

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 - September 11, 2006

Present: Devinney, DiCarlo, Hinkle, Ouelette, Fitzpatrick

Municipal Clerk Lohr, Administrator Corcoran, Police Chief Parsons, Engineer Kathy Elliott, Solicitor Doug Heinold, and Code Enforcement Officer Goffredo

Moment of silence in remembrance of those lost on Sept. 11, 2001.

Ordinance 2006- 12 amending Chapter 245-7 governing the removal of solid waste by the Township to restrict times for curbside placement
2nd reading and public hearing – no comment – passed unanimously

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Consent Agenda Items:

Resolution 2006- 120 Refund of tax overpayment

Resolution 2006- -121 authorizing the execution of a (\$20,000 for master plan) grant received from the NJ Dept. of Community Affairs

Resolution 2006- -122 appointing emergency management coordinator and deputy emergency management coordinator

Resolution 2006- 123 refund of third quarter 2006 pilot overpayment

Resolution 2006- 124 in support of NJ Legislative Bills S-1199 and A-2589 (At the request of the Shade Tree Commission)

Payment of Bills:

General	\$2,353,388.22
Payroll	150,729.80
Capital	3,431.30
Trust	80,202.52
Animal control	681.51
Housing trust	1,400.00

Approval of business licenses: 2006-52 and 2006-61

Consent agenda approved
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Resolution 2006-125 award of bid and contract for improvements to Perkins Lane under NJDOT Municipal Aid Program (to Meredith Paving for \$110,000) Grant was \$115,000 work to be completed by the end of the year

Meeting open to the public:

Resident of Shipps Way: It looks like a dump behind our houses. Brought pictures last month; some work was done, but it still looks terrible.

Fitzpatrick: Who is responsible?

Lohr: Commercial component

Fitzpatrick: We'll find out who is responsible and get back to you. Fitzpatrick asked John Rahenkamp (who was sitting with the public): Can you tell us anything?

Rahenkamp: It's mine. It's a project in process. It needs to be graded, then need to resolve the topsoil, backdrag and seed.

Resident: When will it be done?

Rahenkamp: It's private property. When I'm ready to do it.

Resident: It's a disgrace.

Fitzpatrick asked Goffredo to look at it.

Rahenkamp: The outer strip is maintained.

Fitzpatrick: Phil will look into it. Fitzpatrick took resident's phone number to get back to him.

Resident of Pennington Court: On the spring walk through for the punch list at Newton's Landing, there were many trees missing, dead, or in the wrong place.

Fitzpatrick: Were they on the Pulte punch list?

Resident: Realty, Pulte's landscaping company, said it was going to happen. Lost more trees this summer. Asked Realty for a list, but didn't get it.

Heinold: At the last meeting, the issue was that the lot wasn't maintained. They were to mow. They won't do the medians between Pulte and the engineer's office. Now everything goes through the attorneys. We're proposing a resolution tonight to call the bonds since we're not getting any movement on the punch list.

Resident: Homeowners haven't seen the list.

Fitzpatrick: Thought we went over that

Resident of McCay Way: When does the two year performance bond begin?

Corcoran: We're not there yet.

Heinold: Performance Bond for public areas. Should be a schedule in place for estimated value

Pennington Court Resident questioned reforestation areas

Heinold: What they did isn't consistent with what they said.

Corcoran: They weren't to touch the basin, just mow around it.

Fitzpatrick emailed Fringle (?) and Miller with Marlene's pictures. They need to take a look at it with someone from Pulte.

McCay Way resident thanked Committee for the summonses to get the issue to the top to Justin at Pulte who said only the crest of the basin would be done. Resident was shocked when they cut everything. Confirmed hearing on Sept. 21.

Asked about water bill. Fire hydrants haven't been paid for.

Fitzpatrick: Township hasn't accepted roads, so Pulte pays

McCay resident: Does calling the bond include the farmhouse?

Fitzpatrick: They have until Sept. 30 to complete that work.

Resident requested copies of any correspondence with Pulte for Newton's Landing Homeowners' Association.

Resident of Pennington Court to Heinold: If you call the bond, how does that impact the maintenance bond?

Heinold: We're still on the performance bond. That's a better position. They are on record that they agree with what needs to be done. If they walk away from the performance bond, the principal comes in and a contractor does the work. Then the maintenance bond starts. I assume Pulte will still want to work in NJ. It's in their interest not to have that happen.

Resident of Burlington Ave: Asked last meeting about having a gazebo be a permitted use for her property.

Heinold: Preparing an ordinance now – it should take a month.

Resident of McCay Way – question about Hovnanian property (I missed the question. I think it related to trees.)

Resident of Delaware Ave. informed Township Committee of recent vandalism to residents' sea walls, furniture and decks on Delaware Avenue. Money and time involved in cleaning and repainting

Chief Parsons: We're aware of the problem, working on matching up the graffiti in other parts of town.

Fitzpatrick: What about a Town Watch?

Parsons: Talked about that a few years ago, but not enough people to do it.

Meeting closed to the public

Discussion Items:

1. Recommendation to authorize the Joint land Use Board to undertake a Preliminary Redevelopment Investigation for certain areas in Delanco Township – tabled until October.

Corcoran: We'll have a large lot/block map available

Ouelette: According to the guidelines for rehabilitation we don't have to use eminent domain. Please include in your presentation.

2. Zurbrugg Mansion update – extending 45 days to allow interested parties to submit more complete proposals. Township Committee passed motion to this effect.

3. Energy audit of Zurbrugg Mansion Ouelette had sealed fireplace chimneys and brought down storm windows. Thermostat was set back.

Fitzpatrick: Window air conditioners should be covered.

DiCarlo: We shouldn't spend any major money.

Hinkle: Total was \$1300 with payback between 2 months and one year

Ouelette: It would definitely pay

Devenney: We should insulate the pipes to avoid breakage as the weather changes. The cost is \$600.

Fitzpatrick: Can our Public Works Department do this, John?

Fenimore: We're capable, but can't get to it.

Fitzpatrick: What about the handyman who does the lawn?

Corcoran: I'll check.

4. Proposed Ordinance – amend various chapters of Delanco Code relevant to zoning, property maintenance and peace and good order.

Pulling all revisions together for next Monday's meeting.

Fitzpatrick: They looked great.

Ouelette: Concerned about boats in a waterfront community.

Corcoran: Question if a boat is trailered, is it a vehicle?

Heinold/Fitzpatrick: That's a different ordinance.

Heinold: This is for outside storage of equipment. It covers vehicle issues – RV's, cars. A thirty day turnaround is too long – considering 10.

Ouelette: What's the impact of the limit on accessory uses for sheds, etc.

Corcoran: You can't have more than 2 stand alone structures

Goffredo: A corner property has no rear – it has a front and a side.

Heinold: We need to review the code. If there are two fronts on a corner property, then you have to get a variance to build a pool for example.

Corcoran: Intent of this ordinance would be to reduce the number of times a resident would need to go before the Joint Land Use Board.

5. Rental Apartment Conversion Program Incentive Program – Sept. 21st meeting of the Economic Development Committee which will schedule an October meeting for landlords to work up a rehab ordinance for Nov.

Hinkle: A positive

Devenney: Much better than passing laws that would be unconstitutional.

DiCarlo: Long overdue

Ouelette: Will enhance our neighborhoods.

6. Proposed ordinance re: cell towers – to limit area in which they can be constructed.

Ordinance 2006- 13 amending 110-10 to limit cell phone towers to I1 and I2 zones.

Reading by title only 2nd reading and public hearing on Oct. 16.

7. Status of performance bonds at Newton's Landing – previously discussed.

Resolution 2006- 126 to call the performance bond for Traditions at Newton's Landing.

8. Renting and/or Hiring of Illegal Aliens – addressing this issue by providing incentives for converting apartments to single family homes. It's important to think positive.

Hinkle recommended article "Those People" which was in *NJ Magazine*.

Correspondence

1. Letter from Board of Elections – As of Dec. 1, 2006, a new voting district (6) will be created. Municipal Building will be the polling place.

Comments – Township Administrator Steve Corcoran

1. Budget - State directive to secure courtrooms at cost of \$45-50,000. State is requiring bullet-proof glass, etc. No money from state.
-Stormwater Management mandates cost \$2-300,000. (Ex. grates for storm drains cost about \$125 and we have 480 of them)
2. Demolition of Lippincott – bids due this month – award in October
3. Sound in this room. How to address acoustic concerns. Passed around two samples of acoustic material. \$10,000 for one and 45-50,000 for the other. Table until state funds some of its initiatives.
4. George Sacalis personally presented Gary Pippin with watch and resolution honoring him for his service to Delanco.

Chief Parsons:

1. New Officer from Edgewater Park
2. Used DUI Grant – 6 DUI's, but wrote 70 other tickets
3. Checked stop signs.
4. Counted 18 trailers and abandoned vehicles
5. Looked at parking at Gateway Park –
6. Perkins – sat and watched – never saw anyone blocking yellow lines.
7. If you want the radar unit on your street, call us.

Engineer Elliot:

1. Pine Street bids by Friday
2. Perkins awarded tonight
3. Burlington Streetscape – this Friday or Monday

Fenimore: X's on trees. Some of them need to come down and it should be done before putting in new sidewalk.

Elliot: Will do walk-through with contractor

Public Works – Fenimore:

1. Removed 11 trees and 18 stumps
2. End of Ash- overgrowth of brush
3. Stormwater – cleaning storm drains – in agreement with Delran to pay for hourly for their guy, truck, fuel and disposal. Storm drain covers for certain areas and river.
4. Last brush pick up – Sept. 25, then leaves start
5. Any other streets to be redone? Edgewood, Second, Edwards, Richards need work
6. Re: Vandalism – increase the fine

Parsons: Juveniles go before a juvenile panel.

Corcoran: re Streetscape – there is an unexpended amount – look at additional streetscape – toward old municipal building? \$135,000. 10,300 for engineering

Hinkle: OK

Ouelette: What about school to 7 Eleven?

Corcoran: Let Kathy look.

Fitzpatrick: Better to keep going Vine to Buttonwood

Code Enforcement – Goffredo

1. At Perkins Lane concerns re: brush. They have 6 inches of right-of-way
Fenimore: Put out at the right time and it won't be a problem
2. 43 complaints in August – 100% compliance – 2 summonses – hearing Sept. 20 – just asked for discovery

Comments Township Committee:

Ouelette:

1. Emergency Squad – helped deliver flyers
 2. Recreation – great summer program
- Yard Sale Oct. 7 5K Run Oct. 14 Fall Fest Oct. 28

DiCarlo:

1. Pennington Park is a mess – dead trees
Hinkle: re: forestation – that's what they want to do.
2. Removal of old lights on Burlington Ave?

Devenney:

1. Attended Nineteenth Annual Day on the Delaware (I missed the organization)

Fitzpatrick:

1. Summer program was great.
2. Concerts were good – a shame more people didn't attend
3. Art classes resume Sept 20 on Wednesdays 2-4 at First Presbyterian Church
4. School Tour of new facility – Sept 13 at 6:30
5. Read in NJ League of Municipalities – shared services and consolidated services don't always save money. We do what we can to save money.

Lohr:

Let office know of events so webpage can be updated.

Resident of Perkins Lane: What areas are I1 and I2?

Fitzpatrick: Industrial on Coopertown.

Notes submitted by Maureen Barrett