

The following are notes, not official minutes. For an official transcript, go to the Delanco Municipal Building at 770 Coopertown Rd.

Township Committee June 11, 2007

Devinney, Hinkle, Templetovn, Ouellette Fitzpatrick

Also Present: Steven Corcoran, Twp. Administrator; Doug Heinold, Twp. Solicitor; Janice Lohr, Municipal Clerk; Karen Zimmermann, Deputy Municipal Clerk; Denton, Township Engineer; Bob Stewart, Auditor; John Fenimore, Public Works ; Phil Goffredo, Code Enforcement (joined in progress)

A general note: The air conditioner was running full force which, as always, makes it even harder to hear than it already is. I sat in the second row and actually did some lip reading to compensate. I may have missed some things.

PRESENTATION OF COLORS & FLAG SALUTE DELANCO BOYSCOUT TROOP 19

*** SPECIAL PRESENTATION*** RESOLUTION 2007-82 HONORING EAGLE SCOUT ERIC J. WOLFORD

Ouelette: We sometimes focus on what young people do wrong. Here is evidence of what they do right.

Hinkle: Ceremony meaningful because it was my church and he did a tremendous job

Fitzpatrick: Eric did a great job on his project. Has seen 6 Scouts become Eagle Scout. Only 5% of scouts throughout the state achieve Eagle Scout. Leaders of this troop do a tremendous job.

Lohr: These scouts are working on citizenship and are here at a public meeting learning about local government to fulfill requirements.

2007 MUNICIPAL BUDGET HEARING

Stewart: Tonight is public hearing. Won't be adopted tonight. Steve and I are going to Trenton this week to ask for a waiver to exceed cap. You can't adopt the budget until they make that determination. Township Committee will meet next Monday to adopt the budget. Budget is \$2,440,000 up \$470,000 from last year. This is due to loss of surplus which has to be reflected in this year's budget.

Ouelette: We had 9 cents deferred forward from last year. State tacked on a penny.

Resident of Colgate: Tax assessment last fall concerned me. In real estate. Saw serious market declines over 2006. Looked at comps and saw they reached into the 2005 marketplace for comps. Went to county appeal and saw other Delanco residents. Renwick's comment at that hearing was to cite a study claiming there was no decline. The Ottawa Report shows 20% decline in the 2006. Renwick could have picked 2006 comps, but chose not to do that. Are you setting a budget based on artificially inflated property values? If you haven't paid Renwick's last payment, I suggest that they go back and use best appraisal practices to set values. You don't want a whole group of residents coming in for tax appeals when they can't get what the appraiser said is the value. Renwick had some properties in Maple Shade at 130% of current value. When the market drops off that sharply, we need to take a closer look. (Left the report for Township Committee to consider) At the county level, they gave a lot of weight to finished basements. As of two months ago, a lot of people didn't have them anymore. We see people now dropping their asking price enormously.

Templeton: Steve, you had sent us information on tax appeals and the county had upheld them.

Corcoran: We don't have them yet. Should this week.

Devinney: We don't set our budget by the market value, but the value of the whole town. We set the rate to bring in what we need. There might be some parts of town that are moving in value faster than others. When we do a revaluation, we are looking at redistributing taxes to reflect those changes. The current rate – average assessed home, tax would be going up \$241.

Hinkle: That's an average. The average home in town is \$241,000. Last time it was 110,000.

Same resident of Colgate: Is there a way that the average resident of Delanco would know what portion is due to their assessed value? Budget will change and rates and ratios will change and people won't know what part may be due to reassessed value

Fitzpatrick: You can multiply your rate to assessed value.

Stewart: It would be difficult to break that out.

Heinold: Average home assessed at \$110,000 and now is \$241,000. That's 100%. You can compare.

Resident: If someone wanted to argue their tax increase, I don't even know where they would start.

Devinney: See what your neighbors assessments are relative to yours.

Resident: If one firm does one whole block, they might do the whole block incorrectly.

Devinney: Look at comps.

HEARING CLOSED TO THE PUBLIC

CONSENT AGENDA ITEMS:

RESOLUTION 2007-83 REFUND OF VETERAN'S TAX DEDUCTION GRANTED FOR YEAR 2006

RESOLUTION 2007-84 RESOLUTION AMENDING PREVIOUS RESOLUTION 2007-68 AUTHORIZING RELEASE OF PERFORMANCE GUARANTEE UPON CONDITIONS FOR THE POINT AT NEWTONS LANDING SITE IMPROVEMENTS, BLOCK 2100, LOT 15 (ALLIANCE)

RESOLUTION 2007-85 RESOLUTION CERTIFYING RECEIPT OF AUDIT – removed from consent agenda

PAYMENT OF BILLS

ACCOUNT	AMOUNT
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GENERAL	\$536,732.06
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PAYROLL	127,915.21
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TRUST	43,962.02
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HOUSING TRUST	1,058.90
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APPROVAL OF MINUTES

4/30/07, 5/2/07, 5/7/07, 5/14/07 & 5/21/07 (This last set was removed)

APPROVAL OF CONSENT AGENDA

RESOLUTION 2007-85 RESOLUTION CERTIFYING RECEIPT OF AUDIT

Fitzpatrick: Question regarding Township doesn't record comp costs \$271,000. I thought we were doing this.

Corcoran: Made a change and are doing it now

Fitzpatrick: Weren't we including some of it?

Corcoran: Now, half.

Fitzpatrick: Retired employees benefits – questioned dental since we didn't have a dental plan.

Corcoran: Based on those who have it.

Templeton: Sewer line debt that doesn't show up

Stewart: Still have to come up with it – waiting to see what Township Committee comes up with before recording it as a liability.

Fitzpatrick: We were to get fair share from users. That was the original plan.

Hinkle: We've received one

Corcoran: Suggest that committee put it on the agenda. Confusion – fee schedule not established though I was named as collector. Firms questioned how it was apportioned.

Templeton: Working with Sewerage Authority with Devinney – working with Heinold on legal.

Corcoran: We haven't determined where liability rests.

Templeton: Split cost doesn't show up anywhere. We need to resolve it. I want to get it on the record that there is a liability.

Stewart: Potential liability.

Fitzpatrick: Police budget – stayed the same. Very strange – sometimes there is a reserve. How can a police budget stay exactly the same? Is that because it's salaried?

Stewart: Last year – cap waiver. Have to spend the inside before you go to outside. You have to spend all of that money first.

Corcoran: To justify cap waiver, we go to public works and police.

Resolution Passed unanimously

Resident of Pennington Ct. – weeds at retention basin. (showed photos) Goffredo came out today for May 31st complaint.

Ouelette: Goffredo brought findings to Corcoran

Corcoran: Asked Phil not to take action until I had a chance to review. Resolution on who is responsible for what – met with the county. After review, I then authorized summons to Pulte for basin. Not meeting requirements or timetable. Is your concern the basin or the area outside the basin?

Resident: wherever there are weeds

Corcoran: Plans and specs differentiate between basin and area outside. Township will not get involved. Pulte is responsible now, and county will be. Areas outside basin aren't responsibility of Pulte. Mowing line isn't clear. Cutting grass is responsibility of Homeowners' Association.

Resident: Who owns it isn't my concern.

Corcoran: It is your concern, outside of basin belongs to Homeowners Association.

Fitzpatrick: Same issue came up last year. I was on vacation. I called county and Pulte and Pulte cut everything totally down and that wasn't what was supposed to be done. If it

is a problem, Township has a responsibility to these residents. Mosquitoes are already there.

Resident: email to Fenimore, engineer, and Goffredo and Marlene Jass. Pulte needs to maintain until 2 years after dedication - agreement is for wildflowers. Unable or unwilling to get wildflower mix to grow.

Corcoran: Lawn areas need to be cut by Homeowners' Association. A year ago we got Pulte to cut it, but it isn't their responsibility. We will be issuing a summons to your Homeowners Association.

Resident: Beautiful communities – people who don't live there think we are responsible for everything they see. They think it is our fault. Last summer, one of our residents overheard someone say, "This place is so new, and already they aren't taking care of it." Eventually, rest of town will pay more taxes as the property values go down.

Resident of Russ Farm Way: Three years ago, meeting Pulte, Township, and Homeowner. They said they would mow until county does. Health issue – grass – mosquitoes and tics.

Resident of Pennington Ct: Did you say that we can mow anything but the basin?

Corcoran: Yes

Resident: Land we don't own?

Corcoran: You are required to.

Resident: We were told we couldn't mow areas we don't own.

Corcoran: Use edge of basin as your guide. There was misinformation out over the past few years. Plans are quite clear.

Resident: Please put it in writing to Homeowners Association

Corcoran: I intend to. Criteria in plan that maintenance of basin will change once the flowers take hold. We're not there yet. County won't take it until Pulte gets the mixture set or they will have to cut it for the rest of their lives. It's not your concern and not the Township's. They just need to do it.

Resident: Drainage pipes would be better than basins.

Resident of Pennington: Basin affects my family. I invite you to set out on my patio. You couldn't sit there with the mosquitoes. When those weeds grow up, you can't see the children. You owe us some kind of help. If the county won't do it, guide us to the state senators. It's your responsibility to see that we are healthy.

Scoutmaster: Thanks to committee for support. Scouts needed to leave so they could study for finals.

Resident of West Ave: Retention basin West and Perkins – hasn't worked properly. Question of who owns it. Water hasn't drained since it was put in. Pulte was required to do things. Maintenance bond was retained. Why? What can we do about this basin?

Heinold: Special meeting with mayor a couple of weeks ago. Maintenance bond is in place. Mangini, attorney for Pulte – status of property ownership. Pulte agreed to meet with representatives of Homeowners Association. Asked Mr. Denton to review the

history of this matter and the basin and evaluate. Request for records were provided to Homeowners' Association of Riverwinds.

Resident of West Ave: Former board member. Association no longer has board members. There is no board in effect to maintain. Had attorney review bylaws. Is the town willing to take over responsibility of the basin. Mayor and Heinold advise town not to take it over. Problem is that there is no effect to pay bills or maintain so it will most likely come back to the Township to maintain the basin. We're fine with that. If the Township wants to wait until they have to cut and then bills us 1/18th, we're fine with that because it releases us from responsibility. Can Township take it over and the homeowners pay the Township? Without administrative responsibility, we would then disband as per the laws of New Jersey. We can work together or the Township is going to take over the responsibility anyway.

Resident of West Ave: Conrail train parks behind the house at 5:15 am every morning. It starts and stops and seems to crash into the car in front of it. I'm in the military and get up early. I spoke with the engineer (Norfolk Southern) and asked why he can't do that a 250 feet away where there aren't any houses. My wife came here and sent emails.

Corcorans: I got a number of emails and thought that she had copied me on them. I suggest that the Township Committee address something to Conrail. Pressure on assemblyman and state senator. They don't want to listen to us. They could do it differently. My understanding is that a company has reactivated a siding and added to the problem.

Fitzpatrick: Write a letter to the Township Committee that we can attach

Templeton: Keep a log of any tidbits.

Resident Burlington Ave: told to hold off on driveway. My homeowners wanted to drop me. I have a pond in front of my house. Three weeks ago I had a foot of water in my basement again. It's across the street from the Getty. Sidewalk is broken from trucks. Having a problem with neighbor. I got this from zoning officer. I applied for a permit and attended streetscape meeting. Engineering company came out. I can't park in my own driveway. I don't have curb cut because the engineer told me not to do it. State says cut it; Township says not to due to streetscape.

Fitzpatrick: You are down past the school. Whatever funds are left – start at Vine. I don't think we're going to reach the school. We may reach the bank. We didn't know that then when you came. Mr. Birdsall was the engineer.

Resident: It's 8 inches below grade. Everyone's been out and I still have water in my basement.

Fitzpatrick: Phil should retract until we find a resolution. We didn't now that the streetscape wouldn't be complete.

Resident: I could do it tomorrow morning, but if the streetscape comes, the Township isn't going to replace it for me. When am I going to be able to finish my home.

Goffredo: This came in as a complaint about vehicle in front yard. Without an apron, you can't park, it's not a driveway. We need to get it legalized as a driveway.

Resident: I want permission from the township.

Fenimore: Did you contact the county?

Resident: Yes.

Fenimore: There's a hole there that's sinking.

Resident: Bus

Fitzpatrick: Engineer will come out. Phil will hold citation.

Denton: Don't have details for streetscape plan.

Fitzpatrick: County redid that road.

Fenimore: Some problem underneath that has been there for years.

Resident: I keep filling it in.

Ouelette: You said you had permits

Resident: Yes.

Resident of Delaware: I am asking for a letter regarding the noise from the catering concern at Glenn Foerd. The noise shakes my house. There is no place I can go to get away from it. It keeps me up 2-3 nights a week. It used to be six months; now it is year round. The Pennsylvania LCB is working on it. I would appreciate a letter in support of the residents on that side of town.

Resident of Riverwinds: Process regarding grass at basin. Bugs.

Ouelette: Summons. If we end up cutting it...

Resident: Send us a letter; bill us. We just want it cut.

Resident of Pennington: Status of tri-party agreement.

Corcoran: Can't go forward until the county is satisfied that it has been done. Most important issue is to be sure that it is done right. County wants to see it stabilized. Pulte has to maintain it on the schedule. Almost a month from cutoff date of May 15. Baffled as to how they are going to pull that off now.

Templeton: We're done here. We need to hold Pulte's feet to the fire. We need to have Phil go out every Monday and Tuesday and issue a summons and have them pay their fine. We've wasted so much time on this and the meter is running on our professionals. We issue a summons and do it again and again.

Resident: Has Pulte done anything under the maintenance since the bonds were released?

Corcoran: I don't know. I'd have to contact Birdsall.

Resident: Once Pulte gets the bond money back, the Township gets the property for \$1.

Heinold: No

Resident: Doesn't it go to the Township first?

Corcoran: For 15 seconds.

CORRESPONDENCE

-American Legion – thanks for sponsoring Brittany DeNiro

-Letter of resignation from Winston Chaffin – Land Use and Emergency Management Coordinator.

-Comcast – franchise renewal.

-State Dept. of Transportation 2008 grants – Aug. 24th is deadline. On agenda for Township Committee

Lohr: Since 5/27 minutes were pulled due to Fitzpatrick absence, would you like to approve off consent.

Ouelette: Yes,

Passed unanimously with Fitzpatrick abstaining.

Discussion

1. MANSION UPDATE

Corcoran: Developer will be present this Monday to give Township Committee and public an update.

2. WINZINGER UPDATE

Corcoran: Phil gave Winzinger summonses – according to DEP, rest of site is responsibility of Township. Served with notices to eliminate outside storage of soils etc. and required a buffer area. Went to court. Winzinger asked for postponement. to Joint Land Use Board in July. Inspector for DEP reviewed situation and faxed a copy of complaints he has filed against Winzinger – no action on site since it was a landfill. Complaint must be resolved before permit can be approved. Winzinger didn't apply for access permit from the county. Freeholders won't approve the site on a permanent basis. The six month permits provide a loophole; they are for construction sites.

3. PROPOSED SHADE TREE ORDINANCE

Corcoran: Draft of ordinance. Doesn't change commission – defines roles, who is liable. Defines future development shade tree requirements. Doug and his people drafted it to be in one ordinance. Have met with Shade Tree Commission and they have copies.

Templeton: Can that be posted on the website since there is significant impact for homeowners since there is cost to homeowners.

COMMENTS - PROFESSIONALS

COMMENTS – TOWNSHIP ADMINISTRATOR

Corcoran: Something personal... Downsizing. Lots of problems with flooding. Decided to sell the house and get something a bit more maintenance free. I will be filing my paperwork for a pension – once you are eligible and file, you are grandfathered from any changes. By filing, my wife would get my life insurance and my pension. I intend to file at the maximum – two years.

COMMENTS - DEPARTMENT HEADS

Goffredo: Zoning and Code Enforcement

-Magnolia – county inspector said they are making progress. Pond to be removed and house to be painted.

-West Ave – grass

-Burlington – one vehicle in rear yard.

Hinkle: Go another time.

Goffredo: I'll go at night if I have to.

-Recycling Violation – Laurel Manufacturing – put on notice – they had changed hands.

Hinkle: RiversEdge

Goffredo: Noticed for Ryan Homes for recycling.

Devinney: Around Rhawn...Do they put trash on Coopertown Rd?

Goffredo: Yes.

Devinney: Out and a mess. Not on pick-up days.

Goffredo: I'll take a ride tomorrow

Summary:58 complaints for May – confiscated three signs. Posted 28 notices on doors.

Sent out 23 violations. Issued 4 summonses. 48 cases complied.

07 total pending cases – 21 still in violations.

06 – 6 cases still pending.

approved one administrative review – 8 permits and 2 denied to board. 3 fences approved.

Vehicle on Pennsylvania Ave will be registered as antique and will be in compliance.

Fenimore;

-Storm Water Audit – all paperwork in order. Couple of things we have to do – medallions on sides. Fish that were painted are starting to fade. Made a point to not give Delanco name on them. Kids are pulling them off and using them as trading cards.

Templeton: Are they required? Can't they be painted?

Fenimore: They last

Fenimore: Lots of inspections – DEP, JIF, POSHA, we got a 91. I need to go online to check air quality before turning on the generators. Asked at a seminar – what do we do with the stuff when we clean out the drains. They said take it to a land fill. They want some type of pad and tarp. It doesn't solve the problem of the water that's going to run off and go into the ground anyway. Salt buildings have to have doors on them, but Edgewater Park was told 2009. My suggestion was to get the public works people involved.

-Demo on machine to clean drains. \$190,000. 2004 demo 17,000 miles with two year warranty – lots of extras - price was \$124,900. Told them we have a trade in. They will give us \$5000. We need to do this as per Storm Water Management. It can sweep, clean drains, and pick up leaves. Can use when we grind stumps.

Corcoran: Recommend to Township Committee – make a motion to give us a direction. Under state contract.

Fenimore: No

Corcoran: Then we have to go out for bid.

Hinkle: Is this in our capital budget?

Corcoran: Yes

Templeton: Looks like there is \$163,000 bond money that was for public works.

Fenimore: I don't like buying a demo, but the price is right. Our other street sweeper is leaving nuts and bolts and we don't know where they are coming from.

Templeton: Can we issue a letter of intent while are we in the process?

Corcoran: Yes

Motion to go to bid for above equipment.

- Mulch now available

-Mosquitoes – Call Commission – street behind West End. They could drop some stuff in stream where the tide comes in and out.

4. Municipal Clerk

- First election with sixth district went smoothly.
- Attending training for housing officers – municipal housing liaison certification

COMMENTS - TOWNSHIP COMMITTEE

Hinkle:

- attended Eagle banquet
- DARE graduation
- Met with Freeholder regarding Pennington Park – follow-up letter regarding dead trees and high grass. Letter tells about problems in department. Problems since last summer. Type of trees in contract not available now; dead trees will be removed.

Devinney:

- Attended bike safety program at Pennington Park – went by bike – working with Mr. Denton on bike trails and safety in Delacno – grant to apply for.
- Attended Eagle Scout investiture – great work

Fitzpatrick:

- Attended Historic Preservation Advisory Board : Oct. 5-6th to celebrate 150th anniversary of Delanco Post Office. Own stamp will be cancelled then. Activities involving school children. Postcard with map of Delanco. One of the most exciting boards in the Township. Mtg. again June 27th
- Concert dates; June 21 on Delaware – South Saturn Delta – rhythm and blues
- Summer rec for kids – July 9
- Art class exhibit at Newtons Landing –June 20 6:30-8:30
- Deadline extended- (I missed the rest of this)
- RiverRoute Committee – publication to market Economic Development meeting is June 19. Put on website that we are having a meeting.
- Attended Eagle Scout presentation

Templeton:

- Demo of street sweeper
- Working with Sewerage Authority to resolve outstanding debt from Coopertown Rd. – possibly ready for presentation next meeting.
- Met with Freeholder Haines to discuss Township's financial situation. Asked for assistance with sewer line, Columns/Zurbrugg since both benefit the county – redevelopment on Coopertown inducing business and protection of the river route from what could have been at the Columns

Ouelette:

- Attended Eagle Scout presentation – renovations at hall are impressive.
- Attended DARE program
- Open position on Joint Land Use Board to fill Mr. Chaffin's term thru Dec. 2007 – accepting letters by June 30th.

Submitted by Maureen Barrett