

**DELANCO TOWNSHIP  
JOINT LAND USE BOARD  
REGULAR MEETING  
MAY 3, 2011**

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

**Sunshine Statement**

Adequate notice of this meeting has been provided in the following manner: written notice has been given to the Burlington County Times and Courier-Post newspapers and posted on the official bulletin board of the Township of Delanco at least 48 hours prior to the meeting. Written notice was also filed in the office of the Township Clerk and mailed to those persons who have requested copies and who have paid the required fee. The Secretary is directed to include this statement in the minutes of this meeting.

**Present:** Ms. Lohr, Ms. Jass, Ms. Mader, Mr. Martin, Ms. Moore, Mr. Taraschi, Ms. vanGenderen, Ms. Porter

**Absent:** Mr. Lord, Mr. Matulewicz, Mr. Anastasi

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

**Resolutions**

**Resolution 2011-07**

**Zurbrugg Partnership, LLC and Riverwalk Delanco, LLC  
Block 1202, Lots 1 to 11**

**Resolution Granting Amended Final Subdivision and Site Plan Approval to Permit  
Modifications to the Approved Site Plan and a Reconfiguration of the Townhome Lots**

Mr. Germano commented about the May 2, 2011 memo from Fire Marshall Randy Johnson. He added a condition of approval to the resolution stating that the applicant will address any concerns the fire department may have about the site design. He also added language regarding the three residential lots without frontage on a public street. There was discussion regarding the Fire Marshall's memo, revising the HOA documents and the size of the driveway aprons.

Motion by Mr. Martin, seconded by Ms. Mader to adopt and memorialize Resolution 2011-07.

**Those voting in favor:** Ms. Mader, Mr. Martin, Mr. Taraschi, Ms. vanGenderen, Ms. Porter

**Those voting against:** none

**Those recusing/abstaining:** none

**Approval of Minutes**

**Approval of April 5, 2011 regular meeting and Executive Session minutes**

Minutes were approved by those Board members eligible to approve them. The regular meeting minutes were corrected in the last line of page 2.

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**Master Plan Ordinances—Joint Land Use Board Review**

**Ordinance 2011-XX**

**Repealing and Replacing §60-1 and §60-2 “Fee and Escrow Schedule”**

Discussion on this item was continued to the Board’s regular meeting of June 1, 2011 which will begin at 7 PM.

**Ordinance 2011-XX**

**Amending the use and bulk and building standards in the R-6 District**

Discussion on this item was continued to the Board’s regular meeting of June 1, 2011 which will begin at 7 PM.

**Creek Road Realignment Zoning Study**

Discussion on this item was continued to the Board’s regular meeting of June 1, 2011 which will begin at 7 PM.

**Dunes Subcommittee Update**

Ms. Jass reported that she had met with Scott Taylor and Doug Heinold after the Township Committee deemed that the professionals should review the plans and move forward with permits. Mr. Heinold and members of the subcommittee will be meeting with representatives of the Green Acres Program. A letter of intent with regard to the use of the Dunes will also be prepared. Ms. Jass will report back with further information as things progress.

**New Application package including proposed new forms—Ms. Martin**

Ms. Martin stated that she had prepared a new application package for several reasons: to have a professional looking application that could be made available on the Township website, to assist applicants with completion of the application by breaking it into sections and to reduce photocopying costs. Board members had a number of comments which Ms. Martin will incorporate into the various documents. Revised application packages will then be provided for the Board to review. The Board decided not to add a Political Disclosure Statement to the application. Comments were made regarding the Agreement to Pay Fees. Mr. Germano will prepare a revised Agreement for the Board to review.

**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.

**Executive Session**

The Board did not enter into Executive Session during the meeting.

**Comments from the Board**

Ms. vanGenderen reminded the Board that the summer dress code begins next month.

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**Adjournment**

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

Katherine T. Martin  
Board Secretary

Approved: June 1, 2011