

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 November 13, 2006

Present: Devinney, DiCarlo, Hinkle, Ouelette, Fitzpatrick

Municipal Clerk Lohr, Administrator Corcoran, Deputy Clerk Zimmerman, Engineer

Kathy Elliott, Solicitor Doug Heinold, Zoning Officer Goffredo

Public announcement by Fitzpatrick – She and Joan are looking forward to working with Mr. Devinney and Mr. Templeton

Special Award Presentation –

Boys State and Girls State

2006 Burlington County’s Best – Burlington County Times – Best in Burlington County

Ordinance 1006-13 amending Chapt. 110-10 governing “conditional uses” to provide for cellular communication facilities in the I-2 Zone

3<sup>rd</sup> reading and public hearing on amendment

Passed unanimously

Ordinance 2006-15 an ordinance deleting Section 1-37 “Stormwater Management” of Chapter 100 “Subdivision of Land” of the “land use Procedures” contained in part II of the Township Code and adopting a new section 100-37 entitled “Stormwater Management”

2<sup>nd</sup> reading and public hearing

Passed unanimously



Consent Agenda Items:

Ordinance 2006 -16 amending Chapt. 287 titled “Vehicles, abandoned: and 110-20 Trailers: Campers and Boats, Abandoned Vehicles

1<sup>st</sup> reading by title only – public hearing set for Dec. 4, 2006

Ordinance 2006-17 amending Chapt. 295 “Vehicles and Traffic”

1<sup>st</sup> reading by title only – public hearing set for Dec. 4, 2006

Ordinance 2006-18 amending Chapt 222 governing “Property Maintenance”

1<sup>st</sup> reading by title only – public hearing set for Dec. 4, 2006

Ordinance 2006 -19 amending Chapt 222 governing “Property Maintenance”

1<sup>st</sup> reading by title only – public hearing set for Dec. 4, 2006

Ordinance 2006 -20 amending Chapt. 222 governing “Property Maintenance”

1<sup>st</sup> reading by title only – public hearing set for Dec. 4, 2006

Ordinance 2006 -21 amending Chapt. 222 governing “Property Maintenance”  
1<sup>st</sup> reading by title only – public hearing set for Dec. 4, 2006

Ordinance 2006 -22 amending Chapt. 218 governing “Peace and Good Order”  
1<sup>st</sup> reading by title only – public hearing set for Dec. 4, 2006

Ordinance 2006-23 amending Chapt 218 governing “Peace and Good Order”  
1<sup>st</sup> reading by title only – public hearing set for Dec. 4, 2006

Ordinance 2006 -24 amending Chapt. 295 “Vehicles and Traffic”  
1<sup>st</sup> reading by title only – public hearing set for Dec. 4, 2006

Ordinance 2006 -25 amending Chapt. 110 governing “Zoning”  
1<sup>st</sup> reading by title only – public hearing set for Dec. 18, 2006

Ordinance 2006 27 amending Chapter 110 governing “Zoning”  
1<sup>st</sup> reading by title only – public hearing set for Dec. 18, 2006

Ordinance 2006 -28 amending an ordinance providing for and determining the rate of  
compensation of officers and employees  
1<sup>st</sup> reading by title only – public hearing set for Dec. 4, 2006

Resolution 2006-142 implementing the National Incident Management System

Resolution 2006-143 refund of tax overpayments

Resolution 2006-144 authorizing the treasurer to pay longevity payments to qualifying  
contractual employees

Resolution 2006-145 authorizing chief financial officer to advance payment for certain  
expenditures incurred by public officials for the NJ League of Municipalities Convention

Resolution 2006-146 budget appropriation transfers

Payment of Bills:

General	\$978,715.42
Payroll	135,079.10
Brick Fund	644.00
Capital	250.00
Trust	51,649.11
Housing Trust	1,037.50

Approval of minutes: 7/24/96 and 10/16/06

Consent agenda approved



Meeting open to the public:

Resident of Buttonwood St: Concerned about grass not being cut  
Fitzpatrick: County owns that property – will call them

Resident of Burlington Ave: Are Shade Tree, Economic Advisory Board, and Sewerage Authority under the Township Committee?

Fitzpatrick: Economic is just advisory, others can act

Resident: Can minutes be posted? Last ones are for Sewerage in July

Fitzpatrick: Yes.

Resident: Other question: Revaluation?

Fitzpatrick read letter residents will receive: New assessed value as of Oct. 1, 2006. If residents disagree, they need to call the number on the letter within 3 days of receipt of letter. There is a list of available dates for appointments in the letter.

Resident question for Joan: Some confusion on Candidates' Night. Who owns the dunes?

Hinkle: Titles aren't clear

Lohr: The issue is dredge spoils – State could claim.

Resident: When will the ordinances listed tonight be available?

Fitzpatrick: Should be ready by Wednesday

Resident: Question from Candidates' Night: PILOT program businesses – when they improve the building, does that add to the taxes they pay?

Fitzpatrick: I don't know.

Resident: They are putting a lot of money into that building

Fitzpatrick: The inside is for their business. They are making the outside look better.

Resident: We're going to take a hit on that.

Fitzpatrick: Doug will look into that.

Corcoran: You are making the assumption that the companies would have even come here without the PILOT.

Fitzpatrick: Burlington Coat Factory pays no taxes

Resident: That doesn't make it right.

Fitzpatrick: We're getting \$300,000 instead of very little

Resident: They're not making any more ground. We're not a blighted area. We're not Camden. I don't think that Coat Factory was the best deal. We're getting money now, but not the best for later.

Fitzpatrick: The whole Rt. 130 corridor – all the new building is on the PILOT or an incentive program

Resident: You need to consider the types of jobs they bring in – all minimum wage jobs?

Fitzpatrick: Some people are grateful. You can't always have high level jobs. Someone has to pick up the trash.

Resident: You need a living wage. Please check into the PILOT for me.

Resident of Burlington Ave: Re his garage project. He needs to go before Joint Land Use Board for variance, but the resident of Hazel and Delaware applied for a kitchen and built a two car garage. No variance was obtained.

Fitzpatrick: He went through the Joint Land Use Board.

Resident: Checked with secretary for JLUB. The approval was only for kitchen. Steve said he wasn't going to enforce it.

Fitzpatrick: New ordinance will cover you. Is it a hardship to wait?

Resident: Yes, I was here before. I have a car I'm restoring. Winter is coming.

Fitzpatrick: Could you build it that fast?

Resident: I could start the foundation before the ground is frozen.

Fitzpatrick: There's nothing the Township Committee can do. Why wasn't the building inspector out there?

Corcoran: Proceeded on Township's error. The owner was unaware of the error.

Lohr: What did the court administrator say today?

Resident: Chief Parsons said it was not in court.

Lohr: What did the court administrator say today?

Resident: She said, "Good luck." The application is for a kitchen. The JLUB didn't make a mistake. It was in zoning.

Fitzpatrick: I can't answer that.

Doug: There was an error.

Resident: Property at 615 Delaware is building a garage with application for 15 ft. high. It is higher than that with the cupola.

Goffredo: I'd have to look that up.

Corcoran: We haven't talked about the other property.

Fitzpatrick: Jackie is on JLUB.

DiCarlo didn't recall. Said there was a lot of confusion about the property. He wanted a 4 car garage, he is building a 2 car. Lots of mix up. He went ahead and did it. What's your solution? Do you want him to pay his fees?

Resident: Whatever everyone else has to do.

Fitzpatrick: Somebody should have signed off

DiCarlo: There was a lot of confusion

Corcoran: Owner operated under the knowledge that he had an authorized building permits. Inspections are being done.

Heinold: Legally, if you do a stop order, you have to consider how far along the project is. How much do they have invested in error?

Resident: Police chief advised me to build my garage.

DiCarlo: Pay your money and think of it as bad luck.

Resident: It's \$2000-3000.

DiCarlo: You're just PO'ed because they got away with it and you can't.

Fitzpatrick: That property owner came to my house pretty upset. Township Committee made more than one error.

Fitzpatrick: Feel free to file a complaint against us.

Resident: How do I do that?

Corcoran: I'll get you that.

Mr. Zorn from Meredith Paving (Perkins contractor): Submitted bill to Birdsall – some was not approved for payment.

Fitzpatrick: There are some problems

Elliot: Concerns re: quality of paving. DOT needs to come out to inspect. The asphalt amount was withheld. Township received certified payrolls today. Will be on next Monday's meeting agenda. DOT will come out tomorrow AM.

Zorn: If this was OK'd by Birdsall, but not by Steve, how does he make himself judge and jury? This is a hardship for me. I owe subcontractors.

Fitzpatrick: Birdsall doesn't listen to residents, but we do.

Zorn: This isn't legal. Contract says payment within 10 days. There's a little complaint about a ripple, but that's a punch list item.

Corcoran: I discussed this with Kathy (Elliot) and agreed to send to Township Committee for final determination. I've yet to see the materials you sent.. received part this afternoon.

Zorn: My sister faxed them for work done September through October 20

Corcoran: We haven't conversed

Zorn: I was physically here. This is not standard procedure. What is it you find at fault?

Corcoran: Rough and uneven. One of the worst I've ever seen.

Zorn: Did you know it was a 2 inch coating?

Corcoran: That wasn't explained to us.

Fitzpatrick: Not a resurface?

Zorn: My big complaint is where is the payment for the reduced amount? I'm paying finance charges.

Corcoran: Could approve that amount this evening.

Lohr: Fax for request for payment of \$56,282 received today. We got payrolls today.

Fitzpatrick: We haven't seen the bill.

Zorn: Total amount is \$110,000. Request for payment went to Birdsall Oct. 20 for September.

Elliot: The process is that we get the paperwork and review. It goes back to Meredith for signature and back to us for signature.

Heinold: Let's cut to resolution.

Fitzpatrick: Your letter is dated Nov. 8<sup>th</sup>. This is the first meeting we've had since. I will move to have the \$56,000 approved, with the balance approved on DOT inspection.

Lohr: Our finance officer is part time and won't be here until Wednesday.

Zorn: The job was to mil to gutters and the rest was overlay like icing on a cake. Only so many square years of base repair which we did do.

Fitzpatrick: Why would the State grant money? It's a waste of state money.

DiCarlo: Who determines what's done?

Fitzpatrick: Birdsall

Resident of Princeton Ave: I'm a builder and I'm thinking about building a garage.

That guy on Hazel just built what he wanted. Rahenkamp said he had an "oops plan".

Fitzpatrick: The engineer signed off on it.

Resident: You are hiring this people. (To Steve) That was a good assessment on that street.

Fitzpatrick: The contractors doing the streetscape are the best contractors we've ever had.

Resident of McCay Way: Thanks to Township Committee for calling the bonds on Newton's Landing. It brought Pulte to the table. They paved the entrance and have been out to the basin two times.

Fitzpatrick: Thanks. Doesn't anyone else want to say something nice?

Meeting closed to the public

Discussion Items:

1. Mansion update

Corcoran: Township review of proposals is underway. We will have it narrowed down by the end of the year to get public input. What we have now is what we will proceed on.

2. FY 2007 Community Development Block Grant Program

Corcoran: Rode with Fenimore for his recommendations to review first meeting in December. Application is due Dec. 15<sup>th</sup>.

Lohr: Public hearing Dec. 4

3. NJDOT Safe Routes to School Program Grant

Cocoran: Sidewalks that lead to school could be done.

Fitzpatrick: Birdsall should contact Livengood

Elliot: Application has been sent to Michelle, the principal. We've included more in the vicinity of Walnut Street. There is an extensive amount of work for each grant. You have to be able to demonstrate in percentages that more students walk to school. The nurse and principal have to document. The district may prefer not to do this this way.

4. Authorize Township Administrator to contract for litigation expert

Corcoran: We're recommending Parker McCay retain architectural expert @ \$7500 retainer + rates.

Fitzpatrick: Is any of that recoverable through the litigation?

Heinold: Possibly. This testimony is required.

Fitzpatrick: Is the money there?

Corcoran: It was included in the 2006 budget.

Devinney: What are the principal issues?

Heinold: We need to do this off the record due to litigation

5. Proposed resolution urging bipartisan action by the Sate Legislature on Ethics Reform

Devinney: Wanted the wording to be more bipartisan.

Township Committee decided to do its own ordinance for next meeting.

6. Girls and Boys State Programs

Motion passed unanimously

Correspondence

1. Letters of interest to Shade Tree from Paul Hamlin and Mark Schmitt. There is only one opening.

Township Committee is holding off on appointments until reorganization. There will be openings on various committees. They will be advertised in the *Beverly Bee* and on the town webpage.

Comment from public: *Bee* hasn't been delivered to Burlington Ave. Fitzpatrick will look into that.

Comments – Township Administrator Steve Corcoran

1. Shared services with Delran to state Department of Community Affairs.
2. Comcast filmed Riverline towns. Spent a lot of time in Delanco
3. Evaluate land adjacent to Silex. Approved assessment by Remmick Associates for amount not to exceed \$3000. passed unanimously

Comments - Department Heads

Zoning Goffredo:

1. Rahenkamp seeded at Newton's Landing. In court this Wed. Nov. 15. Is Township Committee happy with what he's done?

Corcoran: They left some topsoil visible so they can find it for reuse.

Fitzpatrick: Have they met the Joint Land Use Board's requirements?

2. Tree illegally removed from in front of Getty station was replaced, but tree is 3 ft. tall.

Corcoran: There was discussion of species with Public Works, but I didn't specify a size.

Comments Township Committee:

DiCarlo:

1. Dec. 8 Tree lighting at Zurbrugg Mansion if fire approval is given. If not, at gazebo.
2. December 16 – Carriage ride from Zurbrugg Mansion.
3. Riverfront Historical Society is sponsoring a House Tour for \$8 in advance/ \$15 on the day

Hinkle:

1. Students who were "elected" will attend and shadow their counterparts at the next Township Committee meeting.
2. Sewerage meets here tomorrow night – new budget. Plan to incorporate 56 seniors.

Devinney: Attended budget class offered at Rutgers by NJ League of Municipalities

Fitzpatrick:

1. Attended RiverRoute Advisory dinner
2. Fall Fest a success
3. Attended Newton's Landing Fall Fest

*Notes submitted by Maureen Barrett*