

**DELANCO TOWNSHIP
PLANNING BOARD
REGULAR MEETING
DECEMBER 2, 2008**

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 7, 2008 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. Ouellette, Mr. Templeton, Mr. Lord, Ms. Mader, Mr. Martin, Mr. Matulewicz,
Ms. Moore, Ms. vanGenderen, Mr. Denlinger, Ms. Jass, Mr. Taraschi

Absent: none

Board professionals were not present.

Master Plan Update

Ms. vanGenderen reminded the Board that there will be a joint meeting and hearing with the Township Committee on Monday, December 15, 2008 at 6:30 PM. This will be a public hearing on the Housing Element and Fair Share Plan. Once the Housing Element portion of the Master Plan has been wrapped up Scott Taylor and the Taylor Design Group should be able to finish up the Master Plan. Ms. vanGenderen was not sure how long it would take to complete the Master Plan. She was not sure if the public hearing would take place in January or in February but the hearing will be impending once the hearing on December 15 takes place.

Meeting Opened 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.

Correspondence

The secretary advised the Board that there was no additional correspondence.

Comments from the Board

Mr. Ouellette stated that he would like to thank the Board for the service that they have provided to the Township during 2008. Ms. vanGenderen thanked Mr. Ouellette for his service to the Township as well. She also noted that Mr. Denlinger would not be returning to the Board next year and thanked him for his service.

Mr. Ouellette asked the Board members if they felt the Township was better served by having a separate Planning Board and Zoning Board or by having the combined Joint Land Use Board. Ms. vanGenderen replied that she had had experience on first the Zoning Board, then the Planning Board, and then on the Joint Land Use Board. She was not too keen on the idea of combining the Planning and Zoning Boards at the time, but sometimes applications can be complicated and sometimes they can have elements of both the planning application and the zoning application. She now believes that the public is better served by a joint board because in the past some applicants had been sent back and forth between the

two boards. She felt that the public was better served by a joint board where they come to one place and where they can get the advice they need to be heard and get their problems resolved in one central location. Other Board members agreed with Ms. vanGenderen. Mr. Lord pointed out that the Township was saving money by paying one set of professionals.

Adjournment

Motion to adjourn the meeting made Ms. Jass and seconded by Ms. Moore. The voice vote by the Board was unanimous in favor.

Katherine Martin
Board Secretary

Approved: January 6, 2009