

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

Township Committee August 6, 2007

Devinney, Hinkle, Templeton, Ouellette Fitzpatrick

Devinney (absent) Fitzpatrick___Hinkle___Templeton___Ouellette___

Also Present: Mr. Corcoran, Twp. Administrator___ Mr. Denton, Twp. Engineer___ Mr. Heinold, Twp. Solicitor___ Mrs. Lohr, Municipal Clerk___ Ms. Zimmermann, Deputy Municipal Clerk___ and Lt. Sacalis, Delanco Police

REPORT ON COUNTY SHARED SERVICES MEETING

Keith Mohrmann – Fire Chief

Corcoran presented instead of Chief Mohrmann: Discussion of merging EMS and Fire. Representatives from as far as Maryland – challenges and successes of those who have done it. Purpose of meeting was to get information out as opposed to a proposal.

1. It doesn't work for everyone.
2. Cost savings isn't always obvious upfront.
3. Some cost improvements, but better service
4. Can't be presented from top down; impetus must be grass roots.
5. If there is interest, state has study grants up to \$20,000 as well as implementation grants.
6. Not a cure all or a financial windfall.

Debbie Rietzen from CUPHI (Citizens United to Preserve Hawk Island): Proposal of clean-up on Sept. 22 – 9:00am at Hawk Island. Asked for Township assistance with removal of debris, police and emergency services. Volunteers will work. Rep from Audubon Society will work with kids. Environmental Board will work with the group. Have a plan for what kids can and can't pick up. County will supply gloves and garbage bags. Sponsors donate food and drink as well as door prizes. Previous clean-up days have yielded between a half ton and a ton of trash.

Hinkle: Women's Club will cook hot dogs.

Fitzpatrick: A great day. A lot of work, but fun too.

Hinkle: Save Hawk Island shirts for sale.

Rietzen Is Public Works available?

Corcoran: Yes

Rietzen to Lt. Sacalis: When is hunting season? We do post.

Sacalis: Will check

Ouelette: In full support, thanks for your efforts.

Lohr: In the past, did you have a motion for insurance as township sponsored event.

Rietzen: Yes, and it was cosponsored by the Environmental Board We send certified letters to land owners. Received one phone call once and she was fine. Never had anyone object.

Ouelette: These are the owners of the property on Hawk Island

Reitzen: Yes

Lohr: Doug, is that OK?

Hienold: Yes

Motion to support Hawk Island clean-up on Sept. 22 with raindate of Sept. 23rd Passed unanimously

CONSENT AGENDA ITEMS:

ORDINANCE 2007-9 AMENDING CHAPTER 145, GOVERNING CERTIFICATE OF HABITABILITY, CHAPTER 222, GOVERNING PROPERTY MAINTENANCE AND CHAPTER 234, GOVERNING RENTAL PROPERTY TO ADOPT REVISED VERSION OF BOCACODE, NOW ICC CODE*1ST READING BY TITLE ONLY AND SET PUBLIC HEARING DATE FOR SEPTEMBER 10, 2007

RESOLUTION 2007-100 SUPPORTING THE OVER THE LIMIT, UNDER ARREST 2007 CRACKDOWN

RESOLUTION 2007-101 PROVIDING FOR THE INSERTION OF ANY SPECIAL ITEM OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY PURSUANT TO N.J.S. 40A:4-87 CHAPTER 159, P.L. 1985)

RESOLUTION 2007-102 AUTHORIZING EXTENSION OF THE THIRD QUARTER TAXES PURSUANT TO N.J.S.A. 54:4-66.3(d) Due date for taxes extended to Sept. 10.

Payment of bills:

ACCOUNT AMOUNT
GENERAL \$ 1,083,190.75
PAYROLL \$179,466.35
TRUST \$56,172.36
HOUSING TRUST \$6,596.98
Recreation Trust \$5,276.80
Unemployment Fund \$58.00

APPROVAL OF MINUTES – 6/25/07, 7/2/07 & 7/9/07
APPROVAL OF BUSINESS LICENSES 2007-30 & 2007-31

APPOINTMENTS – Joint Land Use Board
Vacancies: Class II – Steve Corcoran to 12/31/07
Class IV- Dan Martin to 12/31/07

APPROVAL OF DEPARTMENT REPORTS
APPROVAL OF CONSENT AGENDA Passed unanimously

Ouelette: Appointments to Joint Land Use Board... Corcoran is appointed to “employee of the Township seat” with lots of experience including county planning board. Dan Martin also has experience. We welcome both of these individuals to the board.

MEETING OPEN TO THE PUBLIC

Resident of Lilac Ln: Completed soccer registration for DYSA. They haven’t received their money.

Fitzpatrick: I’m their liaison and will check with Bob Hudnell and let you know.

Resident of McCay Way: Is anyone aware if the Delanco video has run on cable? I was told it ran twice.

Hinkle: Is that the one with Kate?

Fitzpatrick: and Steve

Corcoran: I did the voice over. We were supposed to get a copy.

Hinkle: Who sponsored?

Resident: RiverRoute Advisory Board. They had to pull it since Kate is running. They have to pull it 90 days before the election.

Corcoran: Darlene said she would be sure to get us a copy, but didn't indicate that it was to be run or to be pulled.

Resident: I thought they might be able to pull out the part with Kate and run the rest of it, but it doesn't look like it.

Resident: On street lights... how many are left?

Corcoran: At least 15 or 18.

Resident: Are they available for purchase?

Corcoran: That would be up to the Committee. We were going to replace the lighting around this building. The manufacturer will take these back. I can find out how many. Committee can put on agenda. It's questionable if we would be using them. The poles are with them.

Resident: At Joint Land Use Board, question came up on new construction basins. Would there be fences? One of the professionals brought up that we don't have an ordinance regarding those fences or what type of fence the committee would like to see.

Heinold: Guidance needed from Joint Land Use Board. They determine need case by case and what type of fence.

Resident: Mr. Dougherty brought that up.

Heinold: He's right.

Resident: If the Board makes a suggestion, the developer doesn't have to follow it. I'm asking you to look into this.

Fitzpatrick: If the Joint Land Use Board stated it, it would be conditional on their approval.

Heinold: It would make most sense for you and Scott to discuss it with the Board.

Corcoran: We've had three cases where we determined later that they should be fenced and the developers did.

Templeton: Do you want a fence? Is that why you are asking the question?

Fitzpatrick: Look at Jevic.

Templeton: Do you want a fence?

Resident: Yes, a decorative one.

Templeton: So your Homeowners' Association would maintain that?

Fitzpatrick: Do you want a fence at Newton's Landing?

Resident: No, we don't need a fence. We don't have children.

Hinkle: Wouldn't engineer on Joint Land Use determine if a fence is needed?

Fitzpatrick: That makes sense; I think it would come from them.

Resident: How is the enforcement is going on cars... tow truck on Pennsylvania Ave. Two wave runners in the street. Landscape truck.

Fitzpatrick: He's been warned. He's an employee.

Resident: Boats and a trailer as you go out of town. I went to Phil. It's actually on their driveway. You don't need a permit if you enlarge your driveway with stone. The people put stone all around their house. It's at the discretion of Steve and George and that is the entrance to town. It's on Rancocas across from Gateway Park.

Fitzpatrick: Two properties there and one is a rental.

Ouelette: Trailers with two boats.

Resident: Yes, and a flat bed with trailer.

Hinkle: All on one property?

Resident: Yes.

Sacalis: Will talk to Phil.

Resident: Am I right, Doug?

Heinold: I will check into it.

Templeton: I will look at the ordinance and get back to you.

Resident: The tri agreement with Pulte, where is it?

Corcoran: No change.

Resident: When you look at Savannah Mews, whatever you do on Green Acres portion, can we not put ourselves in the same position. It should be a very clear cut agreement.

Fitzpatrick: That agreement was well before my time.

Resident: I'd like the board to revisit that issue.

Fitzpatrick: Hasn't been an offer of any triparty agreement.

Resident of Union: Asked for stepped up patrol at Mansion. Spent 5 hours removing graffiti. John Fenimore said call police. The police don't come out for 20-30 minutes and then they're gone.

Sacalis: We go through it as often as we can. Please don't hesitate. If it's a priority call, we'll have another town respond.

Hinkle: What time?

Resident: When it gets dark, Tuesday or Wednesday. They are on the fire escape or up in the trees.

Sacalis: If we get a call, we will examine the property.

Corcoran: Exterior lights haven't been working, we need to look into that as well. It doesn't reach the other side of the building.

Templeton: I painted the gazebo two weeks ago.

Resident: Taxes were discussed two weeks ago. House assessed at 99,000 to 241,000 would go up 241 dollars year. Mine went up \$1600. I got an answer from Mike

Templeton regarding the other portions – county, school, etc.

Fitzpatrick: We did a pie chart. School didn't have an increase in the budget, but the referendum is a separate amount.

Resident: That's only a small amount. Is the county \$1000?

Fitzpatrick: Mine went up too. I was shocked.

Templeton: An example – the 2 cents on open space is the same 2 cents on the new rate. It's doubled.

Resident: Neighbors only went up so much.

Fitzpatrick: It seems to be related to the assessment.

Hinkle: I wasn't really happy now that I compare.

Resident: Now, there's nothing you can do after the fact.

Hinkle: Did you appeal? Here or at the county?

Resident: Here and I didn't get anywhere.

Corcoran: Renwick will be here September 17th to address the Township Committee and recap the reeval. Any member of the community can ask questions at this time. I have a print out from the county and will email it to you. We would make a pie chart from those mils.

Templeton: Calculate the percentage change from 06 to 07 and post on website and bulletin boards.

Corcoran: Complicated

Resident of Kansas: We've had bicycles and dirt bikes, and intruder with a flashlight looking in the windows. Neighbor saw someone at 2:30 in the morning; she turned on the lights and they ran. It's a concern. It seems to be getting worse. A dead end street with a dirt through decreases the patrolling.

Sacalis: I know I went through there three times. Don't hesitate to call us.

Resident of Pennington Ct: Met with Randy Johnson from Fire District – entrance to club and farm houses at Newton's Landing Notch boxes to be mounted on exterior of building. Fire department have the key to the box which contains a key we provide. Can we do the same thing with the police department? I'd like to see EMS, fire and police all have access to the box.

Sacalis: Will check on that.

Resident: Sewer meeting – discussion of eliminating station on Coopertown Road and run a line down Newton's Landing Blvd. to our pump station. State approved. County approval granted to go under Coopertown Rd. Newton's Landing Blvd. still belongs to Pulte and they will need to get permission from them.

Resident of Delaware (Maureen Barrett): Asked this question last year. I notice there are two new trash cans on Burlington Avenue and they are right across the street from each other. We need a trash can at every street end on the river where the benches are. People drop their trash. It's a problem with holiday trash. There are bags of dog feces on the ground because there is no place to put them.

Resident : Wanted to thank Mr. Fenimore who solved my problem within 30 minutes of when I called. I wanted to say thank you to those who followed through. When they reevaluated my property, it went up \$100,000. I came down here to talk with Renwick. They didn't follow through on their own theories. They didn't know how it was constructed. If they assess, how come they don't know what these homes are built from?

MEETING CLOSED TO THE PUBLIC

CORRESPONDENCE - none

DISCUSSION ITEMS:

1. PROPOSED EAGLE SCOUT PROJECT – 501 BURLINGTON AVE Steven Lohr: Lippincot Property – proposed adding landscaping and benches. Will meet with Mr.

Fenimore and Mr. Taylor for designs for easy maintenance. If approved, would the Township Committee like to see the designs?

Ouelette: Commend you for your project.

Fitzpatrick: Came about since I had suggested this to Recreation Committee since Township won't be selling at this time since we wouldn't realize the money until the other property will be available. Mr. Taylor and Mr. Denton are volunteering their time.

Hinkle: Steven's brother did the benches at the ends of the streets. That was a wonderful project. We would need to see the plan.

Templeton: The fact that the property may be sold at another time should impact your design. You may consider something that can be removed at a later time and put in a permanent location later. Thank you for volunteering.

Resident of Buttonwood: Major problem with a groundhog. Does anyone know how to get rid of them?

Corcoran: I'll lend you my trap.

Resident: You can't trap in your yard. County said they would charge \$300.00

Fitzpatrick: Riverfront Animal Control won't charge you.

Resident of Rancocas: We had a problem with a skunk. They won't touch it.

Hinkle: You can trap it and release it to its natural habitat.

Resident: Animal control will only take a cat or a dog without charge.

Reopened to public:

Resident of Burlington Ave: Comment on project on Burlington Avenue. It's great. I would prefer an open lot. A resident of my street asked me when the parking lot was going in. Another resident asked the same question. There are people waiting for that parking lot. Until an official statement is made by the Committee, people will think that. They have put off driveway projects.

Corcoran: We can put it on the website.

Fitzpatrick: Bridge Commission did help out \$45,000 for engineering and in-kind services.

Corcoran: I asked for engineering for a parking lot to get the maximum assistance. All along, the Committee has been contemplating park and parking lot, and possibility of selling it.

Motion to accept the Eagle Scout project passed unanimously.

Resident: Revaluation meeting on Sept. 17th. Is there another night?

Corcoran: We'll ask them to come another night.

Ouelette: Ask for the second meeting in October.

2. Mansion Update

Ouelette: It's for sale. Redevelopment agreement has taken its course and we are taking a look at other proposals.

Corcoran: Letter has gone to redeveloper vacating the agreement. They shared marketing study regarding B&B use. They didn't see it as financially feasible. We will put market analysis on the website. I'm not sure I agree with it, but it's interesting. It gives things to think about regarding the B&B business.

Heinold: It's public record

Templeton: It does detail that a B&B isn't economically viable at that location. Study was just completed.

Templeton: Contacted real estate firm in Bucks County area – did this a year ago as well. As of June 1, we were cleared to pursue other options for the property. Three associates came to tour the property three weeks ago. One had seen the property last year with Mr. Corcoran. We had a preliminary discussion as to what they could offer – they deal with multimillion dollar properties – historic, riverfront. Just a preliminary discussion – no agreement has been signed. That was my initiative.

Last week met with Margaret Westfield, historic preservation architect. Introduced her to Mr. Corcoran last year as well. She restored Lucy, the elephant, in Margate. Currently involved with three communities that are reusing buildings as community centers. She came out last week. She toured the building with Mayor Ouelette and me. Ms. Westfield is going to submit some suggestions. I talked with her regarding prospective use and use as community house as well as mothballing the property for a better market. We need to have her expertise or someone like her to help us along.

Both of these contacts were under my initiative at no cost to the township.

Hinkle: If we are working with a realtor, we need to be more targeted – perhaps as a wellness center – recuperating, massage. We already marketed it without much of a response. I think we should target two or three ideas.]

Fitzpatrick: My suggestion... five lots. Township could keep the two river lots. Sell lots through someone local. Mansion itself could be something entirely different. I'd like to see it preserved as it is. We've had high end. That market didn't meet our needs. My recommendation is to separate the lots out.

Ouelette: We're in agreement to try to preserve the building and keep as much of the open space as possible. We could sell off the other lots and try to recoup some of the dollars there. If we held onto the carriage house, recreation committee could use for storage and activities and use Green Acres. Keep the carriage house river lot for the Township.

Templeton: What's the status of the rental of the carriage house? I've been asking this question, but haven't gotten an answer.

Corcoran: No rental agreement since Dec. and the renter just cleaned out his stuff.

Templeton: Is there a reason why someone was using that property to store personal stuff?

Corcoran: They had until May 1

Templeton: Why can't we send a bill for rent for use since January? That's not fair to the taxpayers. Has that been in such bad condition as it was when I saw it last week?

Fitzpatrick: Yes, it's been in bad condition.

Templeton: And someone was living in there like that?

Fitzpatrick: Yes.

Templeton: If there is any damage to that property, that needs to be addressed with all seriousness.

Fitzpatrick: I didn't even know that there was furnishing there. You would think we would have been told. Joan, did you know?

Hinkle: No

Fitzpatrick: Fern, did you know?

Ouelette: No

Templeton: Do we need to take an action this evening?

Fitzpatrick: We can't.

Heinold: I'll give you a report after I review the agreement for the next meeting.

3. LAND USE PROPOSAL – ABUNDANT LIFE FELLOWSHIP – proposal to Joint Land Use Board for September meeting for what they would like to do at their property regarding senior housing and a commercial building.

4. NJDOT GRANT APPLICATION – due Aug. 26th – aid for roads. Fenimore submitted a list of streets and Mr. Denton was looking at them also. Usually we submit three streets in priority order.

Fitzpatrick: Is John's list in his priority order?

Denton: Spoke to John. 2nd St. , Edwards, Richards - need repair, but may not score high on state scale. Union and (I missed this) would do better. They look for streets that connect to county roads or to schools. How many years has it been since Delanco received this grant? That matters too.

Hinkle: I thought they were going to do them every other year. Richards is really bad

Ouelette: So we have Richards, Edwards, ...

Fitzpatrick: We were supposed to apply for CDGB grant again this year. I think we applied for Washington. I think we need a recommendation from John and Dave together. The professionals should recommend. Dave said he will contact John. We need to know what was submitted for CDGB.

Lohr: Do you want John and Dave to submit the streets or come back to you?

Fitzpatrick: They should come back to us.

Ouelette: Report back to Committee two weeks from now.

Lohr (left to get CDGB application): It was for Poplar between Vine and Franklin.

Fitzpatrick: Didn't we get that grant?

Lohr: It was in the newspaper, but I never received an official letter.

Fitzpatrick: We were turned down for Washington Street.

COMMENTS – PROFESSIONALS

Denton:

-Coopertown Road (That's all I heard of this. Mr. Denton turns his head from the mic when he speaks and is extremely difficult for the public to hear.)

-Burlington Ave – Templeton asked if I had copied to resident. I haven't pending Township Committee approval. Resident needs an access permit from county to park there while waiting from streetscape.

Fitzpatrick: Thought he had that.

Denton: No.

Ouelette: He needs to go to the county.

Templeton: So you're going to send a letter.

Ouelette: No, I will

Denton: Also responded to Sewerage Authority

Heinold:

- COAH – position of municipal housing liaison is held by Janice Lohr, but we don't have an ordinance that establishes the position. It's a housekeeping item. Introduce tonight or Aug. 20th.

Ouelette: I think we can go ahead

Ordinance 2007- 10 to create position of municipal housing liaison to administer COAH – public hearing on Aug. 20th. Passed unanimously

Heinold: Landfill litigation. Township was part of municipal group - \$50,000 to conclude the litigation. Nothing you can like about it. Payment will be over three years with the first payment in 2008 so you can budget for it. Delanco is the last to move ahead.

Ouelette: We're between a rock and a hard place on this issue. As unfair as it is, this is the least of the evils in payments. To dispose of \$69.00 worth of trash, we have to pay \$50,000.

Hinkle: Legal fees would be three times that so you have to pay it.

Motion to accept settlement - \$50,000 share of clean up cost. Passed unanimously under duress.

Templeton: Memorandum that describes what happened, can it be posted?

Heinold: It's privileged now, but that's up to the committee since it's your privilege.

Templeton: This memorandum from Parker McCay would be informative to residents as to why we did what we did tonight. We don't spend the public's money lightly.

All agreed to post memo.

COMMENTS – TOWNSHIP ADMINISTRATOR

1. All municipalities are behind getting tax bills out. They should be out by middle part of next week – Aug. 15th.
2. At request of Township Committee, new hotline for property maintenance request – extension 55 – anonymous. Nonemergency residents' hotline. We do log in the calls. New software for those types of complaints – database. Will save time in office.
3. Changed calendar distribution – save money for mailing. Available at municipal building and also at area businesses – delis.

COMMENTS - DEPARTMENT HEADS

1. Police

- Submitting grant

Missed this

Ouelette: Application for funding municipal alliances from Riverside - \$62,500 for DARE program.

Sacalis: Summer program in town. Drug abuse and DARE programs are funded.

Meeting reopened to the public:

Resident: Regarding Abundant Life application – if they have a commercial building, will they have to pay taxes?

Ouelette: Looking into that

Resident: How about COAH?

Heinold: They intended to pay taxes and meet the COAH obligation. Joint Land Use Board will pursue process on Sept. 4th.

Resident: Does that mean that attorney will know the answer?

Heinold: The traditional answer is yes, and they have indicated that they intend to pay taxes.

Resident of Kansas: Surprised – has anyone else walked through the carriage house since March? Weren't there inspection done? They are part of the process of inspection.

Hinkle: Someone's been through.

Fitzpatrick: I personally didn't know.

Resident: Property has been sucking the life out of us. As a resident, I'm shocked that this has gone on.

Resident of Burlington Ave: Phase I on streetscape – pads for driveways were put in without permits – they didn't need county permits.

Fitzpatrick: Our engineer had to have county approve the plans.

Resident: I've been to the budget and mansion meetings. It appears that it won't be sold by the end of the year. What does that do budget-wise for maintenance, etc? What happens with the Sewerage loan. I thought J2 was going to fix things because it would benefit them in the long run. When do my tax dollars kick in?

Corcoran: Budget has enough money to maintain for the remainder of this year. Monies to address the roof in three specific areas. Roofer we had hasn't returned phone calls.

Committee gave me some names immediately. We will have to finance part of the purchase price. Township Committee has approved to borrow for a portion for sufficient cash flow.

Cost of that borrowing will be in 2008 budget. We don't have prospectus back for that now.

Resident of McCay Way: Is there an amount against which you need to float a bond?

Corcoran: Yes, a million. Township Committee and professionals went for temporary bonding – to the banks.

Resident: J2 marketing study – was it a complete study?

Corcoran: No, it was preliminary to J2. Some of the numbers that were there for each room were more than I thought they would be. It talks about the competition and the area.

Heinold: Original proposal came in fall of last year when market was going down. Financial institutions added hoops especially when the market wasn't there for the town houses. They wanted to know that the B&B could operate on its own.

COMMENTS - TOWNSHIP COMMITTEE

Fitzpatrick:

-Attended JLUB regarding Savannah Mews. I think the name should be different. It doesn't fit with Delanco. Economic Development is coming up with some names.

Corcoran: Three names were generated at Hovnanian and that was nixed at his office. I think that should be a requirement of approval.

-Economic Development will contact Whitesall regarding shopping center.

-Rec – next concert Aug. 23rd – blues, swing, classic rock.

-Historic Prservation – Delanco Post Office – PowerPoint presentation to school children. Stamp has been picked out. Planned to have cancellation on Oct 6 – Saturday activities will be at Pennington Park.

-Businesses in Distributec's building without business license – how do we research that?

-Went to Florida to celebrate brother's 60th birthday.

Templeton:

-Joint Land Board meeting – Hovnanian asked for continuance on Savannah Mews. Creekside is on. Application for convenience store next to Browne's jewelry. Jevic proposal for fuel tanks on property. Lots of work left on Savannah Mews. Last plan I saw did have recreation area across from COAH units – whether that is a playground in a retention basin is a question.

-Mansion – see previous comments

-Train noise – attended meeting regarding train noise complaints with officials from NJ Transit and the Feds in Diane Allen's office. Communities can establish quiet zones on RiverLine route by installing equipment that runs from \$50,000 - \$500,000 per crossing. According to new federal regulations, municipalities are solely liable for any accidents in their quiet zones. Asked residents to continue to contact their legislators – Allen and Conaway with concerns.

Regarding complaints about Conrail trains idling and delivering in the early morning hours – spoke with Feds and Conrail officials. Not much Conrail can do due to the physical layout of the switches which don't provide much choice for where engines loiter. Federal and Conrail representative came out. Conrail tracks engines with GPS to determine how long they loiter. They are shut down or moved along as a matter of economics. There are no restrictions on train noise in the areas where the trains are close to houses other than the 92 decibel restriction on coupling. Conrail's suggestion is to talk to the customers (NVR, Boise, etc.) to see if they can reduce the frequency of deliveries.

Hinkle:

-mock election at school will be held in Sept/Oct. She and Fitzpatrick will serve as liaisons to Women's Club.

-Catholic Charities – lots of junk laying outside. What can be done?

Fitzpatrick: Contact Whitesall.

-Solar panel program – waiting for report. It costs \$30,000 a year to heat and cool the municipal building.

-Abundant Life is sponsoring a bone marrow donation effort. Asked for public support to help neighbors like Elsie Matera

Ouelette:

-attended Joint Land Use Board meeting and commented on Savannah Mews

-attended informational session on borrowing through the Burlington County Bridge Commission to bond at a lower rate

Submitted by Maureen Barrett