

The following are notes, not an official transcript of the meeting. For an official transcript, go to the Delanco Township Municipal Building, 770 Coopertown Road.

Township Committee Meeting

Present: DiCarlo, Hinkle, Ouelette

Municipal Clerk Lohr, Administrator Corcoran, Chief Parsons, Engineer Kathy Elliott, Solicitor Elizabeth Garcia

Resolution 2006- 90 Honoring Dave Rust for his many years of service to our community

Ordinance 2006- 7 amending Chapter 1 of the Delanco Code entitled “General Provisions” to increase the general penalty provision
2nd reading and public hearing – there was no comment
passed unanimously

Ordinance 2006- 8 to amend Delanco ordinance providing for and determining the rate of compensation of officers and employees
2nd reading and public hearing – there was no comment
passed unanimously

Ordinance 2006- 9 authorizing an interagency loan for \$350,000 for the acquisition of real property
2nd reading and public hearing was scheduled. Public hearing was held with no comment. However, since there were only 3 committee members present and the ordinance requires a 2/3 vote it was moved to June 19th.



Consent Agenda Items:

Resolution 2006- 91 honoring Dorothy Mongo

Resolution 2006 -92 honoring Virginia Vogt

Resolution 2006- 93 refund of 2005 tax overpayment

Resolution 2006- 94 release performance guarantee for Riverwinds (AKA Penn’s Purchase) Site Improvements, Pulte Homes

Resolution 2006- 95 authorizing award of contract for realty and auctioneer services, Max Spann Real Estate and Auction Co.

Payment of Bills:

General	\$480,266.98
Payroll	95,814.70
Trust	502.75
Animal control	437.50

Consent agenda approved

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Meeting open to the public:

Resident of McKay Way asked for clarification of the role of Max Spann Auctioneers in the sale of Zurbrugg Mansion.

Corcoran: We are doing something unique and different that hasn't been done before. Max Spann will be the marketing entity. They will develop and print 12,000 flyers with details of the property and its limitations. He will distribute these and make the information available on a variety of lists that he has for commercial and residential contacts in NJ, DE, and NY. The intent is to bring as many interested parties to the table as possible. This doesn't mean that the intent is to auction or that we have to accept any offer. It could be an auction if there was a group of interested buyers. The agreement is only for marketing.

Resident: How long is the contract?

Corcoran: until the Township Committee has chosen a group of parties. There is no cost to the township unless they can't select or if the committee chooses some other way to sell the property. Then the fee would be \$15,000 to cover costs. The fees are paid by the buyers.

Resident of McKay Way: As a representative of Newton's Landing – The commercial property had dirt piles and trailers that are falling apart. Animals are living in them. Last week, some of the decking was finally taken down, but just put behind the trailer. Mrs. Markowitz contacted code enforcement officer 5/15 – hasn't hear anything.

Resident presented photos of standing water at various properties on Shipp's Way and Emery – mosquito concern

Hinkle: Has Phil looked into this?

Corcoran: Notices have been sent to the owners of the commercial property

Hinkle: When were the photos taken?

Resident: 6/4 and 6/5

Hinkle: This looks pretty bad.

DiCarlo: Is this a zoning issue?

Resident: When were the notices served?

Corcoran: will get dates. Code enforcement notifies and gives time to fix. There are a variety of consequences relating to zoning and engineering

Resident: What's the timeline?

Hinkle: Pictures and a letter- it's usually 30 days

Corcoran: Unless there's a safety issue. The first step is done by zoning. Needs to be a determination that ordinances have been violated. Joint Land Use Board grants leeways and temporary structures during construction.

Resident: John Rahenkamp stated they were behind and finished and he wanted them to clean it up as well. Concern for ticks and mosquitoes. It's an entrance to Delance.

Hinkle: John (who was in attendance), is Alliance responsible?

Rahenkamp: Yes. They were supposed to be out in February. We're leaning on them. My lawyers are taking action. It looks like power has been removed, but they can't move

the trailers yet. Trailer is supposed to be broken apart and placed in a dumpster as is the concrete.

Corcoran: (Commenting on previous resident's question) Max Spann is not hired as an exclusive selling agent/ Any real estate agent can contact Max Spann. Corcoran has contacted Lisa James Otto's agency. Fees would be protected.

Rahenkamp: It would be helpful to have any correspondence and a copy of the photos from the township or Newton's Landing Homeowners' Association for my lawyer's action.

Resident of Burlington Ave: Showed photo of rat. Had called Burlington County Board of Health. Owner of 514 doesn't maintain his rental property. The back is a jungle. The foundation has holes. The owner only does something if contacted by code enforcement officer. A business is being operated from this property – hair and nails. Phil is aware of this. Customers of the business need to use a cell phone to be let in. Calling the County Board of Health was a waste – the guy asked the resident to bag the rat for him. When he knocked at the door of 514, all the lights went out.

Corcoran: We can continue to do what we've been trying to do – catch them. We go in, serve, and the clean it up. We just increased fines to \$2000.

Resident: When the Board of Health left, 5 people left the property. On Thursday, Friday, and Saturday, there can be 25-30 cars. People are waiting in line for haircuts.

Corcoran: Phil has been denied entry.

Parsons: We can only go in if we're invited. I can call the Board of Health. The owner can be charged.

Hinkle: Couldn't he be cited?

Parsons: When we can prove it.

Corcoran: Department of Health has serious leverage

Parsons: I'll call the owner of the property

Resident: Owner just hired one of the residents to keep up the property. What happened with the ordinance to report a change in the original renters. It's just not happening.

Corcoran: We follow up once we're aware

Resident: Matera handles this property for the owner – David Ward

Parsons: Many renters are paying in cash. It's hard to prove who is renting.

Resident of Burlington Ave: New lights on Burlington Ave are too bright. Can they be shaded or have less wattage?

Corcoran: We could lower the wattage, but you have to replace the ballast. It would cost \$300 a fixture. If they were higher, they probably wouldn't be so intrusive.

Resident of Buttonwood St. – Had to walk 5 blocks due to parking restrictions for parade.

Parsons: Trying to prevent problems for people driving trailers and floats who aren't used to driving them. Will look into it for next year.

Meeting closed to the public

Discussion Items:

1. Discussion of need to amend code for charges for tax map. Corcoran will make recommendations at next meeting.
2. River Route Environmental Sub Committee for noise, etc from RiverLine – asked for volunteers – Mike Templeton and John Fenimore volunteered.
3. Affordable Hosing Monitoring Services – Corcoran recommended terminating current contract and appointing Janice Lohr the Housing Inspector since she has been doing the majority of the work anyway.
4. Services for preparation of a Stormwater Management Plan - Corcoran: Township Committee approved a payment to Birdsall, but not the proposal for \$9500 for the 2nd phase of the ordinance. Motion passed unanimously
5. Mandatory Census for unlicensed pets – Corcoran: We're not in compliance with state which has notified us that this must be done. Resolution 2006- 96 Bill Dillenbeck will conduct census this summer.
6. NJDOT FY2007 Municipal Aid Grant Program – application by June 30.
 Elliot: Will have identified 5 streets and preliminary cost estimates by next meeting. Grants are for \$150,000. You can submit two.
 Fenimore: Edward and Richard and Second Street (some sections) If we don't get the grant, we should look into doing some of it ourselves.
 Elliot: Washington would be \$200,000. We could look into scaling it back.
 Ouelette: There's an open lot on Washington. Will they plan ahead for more houses so they don't have to open it up again?
 Elliot: Yes

Correspondence

Letter from American Legion to state the Girl and Boy State representatives for this year

Comments:

Township Administrator Steve Corcoran

1. Locked up sewers in cases (I wrote this, but can't remember what it meant!)
2. Public Works is short on manpower. They are exploring semi-permanent part time help for the summer. Looking into hiring a local company for landscape services at municipal building and to prepare the mansion for sale.
3. *Burlington County Times*- "best of" issue – Delanco is the # one town in Burlington County and the Police Department is # 1.

Hinkle: we should sent a letter to the editor

Corcoran: We should find some money for a little barbecue to recognize our employees.

Chief Parsons:

1. 40 new 5th grade DARE graduates thanks to George Sacalis
2. Received requests from residents for two new stop signs – Franklin and Pine and at Vine and Ash.

3. Officer Gary (missed last name) retiring after 25 years of service.
Corcoran: Should we get a watch?

Fenimore:

1. Extremely busy with ball fields and trees. Has swept $\frac{3}{4}$ of town so far. Problem with sweeper, but it has been resolved.
2. Unusual calls regarding swarms of bees
3. An employee was in an accident and will be out for months. They need some part-time help
4. Has the street at West Ave. been dedicated? Is there a punchlist?

Elliot: No, I have to go back to the file for the list.

Comments Township Committee:

Ouelette:

1. Economic Advisory Board is planning Phase II of the Streetscape – advertised June 2 to be awarded July 10. They are doing the Europa side.
2. Bulletin board to be installed outside of Hometown Deli and Delanco Market

Hinkle: Who supplied them?

Ouelette : I did.

Hinkle:

1. New animal shelter with spay and neuter facility and more space for cats.
2. Women's Club will sponsor mock election at the end of October for 7th grade students. They will tour the municipal building and police department The mayor will address them. There will be a mock swearing in.

DiCarlo: to Fenimore: There's a family of groundhogs in the garden area of The Columns

Fenimore: There's plenty of room for them.

Lohr: Please submit items for June 19th meeting by Tuesday, June 13th.

Notes submitted by Maureen Barrett