

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; August 7, 2006

Present: Devinney, DiCarlo, Hinkle, Ouelette, Fitzpatrick

Municipal Clerk Lohr, Administrator Corcoran, Chief Parsons, Engineer Kathy Elliott, Solicitor Doug Heinold, Public Works Superintendent Fenimore

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Ordinance 2006-11 Amending Chapter 135 to regulate the amount and diameter of brush, limbs, and stumps that can be deposited curbside by residents for Township service.

2<sup>nd</sup> Reading and Public Hearing: No comment from the public.

Motion by DiCarlo, second by Hinkle to adopt. Unanimous “yes” vote.

(Some highlights: according to the new ordinance, residents must notify the Township of brush for pickup by 3pm on the Friday prior to the start of each monthly collection cycle. Collection will be from March thru September during the last full week of the month. Brush for pickup will be placed out for collection no sooner than the weekend before the Monday of the collection week, but no later than 6am that Monday.

- Brush for pickup “...shall be placed curbside, but not on the paved surface of the right-of-way, nor on the abutting sidewalk, if one exists.”
- “Each residential unit shall be permitted to place a pile of leaves, brush, limbs and stumps curbside for municipal collection facing the same direction and in an area not exceeding three feet (3’) in width, by eight feet (8’) in length, by three feet (3’) in height. The Township reserves the right to reject pick-up of larger piles, or for piles that take more than twenty (20) minutes to remove.
- “No more than two (2) stumps may be placed curbside for municipal collection. Stumps shall be no more than 14 inches in diameter and shall be cleared of dirt from roots. Limbs or small trees shall not exceed 4 inches in diameter.
- Brush / material placed in violation of this ordinance and refused pickup by municipal service must be removed at residents’ expense within ten days.
- See Ordinance 2006-11 for full requirements.)

Perkins Lane Improvement Project – Review & Update: Presented by Township Engineer K. Elliot. Resurfacing, drainage improvements, and sidewalks replaced as funding allows on Perkins Lane from Burlington avenue to the Riverline crossing. Township received NJDOT grant of \$150,000 for this project. No trees planned to be removed for this project. The Township specifically notified Perkins Lane residents of this presentation.

Public Comment:

Perkins Lane resident – Questions about corner (Burlington & Perkins) about sidewalk, handicap ramp.

2<sup>nd</sup> Perkins Lane resident – Will road be widened?

Fitzpatrick “no”. Also, Township will monitor this project closely to avoid repeat of “crown” problem at Willow Street last year.

Resident of Second Street – Asked about Perkins Lane being widened to three lanes to accommodate increased traffic at Riversedge development and other new housing. Resident said he had asked about this several times in past years.  
Fitzpatrick (and others): No recollection of any request to widen Perkins Lane.  
Engineer Elliot: A third lane would probably require taking some amount of adjacent property. The grant funding for the current project would not pay for a third lane.

Consent Agenda Items:

Ordinance 2006-12 Amending Chapter 245-7 governing the removal of solid waste by the Township to restrict times for curbside placement.  
1<sup>st</sup> reading by title only and set public hearing date for September 11, 2006  
Resolution 2006-113 Authorizing extension of the third quarter taxes pursuant to NJSA 54:4-66.3(d) (see tax office hours, due dates at [www.delancotownship.com](http://www.delancotownship.com))  
Resolution 2006-114 Supporting the *You Drink and Drive, You Lose* 2006 statewide crackdown.  
Resolution 2006-115 Appointing Emergency Management Coordinator and Deputy Emergency Management Coordinator.  
Resolution 2006-116 Award of bid and contract for alternate A1, improvements to Willow Street as submitted for bid under the project for improvements to Burlington Avenue streetscape – Phase II, Bend to Cooper Street.  
Resolution 2006-117 Award of bid and contract for improvements to Pine Street under the Community Development Block Grant Program  
Resolution 2006-118 Agreement to renew membership to the Burlington County Municipal Joint Insurance Fund (JIF).

Payment of Bills:

General	\$1,078,555.20
Payroll	\$122,150.29
Capital	\$6,359.79
Trust	\$13,948.41
Animal control	\$474.46
Unemployment fund	\$228.00
Housing trust	\$87.50

Approval of minutes: June 19, 2006

Approval of department reports

Consent agenda approved: Motion by DiCarlo, second by Devinney. Unanimous “yes”.

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Meeting open to the public:

Resident of Shippo Way – Read from prepared letter and extended comments on high taxes in Delanco; resident says town is in “financial tailspin”.

Fitzpatrick: Township is caught in difficult situation by mandates from the State and cost increases that the Township has no control over (e.g., 28% increase in employee state health costs). Additionally, local finances hurt by debt service from multiple bonds in past years for municipal projects (e.g., new municipal building) and purchases to keep pace with community growth. References Mayor’s letter explaining taxes and finances

posted on Township website. Cites a two year effort to control and manage local costs. Township Committee worked to reduce initial school board budget rate increase from .06 / \$100 to .03 / \$100. Township Committee also reduced municipal budget increase from .17 / \$100 to .09 / \$100.

Resident from Riverside – Questions about Delanco Code Enforcement officer; days and hours of business in Delanco and use of Township vehicle and numerous alleged sightings of the vehicle beyond Delanco and Riverside (Individual is also Riverside’s Code Enforcement officer). Resident relates account of friend who believes he was cited unfairly by Code Enforcement.

Hinkle – Code Enforcement officer coordinates his working days / hours with Committee member weekly if need arises. Advises resident that his friend should take up the question of the citation in person.

Resident of Shippo Way – Presents letter to Committee requesting assistance in having the line of established black locust trees (on the west property line in Newton’s Landing bordering the proposed Savannah Mews development by JS Hovnanian) removed due to hazard. Cites recent incident during storms where tree split and brought down a power line (line to the former Russ farm homestead) and started a small fire. Resident repeatedly mentions the danger to individuals, homes, and other property posed by these trees, some of which are claimed to be diseased.

Fenimore – Former PSE&G right of way that allowed utility access to the tree line for pruning was eliminated when Newton’s Landing was planned and built.

Resident of Second Street – Power line is for the original Russ farm homestead. Line could be disconnected and electrical service drawn from buried service line a cul de sac on Russ Farm Way and eliminate any potential future hazard. Recommends that the line of locust trees be retained and preserved since it is a significant visual feature and barrier between Newton’s Landing and Savannah Mews.

Fitzpatrick – We’ll review the Joint Land Use Board (JLUB) site plan for Newton’s Landing and preliminary site plan for Savannah Mews and see what the disposition of the trees should be.

Resident of Newton’s Landing – Questions on high taxes. Recounts conversations with friends and neighbors, all NJ homeowners moving to any other state to avoid the high taxes here. Cites 14 homes in Newton’s Landing currently for sale. Resident says Township Committee needs serious cutting of spending and layoff employees, just like business does when times are tough.

Fitzpatrick – Review of facts from earlier comment from resident on taxes and current tax bills. Mayor cites the difficulty in reducing a municipal workforce that is already working very hard in a growing community. Encourages all residents to contact their state and federal elected officials to express their concerns and the impact of their decisions on the communities of New Jersey.

Resident of Burlington Avenue – Advises Committee of possible “red light” activity in the 500 block of Burlington Avenue.

Resident of Burlington Avenue (2<sup>nd</sup>) – Corroborates observation of the 1st resident. Resident also questions unusual activity at second address in 500 block of Burlington Avenue along with one in 300 block of Willow, with additional complaint of trash and unsanitary conditions around that home.

Fitzpatrick / Corcoran – Township is monitoring the situation and working with other offices and agencies to coordinate efforts.

Fitzpatrick – Discusses plan modeled on one that had success in Collingswood in encouraging conversions of rental properties to single family homes. Committee just presented information package this evening on the Collingswood plan for review.

Resident of Burlington Avenue – When will the remaining “streetscape” project be started?

Fitzpatrick – September 15<sup>th</sup>. Also, old streetlights on Burlington Avenue (where new lights were installed) will be removed soon.

Resident of Perkins Lane – Overcrowding in rental units is a significant safety & health concern. Local volunteer fire companies often respond with minimum crew on the fire trucks. Resident describes responding to volunteer fire department callout and the six firemen discovered fifteen (15) occupants sleeping in crowded, unlit quarters in Riverside apartment.

Resident of Shippo Way – Question on the grounds keeping and maintenance of the drainage basin in Newton’s Landing. The basin and surrounding berm are overgrown with weeds providing a haven for mosquitos.

Heinold – Pulte has “...taken their ball and gone home”. Pulte representatives did not attend a scheduled meeting to discuss deficiencies in the Newton’s Landing development. Mr. Heinold is continuing to apply pressure to Pulte through other means.

Resident of Franklin Street – When is the county going to cut the weeds down in Pennington Park along Creek Road?

Fitzpatrick – The park border along Creek Road is planned as a natural area and left to grow in. It was planned as a natural meadow area there. Will check with county land office on its actual status.

Corcoran – The newly planted trees there are on a two year warranty; any dead trees now will be replaced in the Fall.

Meeting closed to the public

Discussion Items:

- Receipt of request for soil removal – NVR Building Products site.

Committee discussion of the request and if the JLUB had reviewed this during the recent application by NVR.

Resident of Delaware Avenue – Had attended that particular JLUB meeting and seemed to recall that there was a discussion by the JLUB about soil removal as part of NVR’s request.

Fitzpatrick – Will review the JLUB record to see what their determination was on this.

- Recommendation to authorize the Joint Land Use Board to undertake a preliminary redevelopment investigation for certain areas in Delanco Township.

(no information on what area this involves)

Fitzpatrick – The item will be moved to the September meeting.

- Delanco EMS

Corcoran – Workman’s compensation coverage had lapsed due to oversight. Full workman’s comp now in place through JIF for EMS.

Jack Towell, president, Delanco EMS – Expresses his thanks to the Committee for working to ensure insurance coverage for the EMS members. At no time during the transition was Delanco ever without EMS coverage. Delran provided coverage (7 calls) during this period.

- Zurbrugg mansion – Finances

Corcoran – September 18, 2006 the short term (one year) finance bond is due. Mayor Fitzpatrick had meeting with Township accountants Stewart and Hudnell. Financially, the best course at this time is to pay off the note with the expected sale (settlement) of the building to occur in the 1<sup>st</sup> quarter of calendar 2007.

- Zurbrugg mansion – Update

Corcoran – Township has had 478 inquiries about the property. Of that, approximately 90 are considered “interested”. Fifteen sets of architectural plans of the building have been requested by interested parties. Additional planned “open house” at the Zurbrugg mansion for prospective buyers August 11. Proposals are due to the Township September 6<sup>th</sup>. About 25% of the inquiries are for restaurant / Bed & Breakfast type of business; 10% some sort of healthcare / rehab / retirement home; 10% private residence. The remaining inquiries range from a funeral home to corporate meeting center, to medical administration offices, to arts center.

Correspondence

Letter from Riverside Chief of Police Tursi commending Delanco Police officer Adam Tilger for professional and decisive action in disarming an armed individual.

Letter from NJ Department of Environmental Protection (DEP)/ Green Acres awarding Green Acres funds for Delanco recreation & conservation projects. Formal announcement and details at the September meeting.

Comments –

Township Administrator Steve Corcoran (see remarks above)

Public Works Superintendent Fenimore – It’s been a rough spring and summer with continuous damage from storms, rain, and high winds. Township wood chipper went through two sets of blades recently due to use.

DEP has rules about how and where to dump debris removed from storm drains as part of DEP's own new stormwater regulations. DEP says this waste material must be dumped in a retention basin with an impermeable base to prevent leaching into ground water. No municipalities have this type of disposal site. Burlington County says it will take the waste for \$60 / ton.

Area municipalities looking for site to dump their annual load of leaves and brush debris. Delanco has one of the few approved composting sites, but it has limited capacity and growth potential. Two neighboring towns pay Delanco to dump their leaves in our composting site (in the West Avenue "dunes" area); another community has recently inquired about dumping their material due to their contracted disposal site closing down. New part-time employee hired for landscaping / groundskeeping for the municipal building.

Comments Township Committee:

Ouelette: No comment

DiCarlo: Historical preservation board working to list the 10 oldest homes in Delanco.

Designing a historical plaque for homes. Hawk Island marina concert, August 24th

Hinkle: Liaison and member to Sewerage Commission; new hookup fee is now \$1600.

Devinney: Monthly meeting with Fire Commission / EMS.

Fitzpatrick: Efforts in the last two years to control costs through "shared services" with neighboring communities. Municipal waste disposal has four communities on one contract to one company. Code enforcement is partnered with Riverside. Composting site operated by Delanco Public Works receives revenue from two nearby communities.

- Meeting with Ryan Homes on COAH obligations of that development.
- September 25 proposed "Delanco roundtable" meeting with representatives of all community boards, commissions, committees. Exchange ideas and better understand what each group does. Public encouraged to attend; details to be announced.

Meeting adjourned at 10:00pm

[www.delancotownship.com](http://www.delancotownship.com)

*Notes submitted by Mike Templeton*