

TOWNSHIP COMMITTEE MEETING – WORKSHOP SESSION APRIL 23, 2007
7:00 PM MUNICIPAL BUILDING 770 COOPERTOWN ROAD, DELANCO NJ

The Municipal Clerk called the meeting to order at 7:15 P.M.

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

Also Present: Twp. Administrator, Mr. Steven Corcoran; Twp. Solicitor, Mr. Douglas Heinold; Municipal Clerk, Mrs. Janice Lohr; Twp. Planner, Scott Taylor ; Cameron Mactavish, Project Architect for the Township; Ann Moore, JLUB, Bill Matulewicz, JLUB; Lee Phillips, JLUB Engineer; John Hoper and John Rahenkamp, J2 Associates Principals; Jack Parry, J2 Architect

FLAG SALUTE

Mrs. Lohr 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.

REDEVELOPMENT PLAN FOR “MANSION” PROPERTY ON DELAWARE AVE.

MEETING OPEN TO THE PUBIC

Keith Letizio of Union Ave. asked what would happened to the carriage house and what plans, arrangements, etc. have been made for outdoor events at the bed and breakfast.

Scott Taylor indicated that this will part of the developer’s agreement between the township and the developer.

Doug Heinold, Township Solicitor, stated that local ordinance and NJDEP regulations regarding noise will be enforced.

Mr. Taylor added that full disclosure will be made to all potential homeowners through the Public Offering Statement for the town homes.

Mr. Letizio inquired as to the viability of the town homes selling for the anticipated sale price of \$600,000.

Mr. Rahenkamp indicated that although the market is slow at this time, the market will bear this price as the town homes at Rivers Edge are selling. The town homes at the mansion will be 3,000 square feet.

Mr. Taylor indicated that the sale of the homes is on and at the risk of the developer.

Mr. Templeton noted that certain items have been incorporated into the agreement regarding outdoor events, but felt that more could have been done. Mr. Templeton read the current language from the agreement regarding outdoor events/noise.

Discussion continued regarding the issue of outdoor events and noise and how these concerns are being addressed in the proposed developer’s agreement.

Steve Scofield, 400 Burlington Ave., asked if the carriage house use will be restricted and if it was part of the count for the eight town homes.

Ms. Moore stated that there will be eight new units.

Mr. Scofield asked if there will be COAH units in the basement of the mansion.

Mr. Heinold indicated that the two COAH units will be provided off site.

Since there were no further comments or questions from the public, the meeting was closed to the public.

Cameron Mactavish reviewed the features planned for the new dwelling units and explained how these features will blend with the existing architecture of the mansion building.

Jack Parry, J2 Architect, reviewed the current site plan and noted that many of the ideas and recommendations from Mr. Mactavish were incorporated into the plan.

Mr. Taylor expressed that the center axis of the building at Delaware and Willow should coordinate with the elevation of the building. Concern was expressed that this building's front was now straight across, rather than each unit being offset from each other.

Mr. Rahenkamp indicated that there is a need to have more room in the back to work around the beech tree and still be able to get the two-car garage in for one of the units.

Discussion ensued regarding the placement of the two-units for the building at Delaware Ave. and Willow Street.

Mr. Rahenkamp indicated that this issue will be revisited to accommodate an offset of the two units.

Discussion continued regarding various architectural features of the new dwelling units including elevations and brick, trim and roof shingle colors.

Mr. Devinney entered the meeting at 7:50 P.M.

Mr. Heinold reviewed the time schedule for the redevelopment process for this project.

Mr. Taylor explained the review process by the Joint Land Use Board after the Township Committee adopts the redevelopment agreement.

Discussion ensued regarding the steps of the redevelopment process. Mr. Heinold recommended that the architectural plans be concluded and submitted in a week to ten days.

Mr. Taylor noted that concept and architectural plans will be included in the redevelopment agreement.

Mr. Hooper indicated that the back three building will have a more contemporary look.

Mr. Rahenkamp expressed that the back three units will have a different architecture than the units facing Delaware Ave. and the facade will probably mirror the architecture of the carriage house.

Mr. Heinold asked if the Township Committee wanted to leave the façade of the back three units for the Joint Land Use Board to determine during the site plan application process and incorporate only the footprints of the three buildings into the redevelopment agreement.

Discussion ensued regarding Mr. Heinold's question.

Mr. Taylor suggested that the back three units be submitted through the Land Use Board application with the condition that both the Township's architect and planner approve the submission.

Mr. Rahenkamp noted that the back units will remain about the same square footage as the Delaware Ave. units. Mr. Rahenkamp noted that these units will not be subordinate, but will mirror the carriage house in design and that the architecture will not be compromised.

Mr. Heinold again suggested that a revised plan be submitted by Mr. Taylor's office by next Wednesday or Thursday to the extent possible, and then have this subcommittee reconvene to go over the plans.

Ms. Moore asked if new lots will be created on the site.

Mr. Heinold stated that there will be subdivisions.

Mr. Taylor indicated that subdivision and site plan applications will be submitted to the Joint Land Use Board.

Discussion continued regarding the project time-line goals including the Land Use Board's review and approval process.

The next meeting will be on Wednesday, May 2, 2007 at 7:00P.M.

At this time, all Joint Land Use Board members and professionals, representatives from J2 Associates and Township professionals present exited the meeting.

The meeting continued with a discussion of Mass Public Assembly license number 2007-1 granted at the April 16th meeting for the carnival on the grounds of Abundant Life Church property.

Mr. Templeton suggested that the waiver of the fees previously approved be rescinded as it has been learned that the carnival is being run by a or-profit company.

Ms. Fitzpatrick stated that the church does benefit from the carnival. A discussion ensued.

Ms. Fitzpatrick contacted Aubrey Fenton via telephone to confirm that the church will benefit from the carnival. Mr. Fenton will fax over a letter confirming that the church will benefit from the carnival. No further action was taken by the Committee.

Motion by Joan Hinkle, seconded by Ed Devinney to adjourn the meeting.

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

Janice M. Lohr, RMC
Municipal Clerk
April 23, 2007