

**DELANCO TOWNSHIP
JOINT LAND USE BOARD
REGULAR MEETING
APRIL 7, 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 January 3, 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: Mr. Taraschi, Ms. Lohr, Ms. Jass, Mr. Lord, Ms. Mader, Mr. Martin, Mr. Matulewicz (arrived at 7:11 PM after the roll call), Ms. vanGenderen, Mr. Schmitt, Mr. Anastasi

Absent: Ms. Moore

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

Resolutions:

Resolution 2009-06

**Powerhouse Equipment & Engineering Co.
Preliminary & Final Major Site Plan Approval**

Request to clarify a condition of approval

Dennis Talty, Esq. represented Powerhouse. Mr. Talty summarized that at the March 3, 2009 meeting there was a full hearing and the Board had granted preliminary and final site plan approval to Powerhouse. They now needed clarification of one of the conditions of approval which is the location of the gate at the new entrance that will be created when Creek Road is realigned.

Mr. Malinowski appeared as the first witness. He had previously been sworn in at the March 3, 2009 hearing. There had been discussion regarding offsetting the gate further back into the yard to allow room for trucks to come in. Mr. Malinowski stated that when they looked at the design the encroachment by the gate into the yard would take up a lot of the storage room within the yard itself. He stated that the County had provided a left turn lane which trucks could use to make the turn into the driveway. Powerhouse proposed that trucks wait in the left turn lane until they could access the facility instead of having the gate set back. Through traffic would not be blocked along Creek Road. This would allow Powerhouse to maintain the limited storage area they have onsite.

Mr. Germano swore in Paul Stohner, President of Powerhouse as a witness. Mr. Stohner provided testimony regarding the use of the left turn lane including the frequency of trucks waiting to access the facility, opening the gate remotely, and current condition for truck access. There was discussion regarding the proposed Creek Road realignment and the left turn lane. Mr. Dougherty felt comfortable with the controls involved. There would be limited truck access, 24 hour access to a remote controlled gate, and signage listing an after hours phone number in the event of a problem. Mr. Talty suggested that the situation be revisited with the Board professionals six months after the Creek Road realignment

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to ensure there are no problems with this solution. There was no public comment as no members of the public were present for this portion of the meeting.

Motion made by Mr. Matulewicz, seconded by Ms. Mader to approve the modification of the driveway to accommodate after hours queuing in the left turn lane with a remote gate opening.

Those voting in favor: Mr. Lord, Ms. Mader, Mr. Matulewicz, Ms. vanGenderen, Mr. Schmitt

Those voting against: Ms. Lohr

Revised plans showing this change will be provided by the applicant.

Resolution 2009-07

Abundant Life Fellowship, Inc.—Living Springs project

Resolution Declaring an Application for Use and Bulk Variances Plus Preliminary Major Subdivision and Site Plan Approval Complete

Motion by Ms. Mader, seconded by Mr. Lord to memorialize Resolution 2009-07

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

Those voting against: Mr. Matulewicz

Approval of Minutes

The following minutes were approved by those Board members eligible to approve them:

March 3, 2009 regular meeting minutes

The following corrections were made to the minutes: Ms. Jass' address is 4 McCay Way.

Meeting Opened to the Public

Ms. vanGenderen opened the meeting to the public and since there were no members of the public present the meeting was closed to the public.

Professionals Invoices

The Board discussed the professional services costs that applicants incur. Copies of escrow statements for several applicants were distributed to the Board for their review. This gave members an opportunity to see how much applicants are paying in escrow fees. Board members who have questions in the future about escrow fees will contact the Board Secretary.

Comments from the Board

Ms. Jass updated the Board on activities involving the Historic Preservation Committee. She also mentioned concerns brought up by Mr. Devinney at the Township Committee meeting regarding preserving the Dunes area at the end of West Avenue. There was discussion pertaining to possible uses for the property and the need for a plan. Ms. Lohr stated that she thought Committeeman Devinney was bringing up that this was a significant piece of waterfront property owned by the Township and there should be a real plan and a real vision for what that property could be. The Joint Land Use Board should give a more thorough vision of that property to provide guidance to the leaders of the town over the

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years. Ms. vanGenderen asked if anyone on the Board wanted to form a subcommittee to explore the issue. Board members suggested that the Environmental Advisory Board be involved as well so Ms. vanGenderen suggested that there be a joint subcommittee. The following members will serve on the subcommittee: Ms. Jass, Ms. Lohr, Ms. Mader, Mr. Matulewicz, and Mr. Schmitt. Ms. Jass will serve as the chairperson of the subcommittee.

Mr. Taraschi had questions pertaining to the March 31, 2009 memo from Fire Official Randy Johnson regarding the Abundant Life Living Springs project. Mr. Germano stated that the Fire Official advises the Joint Land Use Board but that the Board makes the final decisions with respect to applications. Mr. Germano also said that he would pass the memo along to the applicant so they were aware of Mr. Johnson's concerns.

There was discussion regarding the new application received from Joseph Miller. The application is for bulk variances for a new deck. The Board directed Mr. Dougherty not to prepare a completeness letter to save the applicant escrow costs. Mr. Taylor suggested that with simple applications like this the professionals and the Board chairperson could decide what is required.

Adjournment

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

Katherine Martin
Board Secretary

Approved: May 5, 2009