

**DELANCO TOWNSHIP  
JOINT LAND USE BOARD  
SPECIAL MEETING  
MARCH 24, 2009**

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 March 20, 2009 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:** Ms. Lohr, Ms. Jass, Mr. Lord, Mr. Matulewicz, Ms. Moore, Ms. vanGenderen, Mr. Schmitt

**Absent:** Mr. Taraschi, Ms. Mader, Mr. Martin, Mr. Anastasi

**Board Professionals:** Denis Germano, Esq.; Hugh Dougherty, Engineer; Scott Taylor, Planner

**Continued Applications:**

**Abundant Life Fellowship, Inc.—Living Springs project**

**Block 2200 Lots 2.01 & 3**

**Route 130**

**Planned Development—Affordable Housing—2 Zone**

**(formerly C-3 Highway Commercial Zone)**

**Preliminary Major Site Plan, Preliminary Major Subdivision, Bulk Variances**

Mr. Germano announced that Ms. Jass did not sit with the Board at the dais for the March 3, 2009 Abundant Life hearing because at that time the application involved a use variance. Ms. Jass had attended the hearing on March 3 and had heard all testimony, therefore, Mr. Germano stated that no affidavit was necessary certifying that she had listened to the tape of the hearing. Ms. Jass confirmed the accuracy of Mr. Germano's statement. She was seated at the dais with the Board because an ordinance was adopted on March 16, 2009 that permits the use variance previously requested by Abundant Life. Ordinance 2009-4 has been published and a sealed copy was given to the Joint Land Use Board secretary.

George Kroclicik, Esq. continued with his representation of Abundant Life Fellowship. Mr. Kroclicik thanked the Board's professionals for their assistance with the application. He summarized that the Board had already been given an overview of the site at the March 3, 2009 meeting. The applicant will be providing more details because there have been revisions to the plan and there are new comments from the Board professionals.

Mr. Germano swore in James Miller, professional planner; Rick Ricciardi, Principal Environmental Scientist with Marathon Engineering; Anthony Sirizzotti, architect with The Bannett Group; and Raymond Rebilas, architect with Kitchen & Associates as witnesses. The Reverend Aubrey Fenton and Brian McMorrow had been sworn in at the March 3, 2009 hearing.

Mr. Fenton gave a brief overview of the project. Abundant Life has targeted three special needs populations for this project: developmentally disabled, severely physically handicapped, and military

**DELANCO TOWNSHIP  
JOINT LAND USE BOARD  
SPECIAL MEETING  
MARCH 24, 2009**

veterans. There was discussion regarding the type of people who would live in the special needs apartments, their needs, and the services that are currently provided at other facilities.

Mr. McMorrow introduced Exhibit A-11 which he identified as a revised Site Plan. He compared Exhibit A-11 to Exhibit A-6 which had been introduced at the March 3 hearing in order to show the Board what had changed. The largest change to the plan is that a portion of the roadway to the south of the church parking lot has been eliminated. Mr. McMorrow also discussed fire truck access and hydrant locations.

Mr. McMorrow introduced Exhibit A-12 which he identified as an Open Space Area Plan, and he reviewed what was shown on the plan. A potential route for a greenways connection is shown on the plan, and there was discussion regarding that area. There was discussion regarding the need to separate public areas from private in the transition area by the cottages.

Mr. McMorrow reviewed the Pennoni Associates Preliminary Review No. 2 letter dated March 23, 2009. The Living Springs site will be serviced by the Willingboro Municipal Utilities Authority. A letter from the Willingboro MUA dated March 23, 2009 was marked as Exhibit A-13. There was discussion pertaining to the following topics: paving, lighting, open space, and lot lines. Mr. McMorrow next reviewed the Taylor Design Group's Second Planning Review letter of March 24, 2009. There was discussion pertaining to the following topics: parking and circulation, the high water line, sidewalks, COAH credits, deed restrictions, signage for handicapped parking, landscaping, bicycle racks, fire department access, open space, and the location of the cottages. There was considerable discussion regarding sidewalks and bicycling along Route 130 and the need for pedestrians to access bussing.

Mr. Ricciardi was called to testify. He reviewed his qualifications for the Board and was qualified as an expert in the field of environmental science. Mr. Ricciardi provided information with respect to the location of the cottages and the proper demarcation of boundary lines. He summarized development regulations with respect to that area of the property. Mr. Ricciardi referred to Exhibit A-11 during his testimony.

Mr. Kroclic then asked Mr. Ricciardi to summarize the information contained in Marathon Engineering's Environmental Impact Statement dated February 17, 2009, revised March 12, 2009. Mr. Ricciardi stated that Marathon Engineering had also prepared environmental land use permit applications, and he provided testimony regarding the various applications. He then went on to summarize site conditions including topography and elevations, soils, vegetation, wildlife, and the wellhead protection area. There was discussion regarding buffers that may be required by the Department of Environmental Protection, pesticide testing, recycling and trash collection including the disposal of possible medical waste, and mail delivery. Mr. Dougherty asked Mr. Ricciardi if he had any problems with the comments in the Environmental Impact Statement section of his March 23, 2009 letter. Mr. Ricciardi responded that he did not have a problem with the comments and he would revise his report.

**DELANCO TOWNSHIP  
JOINT LAND USE BOARD  
SPECIAL MEETING  
MARCH 24, 2009**

Mr. Shropshire was called to testify and was sworn in by Mr. Germano. He reviewed his qualifications for the Board and was qualified as an expert in the area of traffic engineering and access management. Mr. Shropshire reviewed the Traffic Impact Study dated February 13, 2009 that was prepared by Shropshire Associates. Mr. Shropshire discussed access to the property, traffic flow and counts, internal circulation especially problems with the 3-way intersection near the commercial buildings, parking, and traffic queuing on Bridgeboro Road.

Mr. Miller was called to testify. He did not review his qualifications for the Board because he had testified at the February meeting for another applicant. Mr. Miller had been qualified as an expert at that time. Mr. Miller provided testimony regarding four lots that did not front on a public street and why relief from the Land Use Law provision should be granted. The lots were identified as Lots H, E, F, and G on Exhibit A-10. Mr. Miller also discussed emergency services access to the property, how the project meets the Planned Unit Development criteria, and he gave comments pertaining to sidewalks and bicycling along Route 130.

Mr. Rebilas was called to testify. He reviewed his qualifications as an architect for the Board. Mr. Rebilas reviewed his preliminary designs for the residential buildings using Exhibits A-1 through A-5. He discussed interior and exterior building details and provided conceptual renderings which were marked as Exhibits A-14 and A-15. There was discussion regarding the need for two-bedroom apartment units, handicapped access to units, use of the community room for voting, and elevators and stairwells. Mr. Rebilas then addressed items in section E on page 6 of the Taylor Design Group's Second Planning Review letter of March 24, 2009. There was discussion regarding the length of the cottage driveways and concerns about parking.

Mr. Sirizzotti was called to testify. He reviewed his qualifications as an architect for the Board. Mr. Sirizzotti reviewed a conceptual rendering and plans for the commercial buildings which were labeled Exhibits A-16 through A-18. He discussed interior and exterior building details as well as building uses. There was discussion regarding keeping the exterior look of the commercial buildings balanced with the exterior look of the residential buildings.

Rev. Fenton summarized by stating that Abundant Life is the entity that is managing and overseeing the entire process. They are committed to this project for the long term.

Ms. vanGenderen opened the hearing to the public and since there were no public comments the hearing was closed to the public.

There was discussion pertaining to the 80/20 rule under the Federal Fair Housing Act. Rev. Fenton stated that Abundant Life wants to focus on providing senior housing, and they have done three studies and found there is sufficient demand for affordable housing for seniors.

**DELANCO TOWNSHIP  
JOINT LAND USE BOARD  
SPECIAL MEETING  
MARCH 24, 2009**

Motion by Ms. Moore, seconded by Ms. Jass on the preliminary major subdivision.

Those voting in favor: Ms. Lohr, Ms. Jass, Mr. Lord

Ms. Moore felt the concerns that were been raised by Mr. Matulewicz and Mr. Taylor regarding the location of the cottages and traffic issues should be looked at carefully before the Board hears the final application.

Ms. vanGenderen echoed Ms. Moore's, Mr. Matulewicz's, and Mr. Taylor's concerns about the cottages and access to the southernmost commercial building.

Mr. Schmitt

Those voting against: Mr. Matulewicz thought there were still some serious outstanding questions regarding the site layout. As much as he liked the concept he did not feel ready to approve the preliminary major subdivision.

Motion by Ms. Moore, seconded by Mr. Lord on the preliminary major site plan.

Those voting in favor: Ms. Lohr, Ms. Jass, Mr. Lord, Ms. Moore, Ms. vanGenderen, Mr. Schmitt

Those voting against: Mr. Matulewicz voted no for the same reasons as his previous no vote.

Motion by Ms. Moore, seconded by Mr. Lord to direct the issuance of building permits for the four lots without frontage or access to a public street.

Those voting in favor: Ms. Lohr, Ms. Jass, Mr. Lord

Mr. Matulewicz felt that the affected lots were integral to the project.

Ms. Moore, Ms. vanGenderen, Mr. Schmitt

Those voting against: none

Members of the Board reviewed Resolution 2009-08 granting preliminary major subdivision, preliminary site plan approval and relief pursuant to NJSA 40:55D-36.

Motion by Ms. Jass, seconded by Mr. Lord to memorialize Resolution 2009-08

Those voting in favor: Ms. Lohr, Ms. Jass, Mr. Lord

Mr. Matulewicz with respect to the portion of the resolution pertaining to relief pursuant to NJSA 40:55D-36 only.

Ms. Moore, Ms. vanGenderen, Mr. Schmitt

Those voting against: none

**Adjournment**

A motion to adjourn the meeting was made by Ms. Moore and seconded by Mr. Matulewicz. The voice vote by the Board was unanimous in favor.

Katherine Martin  
Board Secretary

Approved: May 5, 2009