

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

Township Committee August 20, 2007

Devinney, Hinkle, Templeton, Ouellette Fitzpatrick

Also Present: Steven Corcoran, Twp. Administrator; Janice Lohr, Municipal Clerk; Karen Zimmermann, Deputy Municipal Clerk; John Fenimore, Public Works; Chief of Police Parsons

ORDINANCE 2007-10 TO CREATE THE POSITION OF MUNICIPAL HOUSING LIAISON FOR THE PURPOSE OF ADMINISTERING THE TOWNSHIP'S AFFORDABLE HOUSING PROGRAM PURSUANT TO THE FAIR HOUSING ACT
*2nd READING BY TITLE ONLY AND PUBLIC HEARING

HEARING OPEN TO THE PUBLIC – no comment

HEARING CLOSED TO THE PUBLIC

Passed unanimously

CONSENT AGENDA ITEMS:

RESOLUTION 2007-104 APPOINTING A MUNICIPAL HOUSING LIAISON FOR THE PURPOSE OF ADMINISTERING THE TOWNSHIP OF DELANCO'S AFFORDABLE HOUSING PROGRAM PURSUANT TO THE FAIR HOUSING ACT

Resolution 2007- 105 authorizing release of performance guarantee upon conditions for Bud Concrete Inc. for the Burlington Ave. Streetscape II Bend to Cooper Phase II Project

RESOLUTION 2007-106 AWARDING THE CONTRACT TO J. Carabelli, Jr. MAI, Martin Appraisals FOR THE APPRAISAL OF REAL PROPERTY, BLOCK 1201, LOTS 1.01 AND 1.02, ALSO REFERRED TO AS THE MANSION WATERFRONT PROPERTIES ON DELAWARE AVENUE

PAYMENT OF BILLS

ACCOUNT	AMOUNT
GENERAL	\$ 89,061.92
PAYROLL	\$ 67,555.24
Animal Control	\$ 2,305.89
Trust	\$ 1,767.05
Housing Trust	\$ 1,157.50

APPROVAL OF DEPARTMENT REPORTS

CONSENT AGENDA Passed unanimously

Ordinance 2007-11 (was removed from consent agenda at request of Templeton) canceling certain funded appropriation balances heretofore provided for various capital projects and reappropriating a portion of such funded appropriation balances for other capital projects 1st reading by title only and public hearing set for September 10, 2007

Templeton: Police camera money is being reallocated in this ordinance?

Corcoran: Does not pertain to new borrowing. This is existing money.

Templeton: That was my understanding – that we were going to use the existing money. I wanted to clarify for public - \$13,500 is our contribution to animal control as shared service with Delran and Riverside – our contribution to a new vehicle they need. This ordinance modifies 2003-14 (read the modification – It went by quickly. I did the best I could.) \$157, 199 to be used for cameras for police \$32,000, street signage and public works \$71, 791 completion of recreation projects \$10,000 and animal control \$13,500 as mentioned above. Remaining \$29,500 is cancelled.

Meeting open to public:

Resident of Hickory St: Why was old basketball court at school torn down and new ones were put up? At Walnut St. School basketball court removed for parking lot.

Fitzpatrick: Basketball courts that recreation owns were replaced. You need to go to Board of Ed. to find out why they did what they did.

Resident: Feeling was that courts were damaged?

Fitzpatrick: Yes, they weren't safe and rec replaced them.

Resident: Did Delanco pay out money to boy's family who was injured at skateboard park?

Ouelette: We have not been contacted.

Fitzpatrick: Regarding the basketball courts, Dave [Rust] had emailed us on rec with a picture.

McFadden from Rec: We were originally going to just replace backboard. Due to their age it made more sense to do all four. That way company is responsible for any problems. Delanco Township installed track at the school Is Township Committee not concerned about what school does? School is doing it themselves. Our only swing set was removed. Supposedly it will be replaced before school starts. Is Township in line with school on what goes on on their property?

Ouelette: No

McFadden: The kids need a place to go. Tot lots all over town. Nothing for older kids before they drive. I grew up in town. We used to call police on ourselves and have George Sacalis come down because we had nothing to do. Kids can only hang out until 3:00. Then they go to 7-11. What is the Township going to do for kids between 9 and 16?

Hinkle: We are trying to do something.

McFadden: Will it be centrally located?

Hinkle: Yes

Fitzpatrick: I do have some information for rec regarding a field and a rec center. Rec had dances. The school doesn't have dances as often as they did years ago. School may consider more dances on Friday and Saturday nights. If this proposal works out as we hope, there will be some rooms for them to have activities in.

McFadden: So it's basically wait and see.

Fitzpatrick: There will be a public meeting on September 10. You should be present. The field of dreams at Pennington has nothing to do with Delanco. It's a tri-party agreement. As far as I'm concerned, that's not going to be our field of dreams. We have our own field of dreams coming up.

Resident of Hickory: My children are in that age range. We need activities with adult supervision. Delanco has a lot of debt. I'm not in favor of spending money. We need more volunteers.

Resident of Buttonwood: Who is going to run these things? I have grandchildren in that age range. They took the basketball court away. What else do they have?

Ouelette: Recreation replaced the basketball court.

Fitzpatrick: I saw a car parked in that new parking lot. I was shocked. The school doesn't have to come before the Township Committee.

Resident of McCay Way: Steve, do you have a heads-up on permits? Does Phil run things by you like this?

Corcoran: By state law, school things don't come to township. I don't see building permits.

Resident: We do have a recreation area with swings and a track. You are dealing with a parking lot in the middle of this.

Fitzpatrick: I had attended a Board of Ed Meeting – basketball courts were being used by non-residents and a lot of damage was being done. It may have been their decision to take that down.

Parsons: I heard the track asphalt will be two basketball courts

Resident of Hickory: I called school board. They said they could only use the leftover construction money for certain things. It didn't help. Now teens are sitting on top of their cars there.

Resident of McCay: Request that Township Committee write a letter that says it is a recreation area and Township did provide money for the track. You are going to have an outcry from a lot of people.

Hinkle: I think it would be better if we had better communication with the school itself.

Resident of McCay: Since 2002, split between the school board and township. Hope we're not heading back in that direction.

Hinkle: I don't think so.

Fitzpatrick: They should fence that parking lot in.

Resident: School board decision should be discussed with Township Committee and reviewed by engineers.

Templeton: Various community groups should be consulted when areas and apparatus are removed. As everyone knows, we are short space for activities and groups in town.

The school property is outside the normal process for approvals.

Resident: Clarify 2007-106 –what properties are these?

Fitzpatrick: They are the waterfront properties and we need appraisals for Green Acres

Devinney: We can express our concern to school board and ask them to let us know what they are doing.

Templeton: If there is something you have a question about, give us a call, email. Somebody will get an answer back. We need your help. You are our eyes to see everything. Thanks for coming out.

Resident of Second: When Township Committee spent \$80,000 on track, part was basketball court and tennis wall. Conversation then was that the facilities would be available to the general public after school hours. It is worth going over the record. Township had funded those improvements. School board has an obligation. We have \$80,000 invested in that. I objected to the track at that time. It did go forward due to the availability to the general public.

Templeton: We need to remind them of that.

Resident of Buttonwood: Who is responsible for insurance on that school lot?

Hinkle: School

Resident: Then they would be the people you would have to go to.

Ouelette: If there were agreements with funding for after school activities, we have taxpayers dollars there.

Resident: anything you own you have to insure.

Resident of Pennington: On website, no Township Committee minutes posted since June and late on Sewerage Minutes too. On 7-11 bulletin board – agenda included discussion of 22 acres owned by Distributec. Now I hear that field of dreams on Coopertown Rd. is no longer under discussion.

Ouelette: We will have layouts on Sept. 10th meeting.

Resident: What happens to the tri-party agreement? Swap for land along the creek. If the township isn't taking field of dreams, does this go from county to Pulte?

Corcoran: It doesn't affect anything from your prospective. Pulte will transfer ownership to township. It's up to Township to transfer to county. It will be owned and maintained by county. This is a change – it was to be owned by the Township and maintained by the county.

Resident of Buttonwood: Corner store had board that a lot of people read. It's been taken down since they got new siding.

Ouelette: We are looking at getting another spot on her property for that.

As far as people volunteering to do things for children, we have a DYSA program with a lot of parents and adults involved. Those people shouldn't be shorted for the time and effort they put in to help children learn and develop.

CORRESPONDENCE

1. League of Municipalities conference preregistration form (Nov. 13-16)
2. Thank you note from Sean Slaughter for Brett Harris Memorial Award
3. Recognition pin from RiverRoute Advisory Board to Marlene Jass and members of Township Committee

Discussion

1. MANSION UPDATE

Ouelette: Mr. Rahenkamp received marketing study for feasibility of B&B without townshouses. Based on that, we are opening up the market for sale as a redevelopment property.

Corcoran: We continue to contact roofing contractors for those three areas. Mold contractor went room by room and will do proposal. He stated that the first step is to have an environmental engineer to scope surfaces. I've contacted one with experience in this and on the issue of the oil tank. He will prepare a proposal for Township Committee consideration. When proposals come in, we should process them through FEMA for their action first. This will take several weeks. Township Committee has had discussions. A number of people have gone through. Assuming that Max Spann can meet the requirements, they will put the property up for auction in October. It will give Township Committee opportunity to assess interest and values and the advantage of advertisement through their brochures. This doesn't mean it will be sold at auction. Township Committee has right to approve all bids. There is no cost to Township. It will be auctioned as three parcels and for all the parcels in total. Riverfront property will probably not be part of that procedure. It will remain undeveloped with minor park accoutrements. This is subject to the company's agreeing to the Township Committee's requirements.

I've received a significant number of phone calls. I don't know what is generating that. There has been a discussion of a variety of things.

Templeton: I received coorespondence that I placed in everyone's mailbox. The Hunterdon Township real estate office I had contacted asked for a one year exclusive. Margaret Westfield, historic architect, gave us several contacts for roofer and developers who specialize in adaptive reuse. She offered a proposal for a range of services. I appreciate her coming up here again at no cost to the Township.

Hinkle: CareOne looked at it today. It's a gorgeous building, but you never know.

Devinney: That's hospice.

Hinkle: No, assisted living.

2. RESOLUTION 2007-107 AWARD OF CONTRACT TO VSI VACUUM SALES, INC., FOR PURCHASE OF THE 2004 DEMONSTRATOR 10 YARD DUAL BROOM VACUUM "STREET SWEEPER" WITH CATCH BASIN ATTACHMENTS "OR EQUIVALENT"

Fenimore: Biggest thing is storm drains. It's three things – street sweeper, does leaves, and cleans out the drains. It's in good shape. A new one would cost a lot more. It will do a good job and last. It has two years parts and warranty. Regarding trade-in...

Salesman who has been hounding me for a year and a half left. New guy didn't realize that it was on there.

Lohr: Tonight it will be awarded and next time there will be a change order.

Fenimore: People are complaining about grass and weeds into street. If people blow grass and weed cuttings into the street, they grow there. Better to clean it off the top of the storm drain than in the storm drain.

Passed unanimously

Templeton: To clarify – this money is from previous years. We are using what you've given us in previous years.

Hinkle: This is out of Bridge Commission loan.

Fitzpatrick: Yes.

Lohr: Bridge Commission includes that street sweeper

Templeton: I thought that it was just what was needed there. I thought it was just completing what was required.

Lohr: No.

Templeton: My apologies

3. NJDOT MUNICIPAL AID GRANT APPLICATION(S)

Resolution 2007-108 –Edwards Ave.

Resolution 2007-109 – Second Street

Resolution 2007-110 – Richards Ave

Fitzpatrick: I ride my bike through town. The order they are in, that's the order it's needed.

All three passed unanimously

4. Request for use of Municipal Building by Riverwinds HOA

5th Tuesdays. Submitted insurance certificate. Attorney needs to get the Township's name on the policy as covered. Township reserves right to cancel a meeting if they have to use the building on that date.

Templeton: Who's the township employee who will be present for public use.

Ouelette: I will make myself available for the remainder of this year.

Hinkle: We could alternate it. Fern, you can take the first one.

Fitzpatrick: Each one of us should take a meeting.

Hinkle: I don't want Halloween

Fitzpatrick: Me either.

Hinkle: I'll take April

Fitzpatrick: January

Devinney: I'll take Halloween

Passed unanimously

COMMENTS – PROFESSIONALS

COMMENTS – TOWNSHIP ADMINISTRATOR Corcoran:

- Problem in this building in HVAC – this room – we heat and air condition this room and it shuts down at 4:00 so you have to override the system for nights when it is used. New thermostats installed by Temptrol controlled by lights in the room so it will come on when the lights come on and go down when the lights go off. They can differentiate between incandescent and natural light.

-Streetscape II going out for bid. Money left over. We'll get a couple of blocks. Plans here in the building. Identical to what was shared with public a year ago, but anyone can call and ask to see them again.

-Police to start contract negotiations.

-New ordinances on nonresidential properties in the next 30-60 days.

-Amendment of ordinance on driveways coming up
- Met with Pulte regarding basins prior to trial. Opted to bring landscape architect with them. We were unprepared with our expert. Judge set Sept. 19th as date for plans. Attorney recommended identifying original landscape architect. I will ask Scott to review. Walk-through with two architects to see if there can be some resolution.

COMMENTS - DEPARTMENT HEADS

1. Police

-Skate park – talked to 40 kids – about 15 from Delanco. Rest from all over – coming by train? Talked to their parents. We see an improvement. Now that we have the four new basketball courts, they will come to try them out.

-acquired two quads – Hawk Island Marina will let us keep a container there. We tested them out. Didn't cost a dime. We only have to pay for one officer to be trained in Maryland. We're also looking at some sea doos. We get calls to assist people on the river. Sometimes people go out and get stuck in the middle. We've had drownings.

-no police reports online – Larry is on vacation.

-Township Committee made a good choice on radios. Save money on liability to be able to show what happened.

Fitzpatrick: At Gateway Park, Women's Club buys and maintains flowers. Kids are pulling them out, leaving trash, riding bikes around and around gazebo. Nice to see one mother with child working on summer homework. It's discouraging when you try to get the town to look nice and it's not respected.

Parsons: I could talk to Shirley Rossi. Her windows look out there..

Resident of Hickory: Mr. Rahenkamp spoke against the track. I think it's great when people walk the track. It means adults are there and supervising. If we can encourage more adults to come to the common areas and we won't have as much vandalism.

Ouelette: I saw two kids in the gazebo riding their bikes.

Parsons: If I see that, I'll talk to them.

2. Public Works Fenimore:

-County is taking leaves- will clear a lot of area prior to fall fest in October.

-Removed 4 trees and 7 stumps.

-Trying to get to Edgewood and Oakford- washed out. Hauled in material.

Devinney: What's your opinion on seawall?

Fenimore: Bad. A lot of the walls falling down. Ours end on the street and they are staying pretty good.

-Guys found railroad tie [held this up] on end of Ash Street. It was put right in the middle of the pile. It would have broken our chipper.

-We've had a lot of trees and tree limbs coming down. Police called us out at least 6 times.

Resident: Trucks don't pay attention to the sign and to avoid the bridge, they are turning on Buttonwood and breaking the trees because they are low there.

Devinney: Can they be towed?

Parsons: We could do that.

Corcoran: Traveling from Riverside, saw two tractor trailers.

Parsons: Been going on for years.

Fitzpatrick: Letter to trucking companies in town.

Parsons: We met with all those people. They are from all over town.

Corcoran: We can certainly send a letter out.

4. Municipal Clerk Lohr:

-Any display items for Sesquicentennial for our case in lobby of municipal building.

Fitzpatrick: Yes

-Denton got back to us regarding grant - \$77,000 CGB grant awarded as a two year amount. We're going to have to scale back the project.- Poplar (\$101,000) and Walnut (\$80,000) Just work on one street or do only tree work. Will need to be scaled down tremendously. Will give copy to Fenimore to help focus in on real problem areas.

Fitzpatrick: That grant never came in at a lot more than that. It seems like we applied for a lot more. We should probably just do Walnut.

Fenimore: Seems high

Fitzpatrick: When we did Rancocas, we only did half.

Templeton: Talk to Mr. Denton and find out why he did it that way?

Lohr: Kathy was the engineer then. Dave reviewed.

Ouelette: Which part of Walnut?

Lohr: Between Hickory and Chestnut and Poplar between Vine and Franklin.

There is so much heaving of the sidewalk.

Hinkle: We have to look at it.

Fitzpatrick: The children have to walk to school there.

Fenimore: Hickory to Laurel is really bad on both.

Lohr: Sept. 20th fall town-wide yard sale. Lots going on in September.

COMMENTS - TOWNSHIP COMMITTEE

Fitzpatrick:

-Final recreation concert – Aug. 23rd rain Aug. 30

-Historic Preservation working on October event to celebrate 150 years of post office.

Friday program in school.

-September meeting – having both 17th and 24th? Maybe we could move 17th to 24th?

Corcoran: Will notify Renwick and put it on the website.

Hinkle:

-Article in paper Palmyra Cove – dredge spoils – mentioned Hawk Island. CUPHI – Citizens United to Protect Hawk Island – T-shirts \$7 clean-up Sept. 22nd. Different ways of doing it – barge and by truck. I'm going to meet with Senator Allen – also meeting tomorrow with CUPHI.

- Marrow Donor Drive testing at Abundant Life on Aug. 29th. Women's Club will be there. Test is only a swab from your mouth. If you were a match – new procedure – they don't go into the bone. – won't take you under 18 or over 60.

Devinney:

- Supports Marrow Donor Drive

-Reminded people to stay out of the sun and avoid skin cancer [pointing to his bandaged nose]

Templeton:

-Working with Devinney and Sewerage Authority to make a plan to pay for Coopertown Road project – looking for solution to present for Sept. 10. Heinold and Sewerage Authority working on a letter for folks on Coopertown Rd.

-Manion – ad will be placed in National Trust Magazine for Zurbrugg property – exposure in an national organization dedicated to historical preservation.

-called NJ Transit – graffiti on Rancocas Creek Bridge

-Joint Land Use – Next meeting Sept. 4. Savannah Mews on that agenda. At last meeting Creekside, 18 homes east of Burlington Ave on Bogg's Ditch, was approved with a long list of requirements. Committee has letter from Environmental Advisory Board stating their concerns. EAB is asking Township Committee for joint letter to county to retain as open space. It is at significant risk for flooding at high water. Under law, narrow range of what a land use board can do. Right now, they do have approval for 19 houses on that parcel.

Fitzpatrick: What's the cost for that property?

Templeton: Don't know.

Fitzpatrick: We have open space money

Templeton: Would seem a worthwhile investment. Matelewicz's letter has a map for park and some residential.

-Looked up rec director at beach town regarding their beautiful skateboard park. They have all of the same problems that we do. It's fenced-in, kids cut the fence. They have an application form – the kids sign and parents sign. Rules are on it. Kid wear sticker on helmet. No sticker – you can't be there. I'll make some copies for Chief and rec. to consider.

Fenimore: Call from landfill. Riverwinds containers with cardboard – will be fined \$50,000 from landfill.

Corcoran: Edgewater Park meeting Sept 12 regarding train noise issue. Will send information out again.

Ouelette: They met with myself and Mike at Senator Allen's office.

Submitted by Maureen Barrett