

**DELANCO TOWNSHIP JOINT LAND USE BOARD
REGULAR MEETING
JANUARY 4, 2007**

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 December 29, 2006 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. Chafin, Mr. Denlinger, Mr. Fenimore, Ms. Jass, Mr. Lewandowski,
Mr. Lord, Ms. Mader, Mr. Matulewicz, Ms. Moore, Mr. Pawline,
Ms. vanGenderen.
Absent: Mr. Templeton.

Extension for filing Minor Subdivision:

**JVS Property Management, LLC
Block 402 Lot 1 & 1.02 – 400 Kansas Avenue
C-1 – Neighborhood Commercial Zone**

The applicant's attorney advised the Board that the minor subdivision approval expires on January 17, 2007. He requested an extension pursuant to NJSA Section 40:55D-47(f). The developer was prevented from filing the minor subdivision because of delays in obtaining legally required approvals from the Burlington County Planning Board.

Mr. Matulewicz asked for information about the waiver that caused the delay.

Mr. Germano swore in Scott Williams the applicant's engineer.

Mr. Williams stated that the driveway for the first house is within 50 feet of Burlington Avenue. The regulation is that it has to be 50 feet or greater and the County Engineer wanted them to flip the house which would put the bedrooms next to Burlington Avenue. The County agreed to the original location of the driveway provided that there is no parking from the driveway to Burlington Avenue. The County requested the applicant to discuss ordinance requirements with the Township and asked them to provide a letter concerning the matter from the Township. It was discussed with the Township and during the process it became apparent that parking would not be permitted because there is a State law that prohibits parking within 50 feet of a stop sign and there is a stop sign at the corner. All the approvals are in place and as soon as the bonds are posted the plans can be signed. Everything may be completed by January 17th but in case there are any delays a decision was made to request an extension.

Mr. Germano advised the Board that the applicant had 60 days of delays and the Board can grant an extension for the amount of time the applicant was delayed.

Motion by Mr. Chafin to grant the applicant a 60 day extension, second by Mr. Pawline.

Those voting in favor:

Mr. Chafin, Mr. Fenimore, Mr. Lewandowski, Mr. Lord, Ms. Mader, Mr. Matulewicz,
Ms. Moore, Ms. vanGenderen, Mr. Denlinger.

Meeting Opened to the Public:

Fern Ouelette the Township's Mayor welcomed the Board back for 2007 and asked for the Board's assistance and input with the issues that will be coming up in the town concerning land use. He expressed his concern about the drafting of ordinances and the development of the town. Ms. vanGenderen closed the meeting to the public.

Correspondence:

The secretary advised the Board that two new applications were received and deemed incomplete by the engineer. Copies were distributed to the Board members.

Comments From The Board:

Mr. Dougherty advised the Board that he met with the developer and engineer for Savannah Mews along with Ms. Taylor the Board's planner. Their application is for a preliminary major subdivision. They were advised that their application is incomplete and that an EIS needs to be submitted. They will also have to address traffic issues. They were advised that they need to submit the information before they can be deemed complete.

Mr. Dougherty stated that the other application is a minor subdivision and that they need to submit some additional documentation.

Mr. Germano stated that Savannah Mews is short one COAH unit and asked Mr. Dougherty if there is an explanation for it.

Mr. Dougherty stated that they didn't have an explanation for it when they met. They previously came before the Board with a concept and a variance request. The variance request was granted and the concept was approved. They are now finalizing the design and coming in with a preliminary major subdivision. The Board will act on the preliminary major subdivision and then they would have to come back for a final major subdivision. They will also have to come back for a preliminary and final major site plan for any commercial use.

The Board members were very concerned about the change in the number of COAH units and how any change would impact the Township's approved plan.

Mr. Dougherty stated that the issue would have to be discussed with the applicant when they appear before the Board.

Since there were no further comments Ms. vanGenderen asked for a motion to adjourn the meeting.

Adjournment

A motion to adjourn the meeting was made by Ms. Moore and seconded by Mr. Lord.

All members present voted in the affirmative.

Roseann M. Lameiras
Board Secretary

Approved: February 6, 2007