

**DELANCO TOWNSHIP JOINT LAND USE BOARD
MARCH 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. Denlinger, Ms. Jass, Mr. Lewandowski, Mr. Lord, Ms. Mader, Mr. Matulewicz,
Ms. Moore, Mr. Pawline, Mr. Templeton, Ms. vanGenderen.
Absent: Mr. Chafin, Mr. Fenimore.

Discussion:

Distributec/Conwed

Minor Subdivision with Variances

Block 1900 Lot 5 – 800 Coopertown Road

Approval Memorialized 1/18/05 – Resolution 2005-02

Mr. Germano stated that the applicant forgot to perfect their subdivision. They never filed the plan or deeds and their approval has expired. They will have to reapply even though the plan was reviewed and approved already. He suggested that they submit their deeds for Mr. Dougherty to review to make sure that they conform to the approved plan that has already been signed. If the deeds conform to the plan the Board can approve the subdivision again.

Mr. Lewandowski asked what was approved.

Mr. Germano stated that it was a two lot subdivision.

The secretary advised the Board that the subdivision with bulk variances was for the property next to the Municipal Building.

Mr. Germano stated that he will inform the applicant that engineers and witnesses will not be necessary and that it will have to be on the agenda and a hearing will need to be conducted. It can be done in a summary way.

Ms. Taylor stated that the variances were for lot width and side yards.

Redevelopment Investigation:

Ms. Taylor advised the Board that they were advised by the Township to stop work on it.

Master Plan Re-Examination Report:

The Board discussed the report with Ms. Taylor.

Ms. Moore asked if the 2004 re-examination report was for the Creekside Development on Burlington Avenue. Ms. Taylor said that it was.

Mr. Germano advised the Board that the secretary isn't required to send a copy of the report to all the clerks of adjoining municipalities. She has to advise them that the report has been done and that they can have a copy upon request.

Ms. Taylor stated that because the goals and objectives from the prior plan were co-mingled they categorized them on pages 3 through 6 of the new report. She asked the Board to take out the things that have already been dealt with and focus on things that haven't been dealt with and create new focus.

Ms. vanGenderen asked for a clarification on the open space and recreation plan.

Ms. Taylor stated that if the current open space and recreation plan is submitted to Green Acres it is not clear enough. It doesn't follow the guidelines and a new one needs to be prepared.

Mr. Lord stated that the plan was prepared for recreation and it was just an overview of what is already here and available.

Ms. Taylor stated that Part of the master plan process is that we talk to other organizations about what they need.

Ms. Moore asked what a Community Design Sub-Plan is.

Ms. Taylor stated that it will start to set up basic requirements for the housing.

Mr. Germano stated that the Stormwater Management Plan was already prepared and adopted as part of the master plan and has been sent to the County. The secretary advised Ms. Taylor that the County had just recently approved the plan.

Ms. Jass asked what is meant by the character of a new development.

Ms. Taylor stated that the sub-committee prepared a community image survey. Photographs were taken of neighborhoods. They can be shown to the Board and the community to get a baseline of what is liked about the town and what should be enhanced. You need to look at areas of the town and what you would like those areas to look like in the future if something happened to what exists there now. You can create an ordinance that would code it so that if something happened to what is currently there you will get what you want there. You are trying to get a baseline of what appeals to the population as a whole. We will have a public meeting where we will set up tables and engage citizens to tell us what they think about the community image survey and the development of the town.

Mr. Germano asked if the recent decision by the court concerning COAH should be mentioned in the report.

Ms. Taylor stated that based on their assessment the Township's Affordable Housing Plan for round three still stands even with the court decision that the round three rules are no good.

Mr. Germano asked if that should be stated in the report.

Ms. Taylor stated that she doesn't know how the Department of Community Affairs is going to react and that we are going to react to the rules when they come out. We may need to adjust the plan at that time. The Township has already given bonuses to developers by giving a density increase to Savannah Mews and by allowing Creekside to do three dwelling units together at the site. This is basically what the court wants municipalities to do. DCA is not fully ready to respond to the courts decision.

Ms. Taylor proceeded with her overview of the report. She discussed demographic changes in the community with the Board. After some discussion about the number of age restricted units she stated that she can clarify the number. She advised the Board that there are more owner occupied units than renter occupied units in the ten year period between 1990 and 2000. The

Board felt that the increase in the amount of office space in the report was not accurate. Ms. Taylor stated that the data that was submitted to the state from the permit and certificate of occupancy may not be accurate and should be corrected. The increase in office space is impacting the affordable housing figures negatively. There has been a larger increase in the warehouse space.

Ms. Jass asked if it can be noted that the numbers appear to be incorrect.

Mr. Templeton stated that the error was found by the Municipal Clerk and the data is supposed to be corrected.

Ms. Taylor stated that she will check the website to see if it has been corrected.

Ms. Moore stated that the report shows that all the multi-family housing is renter occupied.

Ms. Taylor stated that the information is only up to the year 2000.

Ms. Moore asked that a statement be put in to show that the River's Edge development is a multi-family development.

Ms. vanGenderen stated that the chart on page 13 shows that there are structures with 10 to 19 units and mobile homes.

Ms. Taylor stated that the data came from the census and sometimes they estimate things.

Ms. Taylor continued with her overview. She stated that multi-family units appear to be more affordable in the community. Renters that are in houses of lower density are spending more than 35% of their income on housing which is high and is a problem in the State.

Ms. Taylor advised the Board that the County has responded to Cross Acceptance and that Delanco is in Planning Area 1 which is the designated growth area for the State of New Jersey.

Mr. Germano suggested that it may be a problem in that everyone is saying that we should generate more growth than what we want and we may want to look at the permitted densities in the Master Plan.

The Board members were concerned about the financial burden and changes to the community that is caused by more growth and increased density.

Mr. Germano suggested that the report should indicate that the Board wants to look at some of the densities that the current Master Plan and regulations allow. The State and County projected us for a lot of growth and we may want to look at whether we can support it.

Mr. Lewandowski stated that the Township has a sewer system but no treatment plant and Beverly may not be able to accommodate 300 more units without putting in a new system.

Ms. vanGenderen stated that it would be at Delanco's expense.

Ms. Taylor stated that the infrastructure from Camden to Trenton is decaying and needs to be upgraded and the State is aware of it. The State wants Beverly, Delanco and Edgewater Park to not be their own entities.

Mr. Templeton stated that the population has gone up 20 to 25% and the designation that we can accept growth has already been done. We need to look at moderating or putting in place a moratorium to slow things down.

Ms. Taylor advised the Board that the Township's industrial areas are not locked in and the Board needs to look at what could be in those areas. You have to determine what is susceptible to change and look at the industrial properties as if they are raw land. Delanco doesn't have a downtown and is a bedroom community. If you are not willing to put in a density of 10 to 12 units per acre you can't support commercial uses. You will have to figure out the type of

employer that you want to draw into the town and their employees will have to have someplace to live in the area.

Mr. Templeton stated that there has to be some kind of balance between the housing, infrastructure, schools and what comes into the tax base.

Ms. Taylor stated that five bedroom houses generate more school children. If the number of bedrooms is lower there will be fewer children. If both parents are working it is likely that there will be fewer children because they have limited resources. You want to draw people that want a two bedroom flat and want to utilize the train. You want them to stay here when they do decide to have children because they pay their bills and are an asset to the community.

Ms. Moore stated that we should express our concerns about the infrastructure issues in the report.

Mr. Germano stated that when the Land Use Element is done densities should be looked at.

Ms. Moore asked if we are still under court jurisdiction for our COAH plan.

Mr. Germano stated that Delanco is only under court jurisdiction for round one and two.

Ms. Moore commented that the Township must comply with its annual obligation to provide local public education for non-point source pollution.

Mr. Dougherty stated that public works departments usually take care of the obligation by having some kind of event. The Township can also provide some kind of pamphlet or notice.

Ms. Taylor advised the Board that the County has plans for a pedestrian bikeway path along the Delaware River and a path at the Rancocas Creek. She suggested that a community path be created that will connect from the train station through the residential neighborhoods.

Ms. Moore stated that the Township needs to demonstrate how they will reach their 50% goal for recycling and prepare a plan and guidelines.

Ms. vanGenderen asked the Board members to review the goals and objectives in the report before the next meeting in April.

Appointment:

Economic Advisory Council:

Motion by Mr. Matulewicz, second by Ms. Moore to appoint Winston Chafin.

All members present voted in the affirmative.

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 correspondence.

Comments From The Board:

Mr. Matulewicz advised the Board that there will be a Shade Tree Commission seminar with a certified tree expert concerning street tree care and hazards. The seminar is scheduled for 10:00 AM on Sunday, March 11th at the Municipal Building.

Mr. Dougherty thanked the Board for his re-appointment.

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: April 3, 2007