

TOWNSHIP COMMITTEE MEETING – WORKSHOP SESSION APRIL 12, 2007

6:30 PM MUNICIPAL BUILDING 770 COOPERTOWN ROAD, DELANCO NJ

ROLL CALL: Devinney, absent; Fitzpatrick, not present at roll call; Hinkle, present; Templeton, present; Ouellette, present

Also Present: Twp. Solicitor, Mr. Douglas Heinold; Deputy Municipal Clerk, Karen Zimmermann; Planning Engineer, Scott Taylor; JLUB Ann Moore, Tom Lord and Bill Matulewicz, JLUB Attorney, Denis Germano, J2 Architect, Jack Parry and J2 partner, John Hooper

FLAG SALUTE

Mayor Ouellette led the flag salute.

SUNSHINE STATEMENT

Please be advised that proper notice of this meeting has been given in compliance with the Open Public Meetings Act in the following manner. Written notice has been mailed to the Burlington County Times and Courier Post and written Notice has been posted on the official bulleting board of the Township of Delanco at least 48 hours prior to the meeting.

MEETING OPEN TO THE PUBLIC

Mayor Ouellette opened the meeting to the public at 6:37PM

MEETING CLOSED TO THE PUBLIC

Since there were no comments or questions from the public, Mayor Ouellette closed the meeting to the public.

REDEVELOPMENT PLAN FOR “MANSION” PROPERTY ON DELAWARE AVENUE

- The Township Planner, Scott Taylor began the meeting stating that the J2 developer and architect will discuss the design for the Mansion.
- J2 Architect, Jack Parry exhibited the building design of the most recent elevation for their proposed project
- The Township Solicitor stated that the developer wanted to keep the integrity of the Mansion and the developer is also proposing that the town homes be in character with the architecture of the Mansion. Mansion will basically stay the same
- Scott Taylor asked the developers for a listing of the proposed plans for the Mansion – Mr. Hooper explained that there would only be two changes made to the Mansion
 - outdoor fire escape
 - interior steps to the kitchen

Scott Taylor stated that they really wanted to see the sets of plans for this.

- Discussion about original widow walk on the mansion and if would be replaced and if they would put something similar on the town homes
- Scott Taylor suggested that the second floor porch not extend the length of the building because it looked like a hotel – Architect explained that the picture did not show the dimensions of the second floor porch; and that it actually goes inward and then outward again so the individual porches have privacy

*Committeewoman Kate Fitzpatrick entered the meeting at 7:12PM

- Scott Taylor had question about the one single family dwelling and the other town homes regarding the written ordinance for their building codes – A discussion ensued – suggested making some type of breezeway to connect the town homes to the single family dwelling to connect them
- Scott Taylor asked the developer for description of the interior modifications and listing of repairs needed for the Carriage House
- JLUB Bill Matulewicz questioned the elevation of the Town Homes
- JLUB Ann Moore questioned why the foundation on the town homes had to be so high
- JLUB Bill Matulewicz stated that Kevin Scibilia, their tree arborist will look at the trees on the property and evaluate them
- Developer has also hired an arborist to evaluate the trees
- Scott Taylor questioned the fill and the design development regarding the handicap ramps, dumpsters, walks, curb cuts and restoration of the columns
- Discussed the upcoming scheduling for the work sessions
- Scott Taylor asked for details on the proposed tents for events at the Mansion
- Committeeman Mike Templeton asked if the present sewer system would support the town homes and bed and breakfast – also questioned the electric service (it will be underground)
- JLUB Ann Moore questioned how the town homes would be marketed and what the time frame was for the town homes and bed and breakfast
- Committeeman Mike Templeton asked about the restoration of the Delaware River water wall

Motion by Kate Fitzpatrick, seconded by Joan Hinkle to adjourn the meeting.

Roll Call: Devinney, absent; Fitzpatrick, yes; Hinkle, yes; Templeton, yes; Ouellette, yes

Karen Zimmermann
Deputy Municipal Clerk
4/12/2007