Board to take a look at it.

**Correspondence:**

Mr. Germano asked if the letter from Committee Woman, Kate Fitzpatrick dated February 11, 2008 concerning the Savannah Mews Application should be forwarded to the applicant.

The secretary stated that Ms. Fitzpatrick forwarded a copy to them.

Ms. Moore asked if the Board should comment on the letter.

Mr. Germano stated that the hearing is over but what is in the letter is appropriate for discussion during the subdivision application.

**COAH:**

Ms. Jass asked how the new regulations will affect the Savannah Mews project and the Township.

Mr. Germano stated that at this time we don't know.

Mr. Taylor stated that there will be a lot of law suits concerning the new regulations.

Mr. Ouellette stated that the Township is working with Mary Beth Lonergan, COAH Planner and Kevin Sheehan, COAH Counsel to determine how the regulations will affect the Township and determine what the correct COAH obligation is for the Township. A sub-committee has been established that will work with them. There are some problems with the number of obligations that were created by the warehouses that were classified as office space when they were built in the Township along with an issue with Pennington Park being shown as developable land.

Mr. Templeton stated that the Township's COAH number is higher than it should be.

The board continued their discussion about the Township's COAH obligation and how the obligation is to be met.

Mr. Corcoran stated that changes in the obligation due to the new regulations that make the obligation retroactive to 2004 will have to be met by the Township itself.

Mr. Germano stated that in January of 2007 the appellate division struck down the rules that COAH was proposing. COAH's rules said that we could make developers build or pay to have an affordable unit built for every 8 market rate units built. One of the reasons that the rules were struck down is because the Mount Laurel decision that requires that affordable housing be provided indicated that all municipalities had to do is to give builders an incentive to create affordable housing, not a tax. We have to give builders and incentive to create affordable housing for less than what it costs.

Mr. Taylor stated that a density bonus is an incentive for the builders to build the affordable units by allowing them to build more units to offset the cost of the affordable units.

**Adjournment:**

A motion to adjourn was made by Mr. Matulewicz and seconded by Ms. Mader. All members present voted in the affirmative.

Roseann M. Lameiras

Board Secretary

Approved: September 2, 2008