

**DELANCO TOWNSHIP JOINT LAND USE BOARD**  
**MAY 1, 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, Mr. Lord, Ms. Mader, Mr. Matulewicz,  
Ms. Moore, Mr. Pawline, Mr. Templeton, Ms. Van Genderen.  
Absent: Mr. Fenimore and Mr. Lewandowski.

**Historic Preservation Advisory Board**

**Update:**

Peter Fritz the chair of the Board gave the following informal report:

The Board is continuing to do an inventory on historic homes and businesses in Delanco and is working on an alpha directory of Delanco businesses over the years.

We plan to find some of the oldest places in town and install historic markers.

We are collecting information on key figures in Delanco history and are putting together histories on the families including finding out what their contributions have been to local history and to regional history.

We are compiling a timeline of Delanco history.

Some of the material is being put on the Delanco website on the history page.

We are accepting and archiving donations and have received historical photographs.

We received the Lester Daniels collection of photographs. He use to run the photo and clock shop and also ran a local photo club.

We are starting to scan and store the information so that we have both print and electronic files.

We are creating an archival system to keep track of the donations so that they will be available for research.

We are coordinating with the Riverfront Historical Society which represents Beverly, Edgewater Park and Delanco. The society is the result of a spin off from the Delanco Story that was published in 1976. They have a collection at the Coopertown Meeting House and there are a lot of Delanco materials there. We are trying to catalog them so that we know what is in their collection.

We are looking for storage space and display space.

We have been advised that there is some fireproof storage available in the Municipal Building.

We are starting to get a lot of electronic files and there is a question as to where the electronic files should be stored. We would like to put them into a data base that could possibly be accessed from the web.

We are working on displaying things in display cases at the Delanco Library and displaying things in the Municipal Building.

Newton's Landing is still working on their building and they have some archival materials that they would like to display.

We found out that the Delanco Post Office was established on October 5, 1857. It will be 150 years old this year. We plan to have a two day celebration and we are coordinating with the post office in Riverside for the event. We are also working with the schools so that they can

participate in the event. We would also like to have a Friday and Saturday event so that there can be family activities on Saturday and school activities on Friday.

We are also following up on some local mysteries concerning a prototype of a civil war submarine know as the Alligator that was lost in the Rancocas Creek and the Monte Cristo Canoe Club that was supposed to be on the Delaware River near Union Avenue. We have also found out that the youthful home of James Fenimore Cooper may have been here. We found out from the New Jersey State Historic Registry that there is a historic site near the Route 130 right of way that was disturbed when the new bridge was put it. We also heard that there may be a site that was part of the underground railway during the slave period in our history.

We are keeping track of projects that might impact some local history including the Zurbrugg Mansion and gazebo.

We are doing oral histories that we are recording and transcribing in order to preserve some of the history of our senior citizens.

**Update by Scott Taylor of Taylor Design Group:  
Redevelopment Plan for “Mansion Properties”**

**J2 Associates Redeveloper**

**Schedule Special Meeting**

Mr. Taylor stated that the Township took title to the properties about two years ago. It was determined that it would not be feasible or practical for the Township to utilize the properties for municipal purposes. The Township asked the JLUB in April of 2006 to review the properties under the Local Housing and Redevelopment Law to determine if the area is in need of redevelopment. The JLUB determined that it is an area in need of redevelopment and that it met the statutory criteria. In June of 2006 the governing body designated the properties as a redevelopment area. The Township consulted with a marketing and real estate specialist to market the property. The governing body interviewed redevelopers and began negotiations with J2 Associates who was named the redeveloper for the project. The principals are John Hooper a developer from the Moorestown area and John Rahenkamp a resident. The redeveloper submitted a proposal that included the creation of a bed and breakfast within the mansion site for up to twenty-four units. In order to offset the municipal debt for the property and rehabilitate the mansion structure the redeveloper proposed a total of nine townhouses on the site. Through negotiation the governing body modified the plan and reduced the number of units to eight along with a reduction in the price of the property. The governing body has met with the redeveloper to go over the aspects of the proposal for the project. The carriage house will remain on the property as one unit for the caretaker or as an individual rental unit. There will be nine units as part of a homeowners association and a bed and breakfast in the mansion. The mansion will open to the public for limited breakfasts as well as for various public events. There have been several meetings that included members of the JLUB to try to refine some of the site design elements including the architecture, site design, parking and minimizing stormwater runoff. The Township has consulted an architect that has been working with us and the redeveloper’s architect to come up with a design that will compliment the esthetics of the Furness building. A lot of the setback issues have been driven by the preservation of existing trees on the site. A certified tree expert has been consulted concerning the status and preservation of the trees. The town is trying to move forward in order to have a closing by October 1<sup>st</sup>. We will be finalizing a draft of the redevelopment plan that will be discussed at the next Township Committee meeting. On March 23<sup>rd</sup> of 2007 the Township entered into a redeveloper’s agreement that sets the particulars for the application. A redevelopment plan is required by the Local Housing and Redevelopment Law and is prepared by the governing body. The governing body plans to introduce the document at its May 7<sup>th</sup> meeting for first reading and introduction. The plan is then sent to the JLUB for review and comments to the governing body. The governing body would

like to adopt the plan at its June 4<sup>th</sup> meeting. Submission of architectural plans, site plans and subdivision plans should be submitted to the JLUB in early June for review and hearings on the application. Some of the standards will be included in the redevelopment plan. There are a number of issues that will have to go through the normal site plan review process. If the review is finalized by the JLUB by August 15<sup>th</sup> and the forty-five day appeal period has lapsed the Township and redeveloper will be able to move forward to closing on the property.

Mr. Denlinger asked if the other proposals received included additional structures on the properties.

Mr. Taylor stated that the two viable proposals that were under consideration included a residential townhouse component.

Ms. Moore asked Mr. Taylor if he had the architectural drawings.

Mr. Taylor stated he did not have them and that he is waiting to get them back from the architect so that they can be included in the plan. The redeveloper has been agreeable to almost all the considerations and we are trying to de-emphasize the multifamily composition to make them more consistent with the development patterns in the neighborhood.

Mr. Denlinger asked why the number of units was reduced from nine to eight.

Mr. Taylor stated that the governing body asked for the reduction to allow for more flexibility and to allow for more open space and green space.

Mr. Denlinger asked if it will have any impact on COAH and if there is a COAH obligation.

Mr. Taylor stated that they will be subject to COAH approval and that there will be no onsite COAH units. The provisions are in the redevelopment plan and agreement.

Mr. Pawline asked if any of the proposals included single family residences.

Mr. Taylor stated that there were some and that although there were hundreds of inquiries there were only a handful of formal proposals submitted. One of the single family residential proposals included a townhouse.

Ms. Taylor stated that she looked at the proposals and one of them was for a single family residence with a nebulous bed and breakfast. We were concerned about the sustainability of the entities and LLC's that responded. A lot of the letters received did not respond to the RFP requirements.

Mr. Templeton stated that the closet competitor was considering and assisted living and elder care facility and when they ran the numbers they found that it would not be economically feasible. They offered another proposal that would have made the main house a single family home and subdivided the block to put up three single family homes on the open corners. The monetary proposal was fifty-five to sixty-five percent of what the Township was looking for.

Ms. Moore asked if the homeowners association will oversee the grounds that are on the townhouse lots.

Mr. Taylor stated that there will be a common area maintenance agreement and a homeowners association for the area. It is likely that there will be a subdivision for the condominium units. They look like a townhouse but because each one doesn't have its own driveway, front yard and lot front and back it becomes more of a condominium unit. Two of them will be an attached single family building and one will be a free standing single family unit. The eight new residential dwelling units will look and function more like a townhouse.

Mr. Dougherty asked when their application will be submitted to the Board.

Mr. Taylor stated that they will be submitted to the Board in June. The redevelopment plan will stipulate that the plan supersedes the municipal zoning regulations that are in place. Anything that that is not specifically modified by the plan is subject to the municipal review process.

Ms. vanGenderen stated that the schedule was for them to present their application to the Board, be placed on the agenda and be approved by August.

Mr. Taylor stated that they are looking for approval by August 15<sup>th</sup>. They will submit the application in June with meetings in July and August. The governing body doesn't want to abbreviate the process by not having enough meetings and if the Board feels it is necessary there could be an additional meeting or special meeting.

Mr. Germano asked when the ordinance adopting the plan will be introduced.

Mr. Taylor stated that it will be introduced on May 7<sup>th</sup>.

Ms. vanGenderen stated that a special meeting of the Board needs to be scheduled for the end of May.

The Board discussed various dates and decided to meet on Wednesday, May 23<sup>rd</sup> at 7:00PM.

Mr. Pawline stated that numerous variances will be required for the project.

Mr. Taylor stated that the Local Housing and Redevelopment Law allows municipalities to create a redevelopment plan that supersedes the municipal zoning.

Mr. Pawline stated that there could be setback issues with the DEP and EPA because the property is adjacent to the Delaware River.

Mr. Taylor stated that there is nothing that the redevelopment plan can do to supersede state regulations concerning fresh water wetlands protection or waterfront development. They will be required to do whatever DEP requires them to do. There is some question as to whether or not they should be subject to a full waterfront development permit. They are currently looking at the issue with the consultants, the attorneys and DEP.

### **Completeness Determination:**

#### **Avery, Suzanne C.**

Block 2000, Lots 13 & 19, 1107 Coopertown Rd.

I-2 General Industrial Zoning District

Bulk & Use Variances

Mr. Dougherty went over his completeness review letter dated April 25, 2007 and recommended that the application be deemed complete and that the application be heard at the June meeting.

Motion by Ms. Mader to deem the application complete, second by Ms. Moore.

The Board members voted in favor of the motion.

#### **Zimecki, David & Gina**

Block 703, Lot 3, 410 Larchmont Dr.

R-3 Single Family Residential Zoning District

Bulk Variance

Mr. Dougherty went over his completeness review letter dated April 27, 2007 and recommended that the application be deemed complete and that the application be heard at the June meeting.

Motion by Ms. Moore to deem the application complete, second by Mr. Lord.

The Board members voted in favor of the motion.

#### **HOVBROS Delanco, LLC - Savannah Mews**

Block 2100, Lots 3.01, 3.02, 3.05, 6, 7, 8.01 & 8.02

PRD/V Planned Residential Development/Village  
Preliminary Major Subdivision

Mr. Dougherty went over his completeness review letter dated April 19, 2007 and recommended that the application be deemed complete and that the application be heard at the June meeting. Motion by Ms. Mader to deem the application complete, second by Mr. Chafin. The Board members voted in favor of the motion.

**Master Plan Workshop Exercise:**

Ms. Taylor conducted a community image survey which was intended to provide an opportunity for citizen planners of all sorts to rate pictures based upon their own perceptions. The survey is used to provide input for the recommendations on various land uses. The survey is the resident's definition of what the community is. Images of the area were included in the survey. She asked the board members and residents that were present to rate them. She stated that she wanted to get some ideas about future development in the town that a majority of the residents find acceptable. The survey could possibly be conducted over the internet and at a future meeting. An ordinance can then be created that will make the vision a reality. She asked the board members and residents present to look at the projected pictures and rate them.

Ms. Taylor also conducted another exercise called a SWOT analysis (strengths, weaknesses, opportunities and threats) which helps you fine-tune your goals and illuminate your weaknesses. She named some of the municipalities strengths, weaknesses, opportunities and threats and asked the Board for comments.

Ms. vanGenderen stated that one of the weaknesses is the lack of access to the waterfront and that it has been an issue for years.

Ms. Taylor stated that between the County greenway plan and the ordinances that have been put in place the municipality is getting a greenway along the Rancocas Creek. Discussions have take place on how to connect the greenway through town passed historic properties and eventually get you out to Hawk Island. Some kind of civic event could be conducted.

Ms. Jass stated that we also have the use of Pennington Park where you may be able to have some kind of community day. We could capitalize on the Camp Ground Meetings which is a central location and is a historic location.

Ms. Moore suggested that the value of the commercial space that is there could be raised.

A member of the Board stated that it would be difficult to do.

Mr. Templeton stated that you can't even purchase a lemon in Delanco. The planning documents talk about commercial development within the Savannah Mews development but all we seem to be getting is a large amount of housing.

Ms. Taylor stated that the trend for commercial development is for it to be located on a major highway. There are ways of solving the problem and it may not be a store. It could be a weekly farm market that comes into a park.

Ms. Jass stated that when you have a commercial entity that wants to come in they can't make enough money for the square footage in order to exist.

Ms. vanGenderen stated that the older sections of town are an asset because they have a sense of community with wider streets, sidewalks and the fact that when you walk by people sitting on their porch they say hello. That was brought into the design of Newton's Landing. People are present in the community.

Ms. Jass stated that people also feel safer with porches and the sense of visibility.

Someone commented that one of the weaknesses is that we have a main road that closes at high tide and we don't have control over it because the problem is on the Riverside side of the bridge.

Mr. Matulewicz stated that the rising sea level will be a problem for some of our residents in the next fifty years.

Ms. Mastalesz stated that everyone is building houses along the railroad. She was concerned that there are no doctors along the railroad. Getting to a doctors office or a dentist is a problem for many people old and young.

Ms. Taylor stated that the problem is that we are only half of a circle. Professionals were able to make a living in small communities but are unable to do so anymore. Many people are commuting but they are not using the train. Housing in New Jersey takes 30 percent or more of ones income and it is expensive.

Mr. Fritz stated that this town had small merchants that lived over their businesses and at some point businesses were turned into residential units.

Ms. Taylor stated that there are two components to retail that serve a community. The first one is festival kinds of atmospheres. Burlington City capitalizes on its history but it is not a very secure environment. Other towns like Riverside are looking to increase there density so that the market is there. You would need 10 to 20 units per acre to accomplish this. Delanco is only about 7 units per acre. When you need to buy something you get in a car and go out of town. Businesses are existing on volume now.

Mr. Matulewicz stated that the escalation of gasoline prices could make a local merchant more competitive.

Ms. Taylor stated that you could do loft housing to capitalize on it but it could take a long time or never happen at all.

Mr. Denlinger asked how you would get the owner of the Camp Meeting Grounds to improve the property.

Ms. Taylor stated that it would be difficult to make the businesses on Burlington Avenue and Cooper Street viable. The town doesn't get enough visitors. You would need to find something that will draw people to Delanco. If you want a viable commercial entity you need customers.

Ms. Jass stated that today two people need to work to afford the things that use to be luxuries that are now necessities and that it probably will not change. People don't go to malls because they don't have time to shop. They want to be able to just get out of their car get what they want and get back into their car. When people come home they want to feel safe and they want a clean place to live. They don't want a lot of new things and if they want to go out for a walk or go to a park they want it to be there. That's what Delanco has to offer and it is one of its best assets.

Someone suggested that tax incentives could be used to draw commercial entities.

Some of the residents stated that they would like to be able to walk to a restaurant or pick up a good meal and take it home.

Ms. Taylor stated that during the next exercise they will be talking about specific properties and could even talk about some of the existing commercial sites. Using tax abatements as incentives would be something the Township Committee would need to address. We could include a section in the plan with some options that could be considered.

Mr. Fritz suggested that a business association may be useful.

Ms. Taylor stated that it may be worth a try.

Ms. Mastalesz stated that South Jersey Tourism is working with a lot of the small towns along the riverline in order to teach them how to promote themselves for tourism. They have been advising towns to do their events around the train station so that people can come by train. She commented that the Township should be able to use the greenway.

Ms. Taylor stated that the County is looking to have a walkway system through the greenway and the town should be able to use it. An event could be held at Pennington Park but someone would have to plan and put on the event.

Ms. Moore stated that the County is trying to do a lot of events at Pennington Park. They have the money, staff and resources to hold the events and that will bring people here and will save Delanco the expense of an events coordinator and the cost of the event.

Mr. Matulewicz stated that the County may not do it for very long.

Ms. Taylor stated that the Rancocas Greenway is more than just a greenway. They are creating and improving the parks because they don't want housing to be built in these areas.

She stated that the next thing that she plans to do is to put the information together that was discussed and then have the Board members look at it.

Ms. vanGenderen thanked everyone for their participation and stated that it will be continued at a later meeting.

**Meeting opened to the Public:**

Mr. Fritz commented that he has been advised that the waterfront section at the Zurburgg Mansion is being turned over to the developer and the developer is supposed to keep it as open space that will be open to the public. He asked if we have been assured that it will be a place where the residents will be able to go.

Mr. Matulewicz stated that he didn't think that it will be universally open to the public but it will be open to the public for events.

Mr. Templeton stated that it will be the redeveloper's property and there are some covenants and restrictions and access points that are still being worked out.

Mr. Fritz asked what happened with the Green Acres Grant that was supposed to reimburse the Township for that part of the property.

Mr. Templeton stated that Green Acres awarded the Township a \$300,000 grant for the parcel and since it will be going into private ownership it will not be available.

Mr. Fritz asked if they will be repairing the seawall and will re-establish the lawns.

Mr. Templeton stated that it hasn't been addressed yet because there are some issues with DEP concerning the main parcel.

Mr. Fritz stated that a lot of people are concerned about it.

Mr. Templeton stated that the lot is not buildable and the winter and spring storm season has taken a toll on the wall and the gazebo.

Mr. Fritz stated that the historical society hoped that the gazebo could be rebuilt because it has been there since about 1875.

Mr. Templeton stated that the existing structure is not that old. He suggested that when the Board reviews the plan he should come back and voice his view.

Since there were no further public comments Ms. vanGenderen closed the public portion of the meeting.

**Correspondence:**

The secretary advised the Board that the correspondence had been e-mailed and distributed on the dais to the Board members.

**Comments From The Board:**

Since there were no comments from the Board members or the professionals Ms. vanGenderen asked for a motion to adjourn the meeting.

**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: June 13, 2007