

**DELANCO TOWNSHIP
JOINT LAND USE BOARD
REGULAR MEETING
AUGUST 4, 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, Ms. Lohr, Ms. Jass, Mr. Lord, Ms. Mader, Mr. Martin, Mr. Matulewicz, Ms. Moore, Ms. vanGenderen, Mr. Schmitt, Mr. Anastasi (arrived at 7:08 PM)

Absent: none

Board Professionals: Denis Germano, Esq.; Hugh Dougherty, Engineer; Cheryl Bergailo, Planner

Approval of Minutes

The following minutes were approved by those Board members eligible to approve them with Ms. Jass abstaining: June 10, 2009 regular meeting minutes and July 7, 2009 regular meeting minutes.

New Applications

Antonio Santos

Block 2000, Lot 3.01

210 Creek Road

I-2 Zone

Bulk and Use Variances for new garage

Mr. Dougherty discussed the application and completeness checklist submitted by the applicant. He identified four items that would require waivers and recommended that the Board grant three of the waivers. Mr. Dougherty recommended that the requirement of a signed, sealed survey be deferred, not waived, to allow the Board to determine during the hearing whether an up to date, signed, sealed survey should be required. The application could be declared complete with the three waivers and the deferred survey. Mr. Germano announced that the hearing on this application would be continued until the September 1 meeting.

Motion by Ms. Moore, seconded by Mr. Lord to deem the application complete and to grant the waivers that were identified by Mr. Dougherty along with deferring the survey. The voice vote by the Board was unanimous in favor.

Ms. vanGenderen announced that there would be a 10 minute recess so the Board could review Resolution 2009-12 before discussing it.

**DELANCO TOWNSHIP
JOINT LAND USE BOARD
REGULAR MEETING
AUGUST 4, 2009**

Resolutions

Resolution 2009-12

Abundant Life

Granting Final Major Subdivision and Site Plan Approval with Sign Variances

Items discussed included the outside trash enclosures, the phasing in of the market rate units, provision of emergency services, and the correction of Rick Ricciardi's name and title. Mr. Germano asked the Board for clarification on item 7 on page 8 which addressed the deed restriction, item 12 on page 4 which addressed crosswalks, and item 21.a. on page 6 which addressed the sidewalk in front of the Lourdes building. Revisions were made to the resolution after the Board discussed and clarified these items.

Motion by Ms. Moore, seconded by Ms. Jass to memorialize Resolution 2009-12

Those voting in favor: Mr. Taraschi, Ms. Jass, Ms. Mader, Mr. Matulewicz, Ms. Moore, Ms. vanGenderen, Mr. Schmitt, Mr. Anastasi

Those voting against:

Those abstaining/recusing: Mr. Martin

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.

Update on Creekside at Delanco, LLC vs. The Township of Delanco and the Joint Land Use Board of the Township of Delanco

Mr. Germano advised the Board that the case had been dismissed without prejudice.

Comments from the Board

Ms. vanGenderen discussed the Newton's Landing commercial property that remained to be developed (High Point). The property owner has made presentations to the Township Committee and to the Newton's Landing Homeowner's Association with regard to possibly rezoning the property to a residential use. Ms. vanGenderen felt some proactive planning would be advisable and that a subcommittee should meet with the Taylor Design Group and discuss what would be the best use of that parcel. Ms. vanGenderen asked Mr. Lord, Ms. Moore, and Mr. Taraschi to sit on the subcommittee. Those three members agreed to participate. The subcommittee will meet prior to the September 1 meeting at 6 PM.

Adjournment

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

Katherine Martin
Board Secretary

Approved: September 1, 2009