

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

Township Committee September 24, 2007

Devinney, Hinkle, Templeton, Ouellette Fitzpatrick

Also Present: Steven Corcoran, Twp. Administrator; Karen Zimmermann, Deputy Municipal Clerk; John Fenimore, Public Works; Chief Parsons (present for part of the meeting); Lt. Sacalis was present for the rest

**TOWNSHIP COMMITTEE MEETING— SEPTEMBER 24, 2007**

7:30 PM MUNICIPAL BUILDING, 770 COOPERTOWN ROAD., DELANCO, NJ 08075

**Devinney\_\_\_\_ Fitzpatrick\_\_\_\_ Hinkle\_\_\_\_ Templeton\_\_\_\_ Ouellette\_\_\_\_**

**\*\*\*\*SPECIAL PRESENTATION\*\*\*\***

**REVIEW AND REPORT OF REVALUATION PROCESS – Renwick & Associates**

Presentation – Renwick & Associates This was canceled due to a conflict

Q&A Session

Ouellette: This evening we will be discussing a matter usually done in executive, but it is being done in the public session at the request of Mr. Corcoran. Discussion ensued. Fitzpatrick put forth a motion to terminate Mr. Cocoran's contract as of Dec. 31<sup>st</sup> and renegotiate a contract to take effect January 1, 2008.

**ORDINANCE 2007-13 AMENDING CHAPTER 222 ENTITLED “PROPERTY MAINTENANCE” TO PROHIBIT CERTAIN ACTIVITIES ON VACANT LANDS \*2nd READING BY TITLE ONLY AND PUBLIC HEARING HEARING OPEN TO THE PUBLIC**

Resident of McCay: Can you read a little bit of the ordinance?

Templeton: Vacant land is defined. No storage of man-made or natural materials stockpile of dirt, concrete, asphalt, stone, etc. on vacant land... no vehicles or equipment can be stored unless associated with permitted construction project.— agricultural OK

Fitzpatrick: Purpose was regarding what Winzinger is proposing.

Templeton: Winzinger contends land doesn't fall into vacant status. I wonder if this has wrapped up what we were trying to do.

Corcoran: Definition of vacant land – if it's not vacant, it requires certificate of occupancy. These restrictions are now in place for residential – this is an extension. Not zoning change – property maintenance and nobody can be grandfathered. Our attorneys think this will work.

Fenimore: Will we be exempt from that? We have mulch...

Corcoran: You are municipal. Phil and I are the enforcement.

Resident of Burlington Ave: Wasn't this the ordinance that was pulled back to make revisions last meeting?

Corcoran: That was another one.

Passed unanimously with Templeton expressing some doubt that this will work.

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**CONSENT AGENDA ITEMS:**

**PAYMENT OF BILLS**

ACCOUNT AMOUNT

GENERAL \$ 137,900.26

PAYROLL 106,379.30

TRUST 5,432.30

HOUSING TRUST 1,176.05

**APPROVAL OF MINUTES – 8/6/07 & 8/20/07 (tabled from Sept. 10th)**

**APPROVAL OF DEPARTMENT REPORTS**

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Meeting open to public.

Meeting closed to public.

**CORRESPONDENCE**

Letter from K. Pawline 2nd alternate effective November 2007

Pawline: Expanding my business into other areas and don't have the time to properly study and review all the documentation that is required.

**DISCUSSION ITEMS:**

**1. ROOF REPAIR OF MANSION**

Corcoran: Proposal Steven Goralski Roofing – highly recommended – coating flat roof, inspect whole main roof and replace missing tiles, reflash main skylight. remove and dispose of wooden fire escape. Two other estimates in \$15,000 range. Guaranteed for \$8,400. Then we can work to what FEMA will compensate.

Motion to accept bid passed unanimously

Devinney: Mr. Goralski is doing my roof and I have received no special consideration

Fenimore: I did trim all the trees so that they could work.

**2. PROPOSED DEVELOPMENT PLAN – ABUNDANT LIFE FELLOWSHIP**

Ouellette: Based on correspondence, as part of Master Plan... Joint Land Use Board will be looking at the proposal to see if what they are proposing fits with it.

Fitzpatrick: emailed everyone.. My understanding that we were moving forward with master plan. I recommended that two members of Township Committee should join the JLUB subcommittee. That's what we should be doing.

Ouellette: Mike, you are there.

Templeton: These are the choices for the property. The proposal is 220 unit apartment complex. They an proceed under existing redevelopment zone or coincidentally, they wanted to know if the Township Committee would like Abundant Life to participate in the Master Plan or have Abundant Life go through regular process. That's what you have to choose from.

Fitzpatrick: Current redevelopment plan is for industrial use. It doesn't seem appropriate for the land between Abundant Life and Pennington Park. Two members of Township

Committee should meet with JLUB subcommittee. What are the possibilities? Mike, are you on the subcommittee?

Templeton: No, I'm not. JLUB is going to come up with a document for Township Committee review.

Fitzpatrick: If Township Committee is involved, it will save a lot of work. When I was on JLUB in Riverton, we had those representatives.

Jass from JLUB: If we craft a master plan, it is already zoned one thing. If you do an overlay, it leaves it open for PILOT program. They can go forward on the commercial with a variance.

Corcoran: Professionals have strong preference for this to take place through master plan. Suggest before you set in a direction, table for next meeting for Scott and Doug.

Devinney: This could have a large impact. Should be done with greatest public exposure and input.

Jass: Concerns from public was that Abundant Life should pay taxes – no PILOT program. They are on the corridor and get a lot of incentives from county already.

Corcoran: Our master plan doesn't represent town fathers views of how we want to see the township evolve. Considered before the JLUB. Urge that Township Committee be involved to greatest extent possible so that what you see represents your view of how you see the township over the next few years. Mike and I are there, but not on that subcommittee.

Templeton: I agree that we can do what was done before. My problem is with people from Abundant Life sitting in the room while the paragraph is written that applies to them. That should be considered by the members of the board. There's a problem with the user specifying what is in there.

Resident: Why don't you let the JLUB do the job? It comes back to you for approval.

Corcoran: Document is large with many sections. When done previously, gap between what Township Committee wanted and what was in it. Good to avoid disconnect between view of elected officials and what is in it.

Resident: Agree if all five knew what they wanted and agreed, but my bet is that it hasn't been discussed. Sending two people when it hasn't been discussed seems like a set-up

Devinney: Better to get feedback and be knowledgeable as it goes.

Resident of 2<sup>nd</sup> St: Master Plan needs input of a much broader representation of people in town. Debate would be helpful.

Corcoran: Too often master plan represents opinion of professional and not elected officials. Once product is finished, they defend it because it is their own.

Jass: Issue came up when Abundant Life came in. If they wanted to move forward, they should move forward in the regular way.

Fitzpatrick: I agree. The real issue is what Delanco wants.

Resident of 2<sup>nd</sup> Street: Matter of law to amend.

Fitzpatrick: Do we want that rezoned as redevelopment industrial?

Ouellette: We should look at this next week.

Corcoran: Have Doug and planner here – have everyone participate.. My comments were about the master plan in total – more general.

### 3. RECEIPT OF BIDS – POLICE IN-CAR VIDEO EQUIPMENT

Lt. Sacalis: one bid.

Templeton: Portable

Sacalis: Yes.

Templeton: Installation?

Sacalis: This is the cheapest one – up to \$65,000. This is the best unit for our use.

Fitzpatrick: Installation is extra?

Sacalis: Yes, Palmyra just installed three themselves. Recommends that we have it installed. This is \$40,000 cheaper. This is one of the original developers of the in-car cameras. A lot of departments are going with them.

Templeton: How much would installation would cost?

Sacalis: Roughly – probably high - \$500/car

Templeton: Transferable?

Sacalis: yes

Templeton: Warranty, service?

Sacalis: One year – update software through DVD

Corcoran: Explain how it works

Sacalis: Each officer has own microphone. Runs 24/7 while car is running regardless of whether red lights are on. Records on hard drive to transfer to DVD. I like that feature because it doesn't get wiped out and we can go back and look later. Can set up when red light, it automatically goes back five minutes. For our department, best value and best use.

Devinney: Sounds like appropriate technology.

Motion to accept bid \$25,330 for police vehicle in-car video system from Watchguard – plus installation

Resident: For all the cars?

Sacalis: Yes

Resident: Is there something in the office?

Sacalis: DVD system – they are coded. In office, it is categorized according to officer, type of incident, date, etc.

Motion to accept bid passed unanimously

#### 4. RECEIPT OF BIDS – BURLINGTON AVE. STREETSCAPE II, CONTRACT II

Ouellette: Three bids

Hinkle: We wanted to be sure it wasn't the contractor from Willow ST.

Fitzpatrick: Budd Contract did phase 2. He did come in higher. He came in lower on alternate one. Much higher on Vine to Buttonwood. I don't know the other two.

Corcoran: Engineer has reviewed.

Fenimore: Who is it?

Corcoran: Manzo Marobo Inc. (I probably don't have this spelled right. The acoustics in that room are terrible.)

Fenimore: (I missed this)

Corcoran: Engineer checked on everything. You'd have to start all over again.

Fenimore: If there is tree work, county will come in and remove the trees.

Fitzpatrick: When bid accepted, letter to residents, bring in, review trees. Residents always have some say as to whether they have a bench or a trash can. Didn't we list a restrictive list that we used on Willow?

Corcoran: We play by DOT rules. We found that out on Perkins. I wouldn't have accepted it, but the DOT did.

Templeton: Birdsall pg 5. Charges for contract \$22,300 even – is that in addition to the bid? \$121,000 available

Hinkle: Yes

Corcoran: Difference negotiated out of their contract. Law lets you proceed and 10%

Templeton: Total exceeds funds available.

Fitzpatrick: \$31,500 has already been paid. I would accept proposal for low bid and negotiate with Birdsall to take the balance

Templeton: Within the grant funds...likely?

Fitzpatrick: Yes

Templeton: Line items \$1400 bench and \$1200 trash cans.

Fitzpatrick: Township has no control over that. Specifications have already been established. You'd have to look at every one. These are made of recycled materials and last forever.

Fenimore: Trash cans at river - \$400 for plastic ones. Expensive. Ridiculous to spend that much money.

Devinney: A comment about the amounts – net available \$121,000 so we have more than enough.

Fitzpatrick: They already took that out

Templeton: We're in

Corcoran: Lighting through PSE&G like all other street lights and as we did in other project. We will look to reduce or eliminate existing street lights – very expensive.

Hinkle: Two near the bridge right next to each other.

Ouellette: Safety issue

Hinkle: Looks dumb – different

Devinney: Steve, rate difference of sodium light – significant difference. Could be used throughout town.

Motion to accept bid \$103,000 for streetscape.

## 5. PROPOSED ORDINANCE – TEMPORARY STORAGE CONTAINERS

Ouellette: Box containers by houses for storage.

Hinkle: We need a set date of how long they can stay there.

Corcoran: PODs – some issues – no method to address now. Consider length of time to pack and unpack goods and materials and also for construction. Could address some emergency situation in house. 14 days prior – not to exceed 120 days. Need to be reasonable.

Templeton: Is this general for other municipalities or crafted for us?

Corcoran: Have other copies but this was for us.

Templeton: Renovation on house says 14 days before and 14 days after – 120 days.

Could this be put into building permits? That would make it easier for the residents.

Corcoran: I don't agree with need. Not necessarily appropriate. Check off on the form.

Templeton: Permits are renewable. We can link the construction permit process to make it easier. Someone moving in or out – what mechanism would you use?

Corcoran: It would be noticed and that would start the clock. Not sure that it would work to bundle with

Fitzpatrick: Like to see other townships

Ouellette: Burlington Township just did one.

Corcoran: NJ Municipal Managers Associations – resource for ordinances.

Templeton: Placed in driveway. .. have been plopped in yards. One at Columns was by side of house.

Fitzpatrick: One I know is in the driveway.

Corcoran: Decision of committee – do you want to contain it to the driveway?

Devinney: Hope we get a lot of citizen input on this. I think this is necessary.

## 6. PROPOSED ORDINANCE - LAND USE BOARD APPLICATION ESCROW FEES

Ouellette: Current escrow fees aren't covering expenses.

Corcoran: Would like to draft changes for JLUB fees. Staff recommends that fees aren't covering expenses. Rather return money at the end of the process than chase around to collect \$50 or \$100 or \$200

Ouellette: Based on percentage?

Corcoran: Yes, some by state law. Certain minimums can be set.

## 7. PROPOSED ORDINANCE – AMEND DOG & CAT LICENSE FEES

Fitzpatrick: Did we get an ordinance?

Zimmerman: To next meeting

Fitzpatrick: Senate bill in January to allow township to increase fee to max of \$21.

Hinkle: What is the township share?

Zimmerman: Potion goes to the state. For spayed dog, \$1.20 goes to the state \$7.00 stays here if they are spayed or neutered.

## 8. PROPOSED ORDINANCE – DRIVEWAYS

Corcoran: Went to JLUB for comment. Asked us to address circular drive – intend to eliminate? Obviously, no. Circular should be approved by JLUB. They work in some areas but would be almost impossible in certain parts of town. People playing games by establishing driveways by throwing down gravel. We're trying to address that. Would like to bring it back for a first reading.

Ouellette: Wouldn't want to be an ordinance in place for someone who is putting in a driveway to get vehicles off the road considering parking in some of our neighborhoods.

## **COMMENTS – TOWNSHIP ADMINISTRATOR**

no comments until next meeting

## **COMMENTS - DEPARTMENT HEADS**

### 1. Police

-thanked Township Committee for cameras

-Hawk Island clean-up – ATV – officers found spots they didn't know were out there.

Officers received training.

Devinney: Thanks to the company

Hinkle: Send a letter

Corcoran: Certificate of Appreciation? Stopped in to thank him.

### 2. Public Works

-last brush pick-up of the year this week  
-leaf pick-up last week of October. Can't put leaves in the street. Place between the curb and the sidewalk. This is the Storm Water Management Plan.  
-took down three trees and 7 stumps  
-clean-up at Hawk Island - 1 ½ ton of debris – 7 tires. Will add in to clean communities  
-streetsweeper – when? Afraid to send out little one – broom came off

Corcoran: Second reading of funding next Monday night. Next Wed or Thurs we will work out.

Fenimore: trying to clean out some storm water drains.

-missed last meeting about park area. I wish we had been here to give more input. This town needs two soccer fields and another ball field real bad. Steve and me talked about this. I went to two other towns – Burlington Township and Delran told me what ever you need, I will help you. That's just to get the fields. You have to have the least maintenance that you can. Comment was made that I don't have the manpower. Once we get rid of the Columns, we'll have 16 ½ hours a week. Take a look at the field at the school. We're trying to build the kids and give them a place to hang out. I'm sorry I wasn't here to have input. I've taken care of the fields for 37 years. Visiting other parks in the middle of nowhere – nice fields and a recreation area. Park out there – I didn't like that out there anyway. Issues with driveway to old marina. Here you have public works and I don't have to load up materials. Police department and town hall right here.

Fitzpatrick: Just trying to apply for the grant. Didn't know the cost of the property.

Fenimore: Why didn't we move on?

Fitzpatrick: I thought we should have looked into it and revisit it with the people who really wanted it here. One gentleman was in favor and didn't speak. Rec didn't attend. Maybe we should revisit. Safety is more of an issue if you go out to Pennington. There isn't that much more space on that side. Distributedec is paying farmland taxes. West Avenue property – on Colgate – a lot is privately owned.

Fenimore: Didn't we vote for open space? We have that developer coming in. We tell them we have a park here; what are you going to do for us?

Fitzpatrick: Rec's account has over \$50,000. Purchase funds. I don't think anything would be added to residents. We wouldn't have to move an access road. Rec has funds for improvement and even purchase.

Corcoran: Suggestion – volunteer effort among tradesmen/ residents of town.

Suggestion to complete appraisals – already getting charged and won't have a report. You'll need to know the numbers from county and Green Acres. Put on next meeting for discussion.

Fitzpatrick: Open space \$88,000 and \$60,000 in developers' rec fund

Templeton: Distorting facts. It is farmland assessed, but as soon as a business goes in there, they pay roll back tax and it's taxed as an industrial. It's one of the last ratable properties in town. People objected. This committee was kept in the dark. Comparing one to the other – Pennington isn't perfect. There is a limited amount of space left.

Troubled that Coopertown Park will draw kids across the railroad park. After Savannah Mews, there will be bikepaths that connect. Other issue is Winzinger – recreation facility next to whatever they are spewing out.

Hinkle: That is my last concern. They can't operate if they are spewing out.

Templeton: Take a look at any of those facilities

Hinkle: They will be shut down if they do that

Templeton: Line item on the budget in March. We weren't told

Hinkle: I knew about it in May

Templeton: Why isn't this committee told what is going on?

Hinkle: Who's fault is it? It is our fault.

Templeton: This Committee should run this town.

Fitzpatrick: This should be revisited to see how these groups feel about it. They have the opportunity to speak. They were given the plan as soon as we had it. Dave Rust was given it the next morning. Coaches don't meet. They aren't members

Resident: Yes they are.

Fitzpatrick: They didn't know about it because they don't meet

Resident: Where's the master plan?

Fitzpatrick: Rec submitted in 2003 that included Pennington Park - \$5million dollar project. If we had two separate soccer fields, it would save baseball fields. As far as safety, every town has some obstacles. Recreational facilities on both side. Delanco can't afford a \$5 million dollar park at Pennington. In order to develop the park, you get a loan, not a grant. They did give us \$300,000.

Resident: Create the master plan. Quit hiding stuff from the public.

Fitzpatrick: It should be revisited. It could take us a year to have a master plan. How long would it take?

Fenimore: Takes a long time. Think about what it's going to mean in years to come. Rec. needs a nice building. I'm supposed to get footings for a shed. No one wants to do this. Finally got a contractor who will work with Ed Schaeffer. That way shed will get done. It will be across from pump station. Dave Rust did indicate that we were in control.

Devinney: There were a lot of viewpoints expressed. I'm in favor of more discussion.

Ouellette: We've already paid for one appraisal. Please request the numbers. Finish them both if the rest of the committee agrees.

## **COMMENTS - TOWNSHIP COMMITTEE**

Hinkle:

-CUPHI – successful 68-70 people clean-up on Hawk Island. – Deb Reitzen did a fine job as chair with help from Mike, Maureen, Marlene

-MIA/POW breakfast at Merion – directive for Township Committee to read.

Devinney:

-CUPHI clean-up – nobody mentioned

-NJ League of Municipalities on budgets seminar – local government in for extra work and will impact the budgetary process. When your state raises money this way, it makes you realize the enormous bureaucracy between legislature and us.

Fitzpatrick:

-Seniors – to see sesquicentennial slide presentation in November

-Oct. 5-6 Sesquicentennial festivities

-Oct. 7 dedicating sign at Hildebrand's

- Library – directive signs and sign for the front of the school – architecturally designed. Current signs by two shrubs that are overgrown. Boscov's Oct. 6 – Friends Helping Friends Fundraiser – library gets \$5.
- Rec – discussed a lot of what we discussed now. Fashion Show last Sunday. Wonderful to see young girls modeling clothes from Fashion Club. Laurie and Phil McFadden – spent a lot of time. Great for the girls
- Economic Development – hotline for code enforcement to be in *Beverly Bee* Completed project plan for conversion for apartments to house
- POW/MIA service
- CUPHI – great to see whole committee working together – all did a great job.
- Diane Allen – Wednesday night town meeting here at 7:00 – regarding New Jersey toll roads.
- Town – wide yard sale upcoming
- 5K run upcoming

Templeton:

- light rail meeting at Senator Allen's office – officials from Fed RR Commission and NJ Transit – application for quiet zone – process involving enhancing safety at crossings. Options --- close streets, adding extra gates. Palmyra and Riverton have waiver that the Light Rail hasn't been sounding their horns 4-5 times rather than 7-8. Everyone wanted that. Everyone wanted to operate under the horn-free conditions in Camden and Burlington. I need to get with Mr. Denton, our engineer. Our Delanco quiet zone would extend to Palmyra. Many safety enhancements aren't suitable – would block the parking lot, Pennsylvania Ave. It's a work in progress
- CUPHI – worked with Deb Reitzen. Contacted other groups for handouts and door prizes. The big thing isn't how much trash we picked up. It shows the community what kind of resource is out there and get them involved. It shows our legislators that this community has an interest and deep desire to retain Hawk Island as open space.

Ouellette:

- Budget seminar in Mr. Laurel at BCC – enlightening
- attended 9/11 service with firefighters
- attended POW/MIA breakfast
- attended Hawk Island clean-up day – thanked public works, police and EMT for support. John spent time to prep so that we were safe out there.
- scheduled for shared service, but it was canceled. sponsored by Bridge Commission. Spent my time in Trenton on tax question.

Hinkle:

- Date for mock election – ordered same bags for kids, but we need them in 2 ½ weeks.

*Submitted by Maureen Barrett*