

**DELANCO TOWNSHIP  
JOINT LAND USE BOARD  
REGULAR MEETING  
MAY 5, 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 (arrived at 7:06 PM after the roll call), Ms. Lohr, Ms. Jass (arrived at 7:08 PM after the roll call), Mr. Lord, Ms. Mader, Mr. Martin, Mr. Matulewicz (arrived at 7:08 PM after the roll call), Ms. Moore, Ms. vanGenderen, Mr. Schmitt

**Absent:** Mr. Anastasi

**Board Professionals:** Nancy Abbott, Esq.; Hugh Dougherty, Engineer; Michelle Taylor, Planner

**Resolution 2009-06**

**Powerhouse Equipment & Engineering Co.**

**Preliminary & Final Major Site Plan Approval**

Board members discussed condition 19.d. on page 4 of the resolution which pertains to the “stacking” of trucks on Creek Road. Additional language was added to that section of the resolution.

Motion by Ms. Moore, seconded by Ms. Mader to memorialize Resolution 2009-06

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

Those voting against: none

**Approval of Minutes**

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

March 24, 2009 special meeting minutes

April 7, 2009 regular meeting minutes

The following corrections were made to the April 7 minutes: Correction of comments made by Ms. Lohr and Ms. Jass regarding the Dunes property.

**New Applications**

**Joseph Miller**

**Block 811, Lot 1**

**200 Fenimore Lane**

**R-3 Zone**

**Bulk Variance for new deck**

Mr. Miller was sworn in as a witness. Proper notice of the hearing had been given. Mr. Miller wants to replace his existing deck with a new one. A variance was granted in 1991 for the addition of a small porch that encroached 4 feet into the side yard. At that time a small 6’ x 8’ deck was also built off of the

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porch. The deck is now rotted and needs to be replaced. Mr. Miller wants to replace the existing deck with a larger one that is 14' x 18'. He went on to provide more details about the new deck and to answer questions from the Board pertaining to the location and height of the deck, its distance from the rear property line, whether a gas line would be installed, the location of the deck stairway, and fencing along the property line. The new deck would be the same distance to the side yard as the old deck.

Ms. vanGenderen opened the hearing to the public. Since there were no members of the public present the hearing was closed to the public.

Mr. Dougherty stated that the Board should first deem the application complete. He noted that he had enumerated seven waivers, and he did not have any objection to the Board waiving those items.

Ms. vanGenderen asked for a motion from the Board for a completeness determination on the application.

A motion was made by Ms. Jass. Ms. Moore seconded the motion.

The voice vote by the Board was unanimous in favor

Ms. vanGenderen asked for a motion from the Board for the bulk variance for the new deck.

A motion was made by Ms. Mader that the Board grant the bulk variance because the new deck would not be extending any farther into the side yard setback than the current deck and no one had appeared to object. Mr. Lord seconded the motion.

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

Those voting against: none

**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. Jass wanted to consult with the Board about including Recreation in the Dunes subcommittee. There was also discussion as to whether there was money in the Board's budget to include the planner in the process. Ms. Jass felt they should start the process and then involve the professionals some time later. There was discussion about this with Ms. Taylor. Ms. Jass noted that they were still waiting to hear from the Township solicitor as to how things stand with the paper streets and who owns the property. Ms. Lohr stated that she had spoken with John Fenimore and asked him if he would be willing to accompany the subcommittee when they go out to see the property. Mr. Taraschi mentioned that Mill Creek Park in Willingboro was an example of a nice combination of active and passive uses in a park.

Mr. Martin noted that the applicant is asked to provide his/her social security number on page 3 of the Agreement to Pay Fees. There was discussion as to whether it was necessary to collect that information. Ms. vanGenderen asked the Board secretary to make the change to the form. The secretary will check with the Township solicitor to make sure the application can be changed without the involvement of Township Committee.

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**Adjournment**

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

Katherine Martin  
Secretary

Approved: June 10, 2009