

**DELANCO TOWNSHIP JOINT LAND USE BOARD
FEBRUARY 6, 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, Ms. Jass, Ms. Mader, Mr. Matulewicz, Ms. Moore, Mr. Templeton, Ms. vanGenderen.

Absent: Mr. Fenimore, Mr. Lewandowski, Mr. Lord, Mr. Pawline.

Redevelopment Investigation:

The Township Committee forwarded Resolution 2007-37 authorizing the Board to undertake a preliminary investigation to determine whether the properties known as Block 2100, Lots 1 & 3.04 (collectively referred to as the “Rhawn Redevelopment Properties”) is an area in need of redevelopment according to the criteria as set forth in N.J.S.A. 40A:12A-5. The Board is also required to conduct a public hearing in order to make the public aware of the determination of the redevelopment area. The report needs to be finalized and referred back to the Township Committee within ninety days of the date of the Township Committee’s Resolution. The Board discussed the request at some length.

A motion was made by Mr. Matulewicz requesting that Michelle Taylor of Taylor Design Group prepare the required investigation report, second by Ms. Moore.

Those voting in favor:

Mr. Chafin, Ms. Mader, Mr. Matulewicz, Ms. Moore, Mr. Templeton, Ms. vanGenderen, Mr. Denlinger, and Ms. Jass.

Appointments:

Engineer:

Mr. Matulewicz a member of the professionals selection subcommittee advised the Board that the subcommittee recommends that Hugh J. Dougherty be reappointed as Engineer.

Motion by Ms. Mader, second by Ms. Moore to appoint Hugh J. Dougherty of Pennoni Associates, Inc.

All members present voted in the affirmative.

Planner/Landscape Planner:

Mr. Matulewicz advised the Board that the subcommittee recommends that Michelle Taylor be reappointed as Planner/Landscape Planner.

Motion by Ms. Moore, second by Ms. Mader to appoint Michelle Taylor of Taylor Design Group.

All members present voted in the affirmative.

Special Planner:

The Board did not appoint a special planner since Taylor Design Group has someone at their office that can handle issues concerning housing plans.

Historic Preservation Advisory Board Representative:

Ms. Jass volunteered to serve as the Board representative.

Motion by Ms. Mader, second by Mr. Denlinger to appoint Marlene Jass.

All members present voted in the affirmative.

Meeting Opened to the Public:

Frank Boldurian of Jevic Transportation advised the Board that they would like to install a diesel fuel dispenser station at the Delanco facility. There was a 20,000 gallon diesel fuel station located in Willingboro that they used to fuel their tractors. The owner of the facility called in their lease and they vacated the facility. They are currently sending the road drivers out to the truck stops which is very expensive for them. They would like to erect a fueling facility next to the shop area at their Delanco site.

Mr. Germano stated that trucking is a permitted use in the zone and the Board has to determine if the use is a usual and customary use to the facility. He also commented that the applicant had previous approvals and that site plan approvals do not expire.

The secretary advised the Board that they received preliminary and final site plan approval and variance approval for a fueling station and truck wash facility in 1995. In 1997 they received a one year extension that expired on September 5, 1998. In 2004 they came before the Board for an informal review.

Mr. Bouldurian stated that the informal included a shop expansion and that they are not planning for a shop expansion at this time.

Mr. Denlinger asked if it will be in the same location as the previous approval.

Mr. Bouldurian stated that it will not be in the same location.

Mr. Templeton asked if it will be in ground or above ground.

The tank is to be located underground.

Ms. Taylor stated that the variance that they previously received was for the truck terminal which was not a permitted use in the district and the fueling station and truck wash was an expansion.

Ms. Moore asked if it will increase traffic.

Mr. Bouldurian stated that it will decrease traffic because the trucks will not have to go out for fuel.

Mr. Germano stated that he was concerned that one of the variances is a use variance. Since the variances were bulk variances and it is a permitted use he suggested that they come back before the Board with an amended site plan.

Ms. Taylor stated that there was a previous concern because a lot of the area is gravel.

Mr. Bouldurian stated that the area that they are looking to improve is asphalt.

Ms. Taylor suggested that the applicant should make sure that they address any and all environmental concerns. She stated that it is an accessory use and that they are operating a trucking facility.

Mr. Boldurian stated that nothing from the old plan can be used and that they will have to prepare a new plan.

Mr. Matulewicz stated that when the expansion of the parking area for the trucking facility was approved there was a condition of approval that required them to plant seedlings along the rear berm bordering Edgewater Park. He didn't think it was ever done.

Ms. vanGenderen asked Mr. Boldurian to check into the matter.

Mr. Boldurian stated that he will check with his boss about the matter.

Correspondence:

The secretary advised the Board that all the correspondence was forwarded to the Board members by mail and e-mail.

Comments From The Board:

Ms. Taylor stated that she will be forwarding copies of the Master Plan Re-Examination Report by e-mail to everyone and requested that a hearing be set for the March meeting.

Mr. Germano stated that there is no hearing required. After it is adopted you are required to send notice to adjoining municipalities that you adopted a Re-Examination Report.

Adjournment:

A motion to adjourn the meeting was made by Mr. Matulewicz and seconded by Ms. Moore. All members present voted in the affirmative.

Roseann M. Lameiras

Board Secretary

Approved: March 6, 2007