

TOWNSHIP COMMITTEE MEETING – WORKSHOP SESSION APRIL 16, 2007
6:00 PM MUNICIPAL BUILDING 770 COOPERTOWN ROAD, DELANCO NJ

ROLL CALL: Devinney, present; Fitzpatrick, present; Hinkle, present; Templeton, present; Ouellette, present

Also Present: Twp. Administrator, Mr. Steven Corcoran; Twp. Solicitor, Mr. Douglas Heinold; Municipal Clerk, Mrs. Janice Lohr; Twp. Planner, Ms. Michelle Taylor (for Scott Taylor); Tom Lewandowski, JLUB, Bill Matulewicz, JLUB; Lee Phillips, JLUB Engineer; John Hoper, J2 Associates Principal; Henry Kent-Smith, J2 Attorney and Bill Bodwell, J2 Engineer

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 Sunshine Law in the following manner. Written notice has been mailed to the Burlington County Times and the Courier Post and written notice has been posted on the official bulletin board of the Township of Delanco at least 48 hours prior to the meeting.

MEETING OPEN TO THE PUBIC

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

REDEVELOPMENT PLAN FOR “MANSION” PROPERTY ON DELAWARE AVE.

Mr. Bodwell distributed and reviewed the standards of the site plan design and concepts. Mr. Bodwell explained provisions for both on-site and off-site parking including spaces for required handicap parking. He explained that the basis for the parking concept plan was taken from the previous as-built plans for the assisted living facility approved some years ago. Signage was also reviewed.

Mr. Hooper indicated that the proposed name of the bed and breakfast will be *Zurbrugg Inn* and explained that this name is being researched to confirm that it is not already trade-marked.

Mr. Bodwell reviewed various site improvements that are planned:

- Trenching for sewer lines
- Gravel parking lot
- Gravel driveways - driveway aprons will be concrete.
- Various exterior curbs will be either repaired or replaced as needed
- Interior curbs will be granite block
- Various interior and exterior sidewalks will be repaired or replaced as needed
- Some new sidewalks will be added to the interior of the site
- Dumpster for trash collection will be provided for commercial collection of trash

The condition and plans for the existing trees were discussed. Mr. Hooper indicated that a landscape plan will be submitted.

Mr. Heinold, Township Solicitor, explained that the Township Committee could incorporate the landscape plan into the Redevelopment plan or leave it for the Joint Land Use Board to approve

as part of the site plan application to the Board.
Mr. Bodwell explained the plans for drainage from the site.

Mr. Lewandowski asked why building #5 is only 5'6" from the property line. Mr. Bodwell explained that this setback is to preserve a beech tree on that is on the site. The tree would need to be removed if the building were to be moved further back.
Ms. Fitzpatrick explained that the sidewall facade will incorporate several architectural features in order that the wall is not just a straight solid wall.
Several participants of the meeting expressed that they were in favor of keeping the tree.

Discussion ensued regarding requirements for recharge areas in a redevelopment area.
Mr. Heinold explained that most standards will be met with minimal exceptions.
Mr. Bodwell continued with a review of the stormwater management plan for the site.

Mr. Matulewicz asked if any NJDEP Infrastructure trust grants or low interest loans were available for improvements to the riverbank, etc.
Mr. Corcoran indicated that he spoke with a representative from the state last week who indicated that low interest loans are available. The application deadline for funding for next year is October 1, 2007. Mr. Corcoran further explained that the Township would make the application on behalf of the developer and that the terms of repayment would be worked out between the Township and the developer.

The meeting continued with Mr. Bodwell reviewing the plans for lighting.
Mr. Templeton expressed concern that the lighting should not create a glare or spillover to the neighboring area. Discussion ensued regarding the lighting plan.

Mr. Lewandowski asked if any parking will be reserved for the on-site resident home owners.
Mr. Bodwell explained that every dwelling unit will have a two-car garage and that the parking lot will be designated as open parking. Mr. Bodwell indicated that there could be some additional parking spaces created for assigned parking as there are a few spaces available for the units on the Union Ave. side of the site.

The plans and recommended size for the sign for the bed and breakfast were discussed. Mr. Hooper will submit a design for the sign for review by the Township's Planner and Committee.

Mr. Kent-Smith explained that the dwelling units on site will be fee simple condominiums that may have small yards. The mansion and surrounding area will be on a separate lot from the carriage house, as will the dwelling units be on separate lots. The river lots will also be on separate lots, but with the same principals as the mansion. The mansion will be part of the homeowners association along with the dwelling units.
Mr. Matulewicz expressed that the Shade Tree Commission would like to collect specimens from the trees on site for propagation.

Motion by Joan Hinkle, seconded by Ed Devinney to adjourn the meeting.
Roll Call: Devinney, yes; Fitzpatrick, yes; Hinkle, yes; Templeton, yes; Ouellette, yes

Janice M. Lohr, RMC
Municipal Clerk
April 16, 2007