

**DELANCO TOWNSHIP
JOINT LAND USE BOARD
REGULAR MEETING
DECEMBER 7, 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, Ms. Mader, Mr. Martin, Mr. Matulewicz, Ms. Moore, Mr. Taraschi, Ms. vanGenderen, Mr. Anastasi, Mr. Schmitt, Ms. Porter

Absent: none

Board Professionals: Denis Germano, Esq., Attorney, Michelle Taylor, Planner; Hugh Dougherty, Engineer

Approval of Minutes

Approval of November 10, 2010 minutes

Minutes were approved by those Board members eligible to approve them. There were no corrections.

Continued Applications

#2010-06 Dr. Scott Brady, Delanco Dental Arts

Block 909, Lot 10
1000 Burlington Avenue
R-4 Zone
Bulk Variance (sign)

Mr. Lord and Ms. Mader again recused themselves from the hearing and stepped down from the dais.

Mr. Germano reminded Dr. Scott Brady that he was still under oath. Dr. Brady provided revised plans for the Board and stated that he had made changes to the proposed sign based on comments made at the November 10, 2010 hearing. He has changed the sign to a monument style sign which is now 30" tall and approximately 6' in length, the location of the sign has been moved in 25' from Center Avenue and 15' from Burlington Avenue to accommodate the sight triangle at the corner, and it will be lit with ground floodlights. Mr. Germano reviewed additional conditions regarding the sign. Mr. Dougherty briefly reviewed his letter of October 28, 2010. He also discussed drainage and the site triangle and stated that from an engineering standpoint he did not see any issues with regard to either of those items. Ms. Taylor discussed the size of the sign, the sight triangle, and removal of the old sign. There was further discussion regarding the sign material, lighting, and plantings at the base of the sign.

Ms. vanGenderen opened the hearing to the public.

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Thomas Lord, 312 Center Avenue—Mr. Lord was still under oath from the November 10, 2010 hearing. He stated that the changes seemed to be very good and he appreciated that. He thanked Dr. Brady for taking everyone's comments into consideration.

There were no further comments so Ms. vanGenderen closed the hearing to the public.

Dr. Brady was asked whether he had posted a sign in his office asking patients not to turn around in neighboring driveways. He responded that he had done so immediately after the November 10 hearing.

Motion by Ms. Jass, seconded by Ms. Moore granting bulk variances for a sign with the conditions as discussed.

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

Those voting against: none

Those recusing/abstaining: Mr. Lord, Ms. Mader

Draft 2011 Meeting Schedule

There was discussion regarding the draft meeting schedule. The Board decided to schedule the June meeting on the 1st which is the first Wednesday of the month.

Formation of Professional Services Subcommittee

Mr. Martin, Ms. Moore and Ms. vanGenderen volunteered to sit on the subcommittee.

Creek Road Realignment Zoning Study

Ms. vanGenderen announced that the continuation of this discussion would be deferred to the January 4, 2011 meeting since Mr. Taylor was not present.

Dunes Subcommittee Update

Ms. Jass stated that the Dunes Subcommittee had met the previous week. They had applied for a grant which unfortunately they did not get. They are moving forward with various reports and will be meeting again after the first of the year. There was a discussion about what facilities would need to be provided when the trails were opened to the public.

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

Mr. Taraschi stated that he would like to commend Braga Construction for the improvements made to their property. The Board agreed with his comment.

Mr. Schmitt was thanked for his two years of service to the Board.

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There was discussion regarding the RFP process used to select Township and Joint Land Use Board professionals.

Adjournment

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

Katherine Martin
Board Secretary

Approved: January 4, 2011