

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 December 4, 2006

Present: Devinney, DiCarlo, Hinkle, Ouelette, Fitzpatrick  
Municipal Clerk Lohr, Administrator Corcoran, Deputy Clerk Zimmerman, Supt. of Public Works Fenimore, Engineer Kathy Elliott, Solicitor Doug Heinold, Code Enforcement Officer Goffredo

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**YEAR 2007 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION**

**\*PUBLIC HEARING\***

**Elliot:** Scope similar to Pine St. We're discussing possible areas tonight so we can prepare documents.

Fenimore: Poplar between Vine and Franklin - sidewalk and curb – really bad and there are some trees that need to come down due to roots going into pipes.

Part of Union - sidewalk

Fitzpatrick: We can do more than that

Fenimore: Three really big trees

Hinkle: Walnut Street

**HEARING OPEN TO THE PUBLIC** no comment

Passed unanimously

DiCarlo: Triangle by church

**RESOLUTION 2006-153 RESOLUTION AUTHORIZING APPLICATION FOR A GRANT FROM THE COMMUNITY DEVELOPMENT FUND**  
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**ORDINANCE 2006-16**

**AN ORDINANCE AMENDING CHAPTER 287 TITLED "VEHICLES, ABANDONED"**

**AND #110-20 TRAILERS; CAMPERS AND BOATS; ABANDONED VEHICLES**

**\*2ND READING AND PUBLIC HEARING**

Corcoran: Current requirement is for registration; adding current inspection sticker and insurance. That's the only change.

**HEARING OPEN TO THE PUBLIC**

**HEARING CLOSED TO THE PUBLIC**

Passed unanimously

**ORDINANCE 2006-17**

**AN ORDINANCE AMENDING CHAPTER 295 "VEHICLES AND TRAFFIC"**

**\*2ND READING AND PUBLIC HEARING**

Corcoran: Current ordinance – can park or store vehicles over 10,000 lbs. Difficulty proving that vehicle exceeds this. We don't have a commercial scale. Often the vehicles are left for a considerable amount of time. Brought by citizens and police. Change: vehicles 10,000 or more.

**HEARING OPEN TO THE PUBLIC**

Resident: Don't they need to display the weight.

Corcoran: Weight has to be listed. We're just saying that you can't park or weigh a vehicle at or which exceeds 10,000 lbs.

**HEARING CLOSED TO THE PUBLIC**

passed unanimously

**ORDINANCE 2006-18**

**AN ORDINANCE AMENDING CHAPTER 222 GOVERNING "PROPERTY MAINTENANCE"**

**\*2ND READING AND PUBLIC HEARING**

Corcoran: Vehicles can't be stored in front or side. We have added a definition of the rear (corners of foundation to the rear of the property) of a home. Adding discretion of zoning officer and township administrator. No vehicles can be stored on a property lacking a residence as the primary use. (Can't use vacant lots). One vehicle can be stored under a cover for a year at discretion of zoning officer and township administrator.

**HEARING OPEN TO THE PUBLIC**

Resident of Poplar: Confused about trailers. Utility trailers.

Corcoran: excludes trailers.

Resident of McCay: Stored vehicles need to be insured and inspected?

Fitzpatrick: Yes

Resident of Burlington Ave: What about class A motor homes?

Corcoran: Motor homes not considered part of a vehicle. That's a separate category.

Fitzpatrick: There's a separate ordinance.

Resident: I'm on a corner property

**HEARING CLOSED TO THE PUBLIC**

Roll Call:

Devinney\_Yes\_\_\_DiCarlo\_Yes\_\_\_Hinkle\_Yes\_\_\_Ouellette\_No\_\_\_Fitzpatrick\_Yes\_\_\_

**ORDINANCE 2006-19**

**AN ORDINANCE AMENDING CHAPTER 222 GOVERNING "PROPERTY MAINTENANCE"**

**\*2ND READING AND PUBLIC HEARING**

**HEARING OPEN TO THE PUBLIC**

Corcoran: Adds sub "Outside storage of equipment and materials – lumber, building supplies, landscaping supplies - lawnmowers" To address storage of commercial materials.

Resident of Pennsylvania Avenue: I bring home a lot of equipment. I unload one day; it's too much to keep unloading. I get 100 2 x 4's – new fence, 2400 square foot driveway.

Everything is in the backyard so that no one can see it, but I do have the stuff back there.

Corcoran: Primarily in the front

Resident: You need to specify that.

Hinkle: Do you work from your house?

Resident: No, I help people out. I do Habitat for Humanity. Still do decks; that's a lot of material. Could be specified that it can't be in plain view.

Corcoran: Specifically materials on driveways or alongside house. That was your and the public's concern. You could add "unless hidden or protected from public view."

Heinold: Devil's advocate. You can put both front yard and cover prohibition.

Fitzpatrick: I think we should put "outside storage of equipment or materials in the front or side yard"

Heinold: To be on the safe side, do another reading

Resident of Princeton: Resident supplementing income by cutting lawns. What if he doesn't have a driveway.

Fitzpatrick: Is this a problem for you?

Resident: I think you should be able to use your property. You should enforce your current ordinances. These ordinances are too restrictive. This applies to a lot of people but they're not here because they don't know.

You should be able to use your property. That applies to all of these ordinances.

Ouelette: I'm in an awkward position. The docks in front of my house are in the water in the summer. It would be a hardship.

Fitzpatrick: You can recuse yourself.

Ouelette: I would be in violation.

Heinold: Other residents who store docks? Not getting complaints? Exclude docks and have Fern recuse himself from voting.

Fitzpatrick: Township Committee didn't get together to come up with these. They come from complaints. I receive complaints. We're not trying to prohibit you from using your property. We're not trying to tell you what to do. We're just trying to make it look nice. As far as docks, there has never been an issue in this town. My grandfather had docks. We'll exclude docks.

Fenimore: What if you have a garage and not a house?

DiCarlo: Without a house?

Fenimore: Yes

Corcoran: No, you can't store anything.

Fenimore: That covers rentals too.

Devinney: In view of testimony, I don't think you'll offend anyone if you say not in the front yard. I'm sensitive to the side yard. I don't know if I can support it.

Hinkle: There are some bad side yards too.

Fitzpatrick: We've done surveys through town. This will be amended for third reading and public hearing. We'll need to come to a consensus on the wording. Ed is questioning side yards as well.

DiCarlo: If you can view it from the road, to me it's a front yard.

Corcoran: It depends on where the driveway is. Not in side yard unless screened from view

Lohr: Bear in mind to make this what you want. If it doesn't pass next meeting, it will die.

DiCarlo: You mentioned that it was mainly targeting people who have commercial applications.

Corcoran: Phil, can you tell the difference?

Goffredo: Yes.

Corcoran: We're not trying to penalize a resident dropping off construction material for his home.

**HEARING CLOSED TO THE PUBLIC** – hearing continued to Dec. 18<sup>th</sup>

Motion to amend with new language with new hearing on Dec. 18<sup>th</sup>

Passed unanimously with Ouelette abstaining.

## **ORDINANCE 2006-20**

### **AN ORDINANCE AMENDING CHAPTER 222 GOVERNING "PROPERTY MAINTENANCE"**

#### **\*2<sup>ND</sup> READING AND PUBLIC HEARING**

**HEARING OPEN TO THE PUBLIC**

Corcoran: Specifically refers to construction equipment. A direct response to residents' complaints. Outside storage of construction equipment prohibited unless there is a current permit, work is in progress, and it's consistent with the job being done. There have been very specific cases.

The contractor may be using it for handy storage or just to annoy the neighbors which I suspect in some cases.

**HEARING CLOSED TO THE PUBLIC**

Roll Call: Deviney Yes\_\_DiCarlo\_Yes\_\_\_Hinkle\_Yes\_\_\_Ouellette\_No\_Fitzpatrick Yes\_

**ORDINANCE 2006-21**

**AN ORDINANCE AMENDING CHAPTER 222 GOVERNING "PROPERTY MAINTENANCE"**

**\*2ND READING AND PUBLIC HEARING**

Corcoran: Thirty days notice for corrective action isn't necessary – reduces it to 10 days. Township Committee is aware of the hardship this has caused you. It turns out to be too long a period of time. We can extend beyond the 10 days. Phil and I have at our discretion 60 days.

**HEARING OPEN TO THE PUBLIC**

**HEARING CLOSED TO THE PUBLIC**

Passed unanimously

**ORDINANCE 2006-22**

**AND ORDINANCE AMENDING CHAPTER 218 GOVERNING "PEACE AND GOOD ORDER"**

**\*2ND READING AND PUBLIC HEARING**

Corcoran: Police are dealing with this. No person shall deposit anything in street (includes stones, sticks, ice, snow, etc.) We've had incidences in which items in street were a danger to motoring public. Large piles of tree limbs – unlit, unmarked. We had nothing we could enforce to get that off the street.

**Hearing open to the public**

**HEARING CLOSED TO THE PUBLIC**

Passed unanimously

**ORDINANCE 2006-23**

**AND ORDINANCE AMENDING CHAPTER 218 GOVERNING "PEACE AND GOOD ORDER"**

**\*2ND READING AND PUBLIC HEARING**

**HEARING OPEN TO THE PUBLIC**

**HEARING CLOSED TO THE PUBLIC**

Passed unanimously

**ORDINANCE 2006-24**

**AN ORDINANCE AMENDING CHAPTER 295 "VEHICLES AND TRAFFIC**

**\*2ND READING AND PUBLIC HEARING**

Corcoran: Adopts all stop signs by codification.

**HEARING OPEN TO THE PUBLIC**

**HEARING CLOSED TO THE PUBLIC**

Passed unanimously

**ORDINANCE 2006-28**

**AN ORDINANCE TO AMEND AN ORDINANCE ENTITLED “AN ORDINANCE OF THE TOWNSHIP OF DELANCO PROVIDING FOR AND DETERMINING THE RATE**

**OF COMPENSATION OF OFFICERS AND EMPLOYEES”**

**\*2ND READING AND PUBLIC HEARING**

Fitzpatrick: Stipend \$2500 to tax assessor for additional work for revaluation

**HEARING OPEN TO THE PUBLIC**

**HEARING CLOSED TO THE PUBLIC**

Passed unanimously

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**HEARING CLOSED TO THE PUBLIC**

Roll Call: Deviny Yes \_\_ DiCarlo Yes \_\_ Hinkle Yes \_\_ Ouellette No Fitzpatrick Yes \_

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**Hearing open to the public**  
**HEARING CLOSED TO THE PUBLIC**  
Passed unanimously

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**\*2ND READING AND PUBLIC HEARING**  
**HEARING OPEN TO THE PUBLIC**  
**HEARING CLOSED TO THE PUBLIC**  
Passed unanimously

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**HEARING OPEN TO THE PUBLIC**  
**HEARING CLOSED TO THE PUBLIC**  
Passed unanimously

**ORDINANCE 2006-28**  
**AN ORDINANCE TO AMEND AN ORDINANCE ENTITLED “AN ORDINANCE OF THE TOWNSHIP OF DELANCO PROVIDING FOR AND DETERMINING THE RATE OF COMPENSATION OF OFFICERS AND EMPLOYEES”**  
**\*2ND READING AND PUBLIC HEARING**  
Fitzpatrick: Stipend \$2500 to tax assessor for additional work for revaluation  
**HEARING OPEN TO THE PUBLIC**  
**HEARING CLOSED TO THE PUBLIC**  
Passed unanimously

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**CONSENT AGENDA ITEMS:**  
**RESOLUTION 2006-142 2006 BUDGET APPROPRIATION TRANSFERS**

**PAYMENT OF BILLS**  
ACCOUNT AMOUNT  
GENERAL \$ 559,693.72  
PAYROLL 135,079.10  
CAPITAL 9,815.50  
TRUST 4,397.25

**APPROVAL OF CONSENT AGENDA**

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**MEETING OPEN TO THE PUBLIC**  
Resident of Pennington: Question on triparty agreement  
Heinold: We don't have a deed yet. Every time we try to complete the transaction, someone isn't ready.  
Fitzpatrick: We'll set up a time for another meeting.  
Resident: Until punch list is completed – that's holding up the agreement?

Heinold: It's not the punch list. We're trying to pull Pulte through the process. Getting some progress – not on the farmhouse- that's for another day.

Corcoran: Why the interest in the community?

Resident: Concerns about who is going to maintain what? Sidewalks that will be deeded to county

Corcoran: First the town.

Resident: At some point somebody is going to shovel the sidewalk. People always have curiosity if the basins are what they should be. It's basically the issue of the basins. Area along the creek. township has been doing nothing out there.

Corcoran: Still owned by Pulte until closing. We'll own it for about 30 seconds.

Resident: You're not doing any work and as far as you're aware, no one is.

Fitzpatrick: Right

Resident of Buttonwood: Grass still hasn't been cut.

Corcoran: Was resolved once. Just give me a holler if it becomes an issue.

Correspondence:

Lohr: Letters of interest for boards.

Fitzpatrick: Get letters of interest in.

Discussion Items:

1. Mansion update:

Fitzpatrick: We have some proposals and will be making a decision soon.

Comments from Professionals:

Corcoran: Light rail has state of the art security system. Police detectives were alerted by a neighbor who saw two people take something from a neighbor's porch. They were able to track the individuals to the light rail to Burlington and get the item back.

Elliot: Burlington Ave. streetscape / Perkins Lane have a few items

Fitzpatrick: Streetlights on 2<sup>nd</sup> phase?

Elliot: They wait until the contractor is off site.

Fenimore: Finishing leaves. Weather helped. We've been down every street at least three times and will continue until the 31<sup>st</sup>.

Received a call to go down to Bog's Ditch. Flooded out 10-12 acres. Contacted county. Problem is the pipe under the railroad tracks. The flooding out is on the behind NVR side. Problem is getting the equipment in there.

Fitzpatrick: Didn't someone report the DEP was coming in?

Fenimore: In two weeks. This will be a worse problem than that. I can show you the pictures here. I saw a beaver today. The dam is 30 foot wide. County is going to try to come in tomorrow with some specialized equipment. We're talking acres of flooding.

Goffredo: Creating notice to hang from doors – violation with phone numbers.

Fitzpatrick: We're trying to avoid stickers.

Goffredo: Reinspection date. Third shot is the ticket. I'm trying to be fair to residents here.

DiCarlo: Vine and Buttonwood – vacant lot?

Goffredo: Owner came in and filed to go to board to legalize lot as a construction site. It's in municipal court - hearing January 17<sup>th</sup>.

Lohr: Calendar for 2007 so we can publish dates for Township Committee meetings

DiCarlo: When you finish with dump truck for the leaves, will you come with the street cleaner?

Fenimore: Yes.

Hinkle: Did people avoid storm drains?

Fenimore: I've sent letters. People don't know.

DiCarlo: Any idea when the flags will go up.

Fenimore: We should have them up

DiCarlo: Complaints that decorations for gazebo were taken down so early.

Fenimore: If you think they should stay up let me know. If they are dying off, we would get rid of them.

DiCarlo: Tree lighting this Friday. Pearson to Fire House – they will decorate the tree. That will be our traditional tree lighting every year.

Corcoran: Thanks to Jackie for your faith in us that the tree would be there for Friday night. You have no idea how hard it's been to pull that off.

DiCarlo: Carriage rides will be at Zurbrugg Mansion

Hinkle: Mock election. Students offered good suggestions. We should do it every year. Sewerage Authority – 10% discount to seniors who qualify.

Fitzpatrick:

1. PTO Auction raised \$10,000
  2. Dec. 21<sup>st</sup> Walnut Street School Holiday Concert – admission \$2 at door – school music groups
  3. Met with Renwick and Associates – haven't heard too many complaints. If you have a concern, contact them for an appointment. They will give dates and times to meet.
- Question from floor: Shirley Rossi went to post office regarding new zip code.
- Fitzpatrick: Sent a letter. It hasn't been answered.
4. Neighborhood Watch – working on it. Call the Township if you are interested.
  5. Working on committee appointments for next year. Fern will be the next mayor and Ed Devinney will be the deputy mayor.