

**DELANCO TOWNSHIP
JOINT LAND USE BOARD
REGULAR MEETING
MAY 4, 2010**

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: Mr. Lord, Ms. Lohr, Ms. Jass, Mr. Martin, Mr. Matulewicz, Ms. Moore, Ms. vanGenderen, Mr. Schmitt

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

Board Professionals: Scott Taylor, Planner

Resolutions

Resolution 2010-08

Thomas & Tammy McFadden

Resolution Denying Application for a Use Variance

Motion by Mr. Matulewicz, seconded by Mr. Martin to adopt and memorialize Resolution 2010-08.

Those voting in favor: Ms. Lohr, Mr. Martin, Mr. Matulewicz, Ms. vanGenderen

Those voting against: none

Those recusing/abstaining: Mr. Lord, Ms. Jass recused

Approval of Minutes

Approval of March 2, 2010 regular meeting minutes

The March 2, 2010 minutes were approved by those Board members eligible to approve them. There were no corrections.

Master Plan Consistency Review

Ordinance No. 2010-7

Amending Zoning Chapter 110 to Create a New Affordable Housing District

Mr. Taylor stated that the purpose of Ordinance 2010-7 was to create a new Planned Development-Affordable Housing-1 (PD-AH-1) zoning designation for Block 2100, Lot 1 (Rhawn Tract) and Block 500, Lot 2.01 (Pellegrino Tract). A draft of the ordinance was included in the Delanco Township Amended Third Round Housing Element and Fair Share Plan which was adopted in December 2008. The change in zoning designation has been required by the Court as part of Delanco Township's third round affordable housing obligation. Mr. Taylor discussed details of the ordinance and summarized what has been occurring over the past few months with respect to affordable housing in New Jersey. There was discussion pertaining to Section IV on page 8 of the ordinance, densities, percentage of affordable units,

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potential site plan problems, recycling ordinance, bulk standards, front loaded garages, and the porte-cochere setback.

Motion by Mr. Martin, seconded by Ms. Moore to find that Ordinance No. 2010-7 is consistent with the Land Use Element of the 2009 Master Plan. Mr. Martin asked that it be noted that the setbacks presented in Ordinance No. 2010-7 were not discussed in the 2009 Master Plan.

Those voting in favor: Ms. Lohr, Mr. Martin, Mr. Matulewicz, Ms. Moore, Ms. vanGenderen

Those voting against: none

Those recusing/abstaining: Mr. Lord, Ms. Jass recused/Mr. Schmitt abstained

New Applications

John Force

Block 1802, Lot 4

2401 Burlington Avenue

R-2 Zone

Bulk Variances for new addition

Ms. vanGenderen announced that this application would not be heard because of a defect in notice. Mr. Force did not notify the Burlington County Planning Board of this application. She announced that the application would be heard at the Board's next regularly scheduled meeting on June 1, 2010. Any members of the public who received notice will not be re-noticed prior to the next meeting and it will be incumbent upon them to be at the Municipal Building on June 1, 2010 at 7 PM to hear the application.

Creek Road Realignment Zoning Study

This item was continued pending State action regarding the Council on Affordable Housing.

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.

Comments from the Board

Ms. vanGenderen stated that the Board had planned to go into Executive Session to discuss the McFadden lawsuit. Because Mr. Germano was not present at the meeting this item was continued to the June 1, 2010 meeting. Ms. vanGenderen suggested that any Board members with concerns about this matter should contact Mr. Germano.

Ms. Jass had a few copies of the Conceptual Park Master Plan for Pennington Park which had been discussed at the May 3, 2010 Township Committee meeting. The plan has been broken down into phases and the Township is ready to go out to bid for Phase I. Mr. Taylor stated that the land swap with the County of the 22 acres adjacent to Pennington Park had occurred and that was the parcel that would be used by the Township for recreation purposes. A feasibility study was done to identify the long-term goals for the site, and the "Field of Dreams" plan that was prepared several years ago was revised. Mr.

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Taylor went on to discuss the possibility of the County purchasing the existing marina, the elimination of the marina driveway, and traffic circulation around the recreation areas.

Ms. Lohr advised the Board that the Mayor has received a letter from the State indicating that the Army Corp. of Engineers will be commencing its maintenance dredging and they have identified West Avenue as a dredge spoils deposition site.

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: June 1, 2010