

**DELANCO TOWNSHIP
PLANNING BOARD
SPECIAL MEETING
APRIL 29, 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 April 25, 2008 edition of the Burlington County Times. 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. Lord, Ms. Mader, Mr. Martin, Ms. Moore, Ms. vanGenderen, Ms. Jass, Mr. Taraschi

Absent: Mr. Templeton, Mr. Matulewicz, Mr. Denlinger

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

Master Plan Consistency Review

Zurbrugg Mansion

Redevelopment Plan dated 4/21/08

Block 1202 Lots 1.01-1.03 & Delaware River waterfront Block 1201 Lots 1.01 & 1.02

Ms. vanGenderen asked Mr. Taylor to give a quick overview of the Redevelopment Plan. In summary, the Township Committee purchased the Zurbrugg Mansion several years ago. In April 2006 they asked the Planning Board to undertake a preliminary study to see if the parcel met the statutory requirements to be considered an area in need of redevelopment. The Board prepared a study which concluded that the area met the statutory requirements. In 2006 J2 was named the first redeveloper with a proposal for townhomes and a bed and breakfast, but that project did not come to fruition. The Township has now entered into a Redevelopment Agreement with Zurbrugg Partnership.

The Governing Body has prepared the Redevelopment Plan and the Planning Board must now determine if it is substantially consistent with the Master Plan and make any recommendations back to the Governing Body. The plan is essentially unchanged from what was proposed in 2007 during the Township's negotiations with J2. The objective is to maintain the character and the structure of the Mansion, to control the architecture of the surrounding buildings, to respect the viewsheds of the Mansion and the river, to preserve the existing vegetation, to preserve the existing walls, and to give the Township Committee and Planning Board control of the project to preserve and enhance the visual character of the site. The Redevelopment Plan will allow the redeveloper to move forward and build up to 24 senior apartments in the Mansion itself. A certain number of the apartments will be low and moderate income rental units. The Board approved the transfer of 14 units from the Rivers Edge community at its April 1, 2008 meeting.

Once the Redevelopment Plan is adopted, the redeveloper will need to come back to the Planning Board for subdivision and site plan approval. Mr. Taylor discussed permitted uses and bulk standards for the site. The redeveloper is also proposing to build a total of eight townhouse units and one dwelling unit

**DELANCO TOWNSHIP
PLANNING BOARD
SPECIAL MEETING
APRIL 29, 2008**

within the Carriage House. There would be a proposed addition on the back side of the Mansion. There was discussion regarding age restrictions, minimizing lighting to preserve the residential character of the neighborhood, the size of the proposed Mansion addition, trash and recycling services, the number of stories for townhouse units, stormwater management, RSIS standards, the need for bicycle racks, parking along Delaware Avenue for special events, ownership of the property, senior housing being consistent with the Master Plan, building setbacks, right of ways, and the area of the property that is in a flood plain.

Ms. vanGenderen opened the discussion to the public. No one stepped forward to comment so the discussion was closed to the public.

Mr. Germano discussed the bullet points in Section VIII. Item A. which specifically site how the Redevelopment Plan is consistent with the Master Plan.

Motion by Ms. Moore, seconded by Mr. Corcoran that the Board deem the Redevelopment Plan for the Zurbrugg Mansion prepared by the Taylor Design Group and dated April 21, 2008 consistent with the Master Plan as stated on page 19 of the Redevelopment Plan.

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

Those voting against: none

Those recusing/abstaining: none

Comments by the Board:

Mr. Lord felt the Redevelopment Plan was consistent with the Master Plan and Re-examination Report.

Ms. Moore stated that the Redevelopment Plan does advance the goals of the Master Plan and there are no negative elements that would cause a detriment to public health, safety, and welfare.

Ms. vanGenderen agreed that the Redevelopment Plan was in keeping with the goals and objectives of the Master Plan specifically those set forth on page 19.

Ms. Jass stated that the Redevelopment Plan reuses the vacant Mansion and transfers the senior COAH obligation which helps the Township meet other obligations. It preserves historical and cultural assets and is consistent with and meets the objectives of the Master Plan.

Discussion

Creekside at Delanco, LLC

Block 1802, Lot 2

Burlington Avenue

R-3 Single Family Residential Zone

Installation of off tract sidewalk on Burlington Avenue.

Mr. Germano summarized that Creekside's attorneys and engineers had worked with the Board's professionals to get the last details of this project ironed out so that the plan can be signed and released. There is one item that still needs to be addressed which was a condition of the Board's approval. It was contemplated that there would be a sidewalk running from Creekside to Larchmont Drive, however, there

**DELANCO TOWNSHIP
PLANNING BOARD
SPECIAL MEETING
APRIL 29, 2008**

is insufficient County right-of-way to install the sidewalk. Consequently if the Board wants sidewalk installed all the way to Larchmont, the Board has to ask the Governing Body to go to the County to try and get the right-of-way.

Mr. Taylor stated that it would be a tremendous undertaking for that process to happen and discussed the problems involved. Mr. Germano stated that seeking County approval for the installation of this sidewalk had been a condition of approval. If the Board is not interested in asking the Township Committee to ask the County to acquire the right-of-way, the thing to do at this point would be to make a motion to remove that condition. Once that is done this plan can be released. There was discussion regarding the benefit of having the sidewalk to connect the town versus the cost to acquire the property and engineer a sidewalk. Henry Kent-Smith was present on behalf of the Creekside. The applicant has agreed to create a striped crosswalk from the Creekside development across Burlington Avenue to the sidewalk on the other side. There was further discussion regarding what it would take to put the sidewalk in on the Creekside side of Burlington Avenue. Mr. Kent-Smith reiterated that if the right-of-way was acquired, they would build the sidewalk.

Ms. vanGenderen opened the discussion to the public.

Kate Fitzpatrick, 225 Rancocas Avenue—Ms. Fitzpatrick expressed a concern about safety. If the Board did make a motion tonight that there should be some condition that the Township Committee at least have the opportunity to approach the County and the homeowners to get permission to put the sidewalk in. In the event that doesn't happen, she will be meeting with the County engineer regarding crosswalks. Ms. Fitzpatrick asked the Board to consider that this approval have a condition that the Township be able to pursue it because she would like to see sidewalks there.

There being no further public comment Ms. vanGenderen closed the discussion to the public.

Motion by Ms. Mader, seconded by Mr. Lord to relieve the applicant of the responsibility to install a sidewalk to Larchmont Drive.

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

Those voting against: none

Those recusing/abstaining: none

Comments by the Board:

Mr. Taraschi stated that he would like to see a definitive ending. If it were up to him he would say "remove the condition and be done with it", but at least this is a step in that direction.

Master Plan

Michelle Taylor handed out to the Board a brief characterization of meetings that the subcommittee had held. She reviewed the following Land Use Plan Element sections in the first draft of the Master Plan and asked the Board to speak up if they had any comments:

**DELANCO TOWNSHIP
PLANNING BOARD
SPECIAL MEETING
APRIL 29, 2008**

- A. Balancing residential and non-residential uses (p. 11)—the characterization was generally accepted.
- B. Eco-tourism and marinas (p. 11)—discussion about festival marketplaces should be removed from Master Plan.
- C. Transit Village (p. 13)—bulls eye at center of train station with a quarter mile circle drawn around it. There is a lack of development that is consistent with the transit study performed by the Delaware Valley Regional Planning Commission. The subcommittee discussed looking at parcels along Coopertown Road and the first block of Pennsylvania Avenue from Coopertown to the train station to permit more flexibility in the zoning rules to draw light industrial, recreational, retail and service/commercial uses, and office uses.
- D. Rhawn Manufacturing (p. 15)—subcommittee recommended removing the reference to the residential loft space and suggested that light industrial, retail, service & commercial, commercial offices, and artisan work lofts are acceptable alternatives. The subcommittee was hesitant to recommend that site for residential use outright, and there were concerns expressed about hours of operation for commercial uses.
- E. Coopertown Road (p. 17)—the characterization of that area was accepted as originally written.
- F. Canvas Shop area (p. 17)—this area has housed both heavy and light manufacturing uses. The subcommittee seeks to permit those uses to remain and continue so there may be a change to that zoning and there may be a new very light industrial designation with perhaps a mixed use or commercial overlay. Ms. Taylor advised retaining the underlying zoning and perhaps put an overlay for a very light industrial and for perhaps apartments or multi-family uses in the existing buildings, or perhaps for artisan shops with apartments above. Concerns were expressed about hours of operation.
- G. Burlington Avenue corridor (p. 18)—subcommittee asked for a mapping of the area. Ms. Taylor has put in a request with the County office of Regional Planning and Economic Development, and they indicated that they would send that back so the Board would have a clear idea of the properties being talked about. Ms. Taylor thought the County was going to send an aerial map with the parcels overlaid so the Board can actually see what is going on.
- H. Farmers Market (p. 21)—the characterization was acceptable.
- I. R-3 and R-4 areas (p. 21)—the characterization was acceptable.
- J. Distributec site (p. 22)—the characterization was acceptable.
- K. PSE&G transformer site (p. 23)—there was a great deal of discussion about this site. It is not listed on any map as a contaminated site, however, the subcommittee was hesitant to rezone it R-3. The site is right in the middle of an R-3 zone adjacent to the Creekside development. The site also backs up to an I-2 zone. There was discussion pertaining to how to zone the property and the possibility of there being contamination on the site. The property is currently zoned I-1 and the Board made the decision to leave that zoning in place.
- L. Hawk Island and Hawk Island Marina (p. 24)—Ms. Taylor summarized that the marina is located in three zones (R-6, R-4 and LDR/OS-5), one of which permits marinas conditionally. This implies that the use is permitted but there are conditions in place that are needed to control the use. The Master Plan discusses the desire to have marinas in Delanco. Mr. Ouellette summarized what it is like living near the Hawk Island Marina. He was comfortable

**DELANCO TOWNSHIP
PLANNING BOARD
SPECIAL MEETING
APRIL 29, 2008**

with the marina being in that location and with the activities that go on there. After a period of discussion Ms. Taylor stated that the subcommittee would put together some draft recommendations and let the Board take another look at it. Board members commented that the property should at least be in one zone.

- M. Abundant Life Fellowship (p. 24)—Ms. Taylor described the location of the site and what is being proposed by Abundant Life. There was discussion about use variances pertaining to this location, the sewer capacity of Delanco Township, senior housing, the Route 130 redevelopment plan, how to zone the property, the image of Delanco the property will project, and Abundant Life’s Master Plan for the site. Mr. Taraschi suggested that the Board Planners be authorized to move forward with creating a draft of standards for the site. There was more discussion about preserving the scenic corridor, a connection to Pennington Park, uses of the property, and Delanco’s obligation to provide services to the site. Mr. Germano commented that this project will be tough to stop so it makes more sense to talk with the church representatives. There was discussion about whether or not the property would be tax exempt, PILOT agreements, using the Abundant Life concept plan when creating the draft standards, the commercial and residential buildings that are proposed, the impact on the Township’s COAH requirements, and vehicle access to Route 130.
- N. Scenic Corridors (p. 29)—the subcommittee had discussed lighting, walls, gazebos, fences and other structures on parcels that do not contain principal structures that are located along Rancocas Avenue and Delaware Avenue with the intention of protecting the scenic resource for the use of the public of Delanco and the Delaware River Heritage Trail. There was discussion about balancing the rights of the public to the scenic views vs. the rights of the private landowner. Ms. Mader stated that she considers the lots along the river to be an extension of the properties’ front yards and you can’t build anything in your front yard. The owners are caretakers of the vista.
- O. Recommendations (pp. 43 & 44)—Ms. Taylor asked the Board to review this section. She reminded the Board that they had been asked to look at circulation around town especially sidewalks. (Circulation Plan is a separate element.) Ms. Taylor reported that they would be meeting with the Historic Preservation Advisory Board at their next meeting to review their recommendations.
- P. Open Space and Recreation Plan Element—Ms. Taylor stated that there had been very little success in getting input from that group. She suggested that there be a formal written invitation inviting them to a work session of the Board to talk about the open space plan.

Ms. Taylor stated that she would like all comments from the Board by May 15 so she can put together the final version of the Master Plan.

Open Meeting to the Public

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

**DELANCO TOWNSHIP
PLANNING BOARD
SPECIAL MEETING
APRIL 29, 2008**

Comments from the Board

Ms. vanGenderen asked the Board Secretary if the courtroom would be available for a special meeting on May 27 or May 28. A special meeting was tentatively scheduled for Wednesday, May 28 at 7 PM. The meeting will be held depending on what takes place at the Board's regular meeting on Tuesday, May 6.

Ms. vanGenderen commented that the Board needed to start receiving minutes of prior meetings and she asked Ms. Lamerias to develop a list of all the minutes that are outstanding and prepare a schedule of when they will be completed. Ms. vanGenderen asked that that be done by the May 6 meeting and that all of the minutes for the HOVBROS application be in the Board packets for that meeting.

Adjournment

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

Roseann Lamerias was Board Secretary when the April 29, 2008 meeting was held. Minutes prepared by Katherine Martin, current Board Secretary.

Approved: September 7, 2010