

**DELANCO TOWNSHIP
JOINT LAND USE BOARD
REGULAR MEETING
JULY 6, 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 (arrived at 7:10 PM), Ms. Moore, Mr. Taraschi, Ms. vanGenderen, Mr. Schmitt

Absent: Ms. Mader, Mr. Anastasi

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

Approval of Minutes

Approval of June 1, 2010 regular meeting minutes

The June 1, 2010 minutes were approved by those Board members eligible to approve them. There were no corrections.

Resolutions

Resolution 2010-09

John Force

Resolution Granting Bulk Variances for Home Addition

Motion by Ms. Moore, seconded by Mr. Taraschi to adopt and memorialize Resolution 2010-09.

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

Those voting against: none

Those recusing/abstaining: Mr. Matulewicz

Resolution 2010-10

Resolution Adopting Joint Land Use Board Rules & Regulations

Motion by Ms. Moore, seconded by Mr. Martin to adopt and memorialize Resolution 2010-10.

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

Those voting against: none

Those recusing/abstaining: none

**DELANCO TOWNSHIP
JOINT LAND USE BOARD
REGULAR MEETING
JULY 6, 2010**

Master Plan Consistency Review

Zurbrugg Partnership, LLC

Ordinance 2010-12 Authorizing and Adopting Amendment to Redevelopment Plan

Mr. Taylor referred to the Zurbrugg Mansion Redevelopment Plan Amendment dated June 17, 2010 that was prepared by his office. He stated that the original plans for the mansion had included 24 senior rental unit apartments and all of the original approvals were only for those 24 apartments. The redeveloper requested a modification of the Redevelopment Agreement to increase the number of apartments within the mansion to 27 units, and the revised Redevelopment Agreement has been approved by the Governing Body. The redeveloper has to come back to the Joint Land Use Board for amended site plan approval. The Redevelopment Plan has to be modified because the Plan created the Zurbrugg Mansion Redevelopment District which specifically sets forth a maximum number of 24 units in the mansion. Modifying the Redevelopment Plan itself will put in place the zoning that will allow the Board to hear an amended site plan application instead of an application for a “d” variance.

The Governing Body has introduced Ordinance 2010-12 Authorizing and Adopting Amendment to Redevelopment Plan for Zurbrugg Mansion Properties and is now referring the ordinance to the Board for Master Plan consistency review.

There was discussion regarding whether Delanco Township would receive additional compensation from the redeveloper, rental income calculated in the PILOT agreement, and the number of units recommended in the Master Plan. Mr. Taylor looked at the Land Use Plan Element of the Master Plan. There is no mention of the number of units within the mansion. Where the additional units are located in the mansion and what the impacts are to the site plan will be discussed at the amended site plan approval hearing. This evening the Board is being asked to determine if this change is consistent or inconsistent with the Master Plan. There was discussion regarding any COAH benefit from the three additional apartments.

Motion by Ms. Lohr, seconded by Mr. Taraschi that Ordinance 2010-12 be deemed consistent with the Master Plan.

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

Those voting against: Mr. Martin, Mr. Matulewicz, Mr. Schmitt

Those recusing/abstaining: none

Creek Road Realignment Zoning Study

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

**DELANCO TOWNSHIP
JOINT LAND USE BOARD
REGULAR MEETING
JULY 6, 2010**

Proof of Service

Mr. Germano summarized problems with the current Affidavit of Service in the Joint Land Use Board application packets. He has revised the form which is now entitled Proof of Service Certification. The Board was asked to approve this change.

Motion by Ms. Moore, seconded by Mr. Taraschi that the new Proof of Service Certification replace the previously used Affidavit of Service in the Board application packets.

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

Those voting against: none

Those recusing/abstaining: 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 reported that the Master Plan Ordinances subcommittee had met several times. She reviewed her e-mail of July 6, 2010 with the subject line of "JLUB Subcommittee Master Plan Recommendation to date" which had been distributed to the Board. Mr. Germano commented about avoiding adding conditional uses to zoning ordinances.

Ms. Jass reported that the Dunes subcommittee had also met to come up with recommendations for that property. Subcommittee member John Fenimore had given Mr. Taylor a tour of the site. The subcommittee identified current uses they want to keep intact and suggested possible future uses of the Dunes property. Taylor Design Group created two exhibits: West Avenue Park Aerial Location Exhibit dated May 18, 2010 and West Avenue Park Conceptual Master Plan dated June 18, 2010. The Aerial Location Exhibit shows an overlay of the Delanco Township tax map in yellow. The Conceptual Master Plan shows the existing facilities, trails, etc. along with a proposed loop trail, identifies the area that was previously used for dredge spoils. The exhibits and subcommittee recommendations were given to the Township Committee prior to this Board meeting because the Army Corp. of Engineers wants to start depositing dredge spoils on the Dunes again. A meeting to discuss those plans was held at the Delanco Municipal Building on June 18, 2010. Committeeman Mike Templeton of 621 Delaware Avenue has amassed a considerable amount of information which seems to indicate that the entire parcel is deeded entirely to Delanco, not to the State as claimed by the DEP, so the ownership issue needs to be resolved. Mr. Templeton reviewed some of the documents he had accumulated, the history of previous dredging projects, DEP's current plans for dredging, and the history of the ownership of the Dunes parcel.

**DELANCO TOWNSHIP
JOINT LAND USE BOARD
REGULAR MEETING
JULY 6, 2010**

Ms. Jass summarized that the Ordinances subcommittee will meet to review draft ordinances and give recommended revisions to Mr. Taylor. Ms. Jass asked Mr. Taylor and Mr. Germano to make recommendations about areas that may be affected by the Time of Decision rule. Mr. Taylor suggested that the subcommittee may want to look at the downtown area and revisit some of the land use goals.

Ms. Moore discussed the model ordinance for recycling that had been e-mailed to Board members. This ordinance includes guidelines for multi family construction to make sure there is adequate space for recycling, and Ms. Moore felt the Board should move on this before more applicants come in who want to construct multi family units. Mr. Taylor suggested that the Master Plan Ordinances subcommittee take a look at this ordinance too and make recommendations.

Adjournment

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

Katherine Martin
Board Secretary

Approved: August 3, 2010