

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

Township Committee October 1, 2007

Devinney, Hinkle, Templeton, Ouellette Fitzpatrick

Also Present: Steven Corcoran, Twp. Administrator; Doug Heinold, Twp. Solicitor; Janice Lohr, Municipal Clerk; Karen Zimmermann, Deputy Municipal Clerk; Denton, Township Engineer; John Fenimore, Public Works ; Scott Taylor, Township Planner

Ordinance 2007-12 canceling certain funded appropriation balances for various capital projects and reapportioning balances for other capital projects.

2nd reading by title only and public hearing

Open to public

Ouellette: \$157,000 to purchase new street sweeper and in-car cameras and video equipment for police vehicles and our portion of shared services vehicle for Animal Control

No public comment Passed unanimously

Land Development Proposal Update – Abundant Life Fellowship

Taylor: Church went to JLUB regarding proposals for Route 130 parcel. They propose age restricted housing with some medical services and 10,000 sq. ft. medical or office as accessory and associated with church operations. Requesting project move forward.

Currently age-restricted not permitted in C-3. After Capital Academy, assisted living and age-restricted was restricted from R-1. Rather than zone assisted living out, it was conditionally permitted in C-3 zone Ordinance 2005-11 Three options: 1. Just say seek a use variance. Concern is town is in a defensive position, not in planning capacity which is preferred from court stand point. 2. Redevelopment – can work and is effective.

Portion was included in 2002 Industrial Plan. Redevelopment process would need to be revisited to be consistent with the residential use proposed by Abundant Life. Could be “rehabilitation area” - gives similar controls but municipality can’t exercise eminent domain. From planning standpoint... back to redevelopment – would need to be reported by planning board with public hearings. That would come before this board and redevelopment plan would need to be drawn up – all with hearings before the public. If we go to master plan issue and we are in the last stages, if Township Committee feels that the project has some merit and deserves additional evaluation, it could be done at that subcommittee level also with public hearings. When master plan goes for adoption, there would be hearings for change in C-3 zone to allow for residential. If master plan had recommendations for building height, number of units, parking, shuttle services, those recommendations can be ignored and the project goes nowhere or the governing body can introduce changes to the zoning – minimum of three public hearings – master plan consistency review. They are the three choices.

Heinold: Redevelopment – last time JLUB indicated they were in the middle of master plan process. Premature to talk about whether redevelopment is appropriate. Master plan route would let JLUB and professionals look at this. Would be discussions on what vision this town has for that area. That allows for the most discourse and interaction. Master plan is your map for the future. If you go through that process and certain

components of the proposal doesn't make sense. (missed this). Not promising that Abundant Life will be satisfied and won't go for the variance anyway, but you'll have the master plan.

Ouellette: Scott, in this C-3 zone if we go with the master plan route, does this become a separate issue?

Taylor: Because it is large and one of the last parcels, this would get included in Land Use Plan. Would depend on how much the JLUB wants to get into that. Won't be two lines in the plan. Needs to be a lot of study which will be reflected in the master plan.

Fitzpatrick: What if Township Committee doesn't want age-restricted four storey two building, what input do we have in that regard? If you are dealing with this applicant in the master plan, how will Township Committee have their vote?

Taylor: Mayor and designee sit there to create that balance

Fitzpatrick: They don't sit on the master plan subcommittee.

Taylor: Governing body could request an expanded subcommittee at the full board level. If that is the feeling, send that to JLUB or through your representatives at JLUB who can facilitate that dialogue.

Heinold: Points out importance of need for discourse back and forth. If the subcommittee has a disconnect and it won't be approved, it's a waste of time.

Fitzpatrick: Had suggested that two members of Township Committee sit on subcommittee to communicate vision of Township Committee – not after the process.

Hinkle: I agree

Ouellette: Without forcing the Committee's feelings into the subcommittee, but having two people from our board on the committee, there would be no need for the subcommittee. Having Mr. Templeton be part of that subcommittee, I would be in favor. No issue in taking the place of my rep, Terry Mader, if need be, to get involved with the subcommittee. To have two members of the Township Committee as part of the subcommittee, I don't feel that we would be serving the community properly.

Devenney: Consider having subcommittee come to us to discuss the direction they are taking with the whole committee. Would give Township Committee chance to think ahead and have the ideas come out in public for input.

Fitzpatrick: No objections to the current reps being on that subcommittee as long as we have some input. I think we would be doing a better job because we would be informed. If they aren't on the committee, they should be.

Taylor: JLUB realizes the gravity of the situation. If Township Committee recommended that it be handled in the subcommittee, there could be language that the Mayor's designee and the Township Committee liaison sit on that committee.

Heinold: Possible when the subcommittee meets, we could get a brief report for Township Committee

Taylor: Minutes and progress... absolutely appropriate.

Ouellette: You mentioned that we are nine months in. I will invite a member to come and update us on their progress thus far. Back to the issue at hand, pertaining to Abundant Life, what is the feeling of the Committee?

Templeton: Area under 2002 redevelopment area specifying industrial and commercial. Does that preexisting redevelopment complicate going in the redevelopment direction?

Heinold: If you go that direction, existing plan is for industrial and would need to be amended.

Taylor: It would supercede the previous

Templeton: Some reservations about applicant participating in mater plan process and writing their own rules in our master plan. In the 1999 plan, some things were good, and some not so good. The JLUB is a good group of people – had growing pains – they see the history – see where this town is going. Problem is with current property owner guiding the pen that writes the plan. I'd rather have JLUB use their expertise and make a plan that is best for this town and then if that is what Abundant Life wants or is close, that's fine. The JLUB can do well enough on their own.

Taylor: I agree that it needs to be town –driven. Everything from height to density....

Devinney: I think master plan route is fine because it requires oversight and public input. Plan needs to be what's good for us with plenty of public input.

Fitzpatrick: Can Abundant Life wait until we write the master plan? They wanted to speed this process along.

Taylor: Last meetings with JLUB, they realize this won't happen overnight. They were looking at large-scale, but I don't know that there are any contractual operations. We aren't at the beginning of the master plan process. They were aware of that. It will be several more months.

Fitzpatrick: If they can't wait, they can apply for the variance. I think we should do our own master plan. An applicant shouldn't walk in and write the plan to suit their needs.

Heinold: They have done market studies on doing commercial on their site. That would be valuable information for them to tell you. If you say it should be commercial, and it's empty and an eye-sore, that doesn't help anyone. That has to be weighed. I think there should be a discourse with them, but not have control. It's not to their benefit, nor is it to ours.

Fitzpatrick: Would they share?

Taylor: They should. Mr. Templeton is right that they shouldn't control the process. Some components may fit; we can say those that don't will change.

Fitzpatrick: It may benefit us to have them there.

Heinold: And there should be sessions without them there. Take an example: If we don't want the type of residential or the density, these things need to be expressed in this committee and explored in the subcommittee.

Ouellette: To set a direction, we're back to A,B, or C.

Devinney: Master plan

Templeton: Master plan with Abundant Life participating or without?

Devinney: Participating is the wrong word. Subcommittee may desire to have that input. Main thing is that the plan is driven by our needs.

Taylor: Some issues will need to have discussion. – no buffers at this time.

Subcommittee may say we need buffers and Abundant Life may want to do that as well.

Heinold: What level do you get to in this discussion – specifics on the site?

Taylor: Some of those specifics may be brought in – those affecting the county park next door, wetlands. Board needs to be careful not to do anything contrary to state's buffer standards.

Ouellette: Part of the process would be to involved our Environmental Advisory Board Do we need a motion?

Heinold; Up to you or we can explain to the board. Also think we should specify that Township Committee would like to see progress reports as well as a draft presentation.

Templeton: Meeting tomorrow night. I can brief them on your decision.

Ouellette: We can table

Fitzpatrick: We've discussed it twice. Why table?

Templeton: If you are comfortable with the process already underway and if Abundant Life wants to provide information they've acquired to subcommittee, that's fine. If Township Committee wants to encourage a closer partnership, then we need to state so.

Fitzpatrick: JLUB and subcommittee should have opportunity to view what they are proposing so they can make an informed decision. Subcommittee could invite them to share their information. I think it was misunderstood by us.

Taylor: Typical for landowner to be invited. There would be a question and answer session. Then the subcommittee says thank for your input. We will invite you back if we have further questions. There will be many questions. Subcommittee will make it clear that they are writing the plan.

Devinney: Insist that such a meeting be a public one. If this is the only site in which a different procedure will take place, it's important that that is done in public.

Ouellette: Back to A, B, C

Devinney: Master plan process should come first. Abundant Life should provide input at the discretion of the subcommittee in the public session.

Fitzpatrick: Wouldn't that be public?

Taylor: Have been, but they don't have to be

Heinold: Nothing requires it.

Templeton: Let JLUB continue as they are. If Abundant Life can come to a regularly scheduled meeting if they want to present something more.

Taylor: You can get a better exchange at the subcommittee level. You would have that right as a private landowner.

Heinold: If there are concerns regarding the proposal, we should be upfront with the property owner. For example, if someone came and said they wanted to build a Great Adventure and we didn't want it, we have to tell the landowner. The master plan process is where we want to go. As long as that process is public, they don't have to like what we say. I think we need to put ourselves in the position of looking at the property now.

Fitzpatrick: Abundant Life came before Township Committee with this a few years ago with same rough plan. My vision for that property isn't that density. I feel Township Committee needs to more informed of the master plan. I don't see that density out there.

Devinney: I have some concerns as you do as well as concerns about the requirements on services township must provide – ambulance, etc. against a conservative increase in tax base.

Hinkle: This will come out if we have Abundant Life come to subcommittee meeting. It certainly could be changed a lot.

Ouellette: Concerned with density for site. If we took Abundant Life out, we still have the property on 130 in C-3 zone that needs to be looked at for master plan. Doug, can we send that message to JLLUB. They may already be going in that area to examine their vision for that area taking Abundant Life out or has that already been put there.

Heinold: I'm trying to frame motion... Directed subcommittee to discuss issues associated with this parcel. Abundant Life could present any information and be asked any questions. Township Committee feels initially there is too much density for that site

and that should be noted by subcommittee. That subcommittee meetings be public and Township Committee be provided with written summary to be kept abreast.

School Board Presentation:

School Board Member (didn't catch name): 14 years on school board. Asking Township Committee to consider how we collect school taxes. When I started, state provided 70% of budget. Now we have flat or negative funding with mandates – we get 30% from state and 70% from homeowners. Several years ago we got this question from residents – why do you need to have a referendum? All you have to do is take a look at all the taxes you collect at Newton's Landing. They add up to an incredible amount. Joe Miller told them that school tax rate is set. Eventually budget is passed and certified and that's all that we get. Anything that comes on the books after that goes to the township. Mayor Fitzpatrick explained it as well. That same question has come up year after year. This year follow-up question – why don't you ask the township to give you that money? We're giving Mayor Ouellette a resolution we passed asking him to consider how those monies are used that come in after the fact. Lots of additional mandates and caps on us. If a high school student or handicapped student moves in and requires out-of-district placement, we are required to pay for services. Our ability to give back to the taxpayers has been diminished. We hope to work with you to take back the money that comes to you after the budget is certified. It will be used solely for tax relief.

Levingood: Everyone clear? (reexplained as above) Pointed out Rivers Edge as example. Asking you to consider and understand the frustration on our side. We know you don't have money to give away. One change in law re: budget process. In the past, defeated school budgets went to Township Committee. Now Township Committees no longer have part in the process – new position – super county superintendents will get them and have broad powers to cut and send to commissioner. If they don't respond in 15 days, it takes effect. I haven't seen the commissioner act on anything in 15 days. I liked the old system better than this one.

Ouellette: Minutes from school board meetings will be provided to Township Committee to keep abreast of what is going on in the schools.

CONSENT AGENDA ITEMS:

Resolution 2007-118 authorizing award of bid for in-car video system m- police vehicles

Resolution 2007-119 award of bid and contract for improvements to Burlington Avenue Streetscape Phase II, contract II – Bend to Cooper St. under the NJDOT Centers of Place program

Payment of Bills

General	\$499,839.27
Payroll	55,088.34
Trust	2,227.00

APPROVAL OF CONSENT AGENDA

Meeting open to the public

Resident of McCay Way: Mr. and Mrs. Resnick of 83 Pennington Ct. couldn't be here. (presented copy of letter to Township Committee) They've had conversations with Pulte. Resnick was aware that Corcoran was representing township in lawsuit with Pulte. Aug. 29th Resnick letter to Pulte received response: Township approved mowing 4-6 in late fall or spring. Newton's Landing Homeowners Association should mow weekly. Mr. Resnick wasn't aware that plans designated the late fall and spring mowing. Pulte did it 2001-2005. When he bought, he had no knowledge of what the plans were or the property line. Mr. Taylor is to walk with Pulte behind it. The mound had a fence around it when Mr. Resnick moved in; now is supposedly planted. Residents had no clue.

Hinkle: Scott and administrator are to walk and make a plan.

Taylor: Wednesday – check out mow line for consistency with landscape plan and to evaluate composition to be sure it is the approved seed mix. We're trying to get it back to native grass and wildflower meadow at 2-3 feet.

Hinkle: Ongoing and needs to be fixed.

Taylor: From day 1, always planned to be naturalized. Pulte put in turf initially and then they just stopped mowing. Residents perceived lack of mowing as opposed to natural landscape.

Corcoran: This went to municipal court. Was a meeting that night with Pulte, landscape architect, prosecutor and me – didn't go well. Judge ordered agreement by a date to correct or court proceedings would go on. Another meeting was held and went better. Now, can it be restored to meadow mix? Is there anything worth saving or do we have to start from scratch? Mowing outside basin responsibility of Homeowners. Issue of what the line is for mowing. Finally agreement among professionals that something needs to be done. If not, it will continue as a legal process.

Resident: Because property line is different from mow line, Homeowners' Association doesn't know where the boundaries are. Needs to be made clear.

Taylor: Asked Pulte to put wooden stakes that say there is songbird habitation restoration in progress.

Resident: Path from Russ Farm with eventually go to county, but we won't be responsible for the path when it deteriorates or from snow. Lot 63. We won't be responsible for it – township will be.

Fitzpatrick: I'd like to attend the walk-through and see if we can't put this to an end.

Hinkle: Watch out for the animals.

Resident of Burlington Ave: Speaking as former Township Committee member, mayor, businessman, and Referred to article in paper. I am responsible for establishing the position of administrator in the 80's. We were looking for a college graduate with experience in municipal government and grant writing. I don't know Mr. Corcoran that well and haven't talked with Township Committee. The reason we wanted an administrator was to run the township effectively and efficiently – save money on auditor and attorney fees. We wanted someone who could write resolutions and amendments and then have them reviewed. We wanted someone who could do the budget and state paperwork – to oversee purchasing and personnel - quotes on contracts. The first two

years we saved his salary. Township Committee is a part time job and you do a lot of work. You can't be here in the day and problems should be dealt with by a person in that position. Problem I see is that you should have all your department heads in to have a preliminary budget for next year. It shouldn't be dropped on us like a lead balloon in January. I don't know Mr. Corcoran or if he is doing his job or what you expect of him. I'm sure you are in contact and keeping up with him. To eliminate that position would be disastrous and cost taxpayers a lot of money. We need an expert professional leadership – not status quo- or we will regress to the 80's. Township Committee's effectiveness is judged by the tax bill. They judge you by the tax rate and budget you create. The tax bill and reeval was disastrous. You can handle this through contract negotiations. You need a business plan- long term- just like a large company has. I can't stress enough that if you eliminated the administrator's position, you will need a person or two and vacation, hospitalization etc. The article in the paper seemed to revolve around money. From the way this reads, he is doing a good job. That can be addressed through sensible contract negotiations.

Resident of Delaware Ave: Two meetings back, talking about Pennington. Doug, has county withdrawn?

Heinold: I haven't been involved.

Resident: Another question.... any procedural problems or violation of rights in Steve Corcoran?

Heinold: I wasn't here. I know that letter came from mayor directly. I don't know.

Resident: Notice can be served by any member of committee.

Heinold: You are asking me to give legal advice to committee which I don't want to do in public.

Resident: Do we currently have a contract?

Devinney: No, we do not

Resident of 2nd St: Basin at Newton's Landing – we put in meadow mix. Sue and I went out and walked the path. The basins at that time were good. There were wildflowers and there were grasses that were appropriate. I was surprised at the consternation. Salesmen at Pulte said things that were inconsistent with the plans – suggested maintenance that wasn't on the plan and wasn't delivered. When we looked at them a month ago, they were incredibly good. After frost, they should be mowed 4-5 inches to save the flowers. In the spring, they come back again. As to the mound, they mound was a burial ground discovered when we did the archeological dig. We fenced it for construction; it shouldn't be fenced or mowed. Meadow mixes weren't designed to be mowed as lawns – a little more than the bottoms – but not much. Unfortunate that the residents were given those expectations. Beauty is in the eye of the beholder.

Re Abundant Life: Assisted living is inherently beneficial use – burden on township.

Newton's Landing, Creekside happened by litigation. A church group has hefty leverage in front of the courts and I would suggest you don't do a cavalier job and walk down the street. Having done master plan, entire JLUB and Township Committee should sit down together. Subcommittee has biases and they come into plan. That's what happened in 99. Should be a working document. Things change – price of gas, Green Acres has a 50-50 chance of passing. You need flexibility to adjust to changing facts. Better to meet as

the two committees of the whole in public. Distributec still needs to be resolved. We need to protect Rancocas walkway. One of the problems of the '99 plan was that it was too late to make changes by the time it came before the public – better to have community consensus early on. Master plan is function of planning board, not the Township Committee. You can vote, but they can override you – a weakness since you talk to the people more directly.

Resident of Pennington Ct: Bonds for Sect. 1,2,3 of Newton's Landing were released with conditions. Have they been met?

Heinold: As per Kathy at Birdsall, no. Ball is in Pulte's court.

Resident: Roads are still Pulte's. Has the township notified Pulte that they have to do the snow?

Heinold: Not the township's responsibility.

Templeton: Has your homeowners' association made that call? It's Pulte's road.

Resident: Is there still a triparty agreement?

Resident: Until basins meet township approval, everything is status quo?

Ouellette: Yes

Resident: Formally request that township contacts Pulte re snow?

Heinold: You want Kathy to contact.

Fitzpatrick: We can write a letter.

Templeton: Who is paying for Doug to write a letter to Pulte?

Fitzpatrick: We are

Templeton: That's what's confusing me. Right now Pulte owns the roads. There is an agreement in place.

Resident: You hold the bonds.

Templeton: They aren't going anywhere. It's a basic business thing.

Resident: I had to put 1500 pounds of dirt to bring my backyard up to level. I'm making the request for 250 homes. It's not effective to say that it's the homeowners' responsibility to contact Pulte. Township is required to make sure that the developer does what they are supposed to.

Corcoran: I have no problem notifying Pulte that failure to have these bonds released doesn't change their obligation to have the roads plowed this winter.

Ouellette: I would agree with that so that our public works has a heads-up.

Corcoran: Makes little sense as to why they haven't asked for an inspection. It's unusual.

Fitzpatrick: I believe we should write the letter because we've had a lot of problems there.

Corcoran: Most builders are anxious to get off construction bonds as soon as possible.

Possibilities of more maintenance grow as things get older.

Devinney: Frustration from Committee is that we feel as you do

Resident: Would Committee consider that individual homeowners receive a notice of meets and bounds when they go to settlement?

Taylor: Boundaries

Resident: No, "as built" survey.

Corcoran: We are digitized and have asked Pulte to provide them to us. Important because they reflect changes that were made in the field.

Resident: They are being provided to the township when the development is finished, but not to me as a homeowner. My problem was on my walk through and every walk out. In most communities, they require as “as built” I could have used that and the drainage issues wouldn’t have been there.

Taylor: Would have shown the same thing. Drainage should have been handled.

Denton: Final “as built” should have been provided prior to CO.

Resident: They tried to fix it, but didn’t fix the problem, just the symptom. I don’t want this to happen to someone else.

Denton: Sounds like they tried to fix it another way instead of fixing it to plan.

Resident: Patio has a huge crack.

Taylor: Not sure if patio is covered on bond.

Denton: Well, if they haven’t done the grading properly...

Resident: I’m trying to be sure that this doesn’t happen to someone else.

Corcoran: Call me. We need to have our former engineer out.

Resident: Kathy and MaryJane have looked at it.

Corcoran: Want to make sure it’s in the process. We catalogued hundreds of issues that needed to be fixed over many months.

Resident: The issue became drainage. They put up a piece of metal so I didn’t have a flood in my front yard.

Fitzpatrick: When you go to closing, as a homeowner, you have a right to an “as built”

Denton: Should have been fixed before she moved in.

Resident: I had come to township for “as built” and was told there wasn’t any.

Denton: Should have been fixed to get a CO.

Resident of 2nd St: Abundant Life and density – critical mass for assisted living – hundreds. I would be disappointed... won’t impact the heart of town. The issue would be the taxes. They would be taxable. Senior housing represents a better ratable than a restaurant. Level of service would be more than covered by tax. You’re not going to get industrial or commercial on that site. I would encourage you to do the highest density on that site.

Resident of Burlington Ave: From public works, what’s required when streets gets turned over from Pulte?

Fenimore: Snow, trees.

Resident: Is there money there?

Fenimore: Yes

Resident: What happens if we don’t get the streets?

Ouellette: Will be reappropriated?

Fenimore: We make do with what we have.

Resident: Is there any other service township doesn’t that will be provided?

Resident of Buttonwood: Yes, the water in the fireplugs.

Fitzpatrick: Roads, trees, and maintenance.

Resident: of Pennington: Mailbox on Russ Farm Way – message of bill for \$12,000 – for 5 years no one has paid the bill for the street light

Fitzpatrick: We paid that bill

Heinold: once you get 50% occupancy, municipality has to start paying streetlight bill.

Fitzpatrick: New bill

Resident: Showed up in the last month. Our managing company called Public Service and it was rebilled to Pennsylvania.

Fitzpatrick: Pulte

Resident: As far as fireplugs, it hasn't been straightened out. We don't pay the bill.

Ouellette: So they are sending you bills that are Pultes's.

Resident: Wouldn't be the township's – would be fire company's

Corcoran: My fault – bill from water company. I was advised to forward to you. I didn't realize it was tied into the dedication of the streets

Resident: Our lawyer said not to pay. I don't think township would have to clear snow off the streets.

Corcoran: Only exception is the streetlights.

Resident: Sewerage same way

Resident of McCay: When you talk about trees and lights, Scott... when you place streetlights, don't place them next to trees that are going to grow.

Taylor: What gets planned and approved and put in in the field is often very different.

Local utilities put in where it's easy for them.

Resident: Ask engineer – contract JLUB engineer – eliminate a lot of problems like what Jean had so we don't have people standing here in the future.

CORRESPONDENCE

Lohr:

-letter from 4 families request 500 block of Second Street be closed for an anniversary party. I will forward to Police Department.

-Letter from resident on Walter Ave. handicapped sign can be removed. Not a codified spot, so John can just remove sign.

-letter from Burl Co Community Development – approval of project. Denton will scale down and report.

-letter from Shade Tree – recommendations and comments on proposed new shade tree ordinance.

Discussion

1. Proposed Ordinance – amend dog and cat license fees

Lohr: For years and years, base fee has been \$7.00 + \$1.20 to state and additional \$3.00 to state if pet isn't spayed or neutered. Amount was sufficient to cover animal control.

Legislators now realize that's not the case so have changed the law to allow that to go up to \$21.00. Hasn't seen any other townships going to the max – usually \$14-16 range to help fund animal control cost. I would recommend we do increase so that owners have a higher share in the burden of animal control cost. I have a recommendation, but it is your call. We have to collect \$1.20 to state. We don't have to send them more if we increase.

Templeton: How much do we take in?

Lohr: Approximately 500 licenses a year plus late fees. That amount used to pay for all of our animal control costs, but that's not true. Euthanasia charged back to township as well as county shelter.

Devinney: How long has it been \$7.00?

Lohr: As long as I've been in this job – at least 15 years. We'd like to see \$15.80. With the \$1.20 for the state, it gives us an even \$17.00. Money covers animal control, stray dogs and cats

Hinkle: Feel we should increase it.

Devinney: Been a long time.

Templeton: Something else to consider is the trash cans heaping with bags of dog refuse. We spend \$1300 to contain that. It's not just animal control. An increase to begin to recoup those costs.

Hinkle: People without bags. Can you make a citizens' arrest?

Fitzpatrick: I would make a citizen's arrest.

(I missed a bit of this.)

Fitzpatrick: Moorestown raised \$14.00 and late fees to \$9.00

Lohr: Our late fees can add up

Devinney: 3% cost of living over 15 years, an 80% increase would keep up.

Fitzpatrick: \$13,000 for new animal control vehicle. An increase is certainly warranted.

Residents may be upset, but animal control is a costly expense.

Templeton: Fee should be raised to offset our costs up to the state cap.

Lohr: I don't think the state cap would cover it. I would like to make it something with \$.80 at the end so we aren't handling the 20 cents in change.

Devinney: What's the total?

Lohr: \$20.00 if not spayed total.

Fitzpatrick: Just double it to \$14.80 and just be done with it.

Hinkle: I would go for \$17.00

Ouellette: I'm in favor of \$15.80.

Fitzpatrick: Mayor, can't we just move on. We've discussed this for 35 minutes.

2. Proposed Ordinance – creating driveway and access point standards

Corcoran: Committee's request to do something with property maintenance – residents are parking considerable numbers of vehicles on pebbles and stones. Claim to be restoring a large number of vehicles. New ordinance describes a driveway. It can be first reading tonight if you want. JLUB has reviewed – one comment was dealing with circular drives and that is not the intent of this ordinance. It's to deal with multiple driveway entrances whereas one should be standard. Specific cases – residents- who seem to enjoy circumventing the requirements. Do you want us to ask Doug to include something exempting circular drives that are existing?

Hinkle: Question: stones without curb cut. Isn't there something you can do?

Corcoran: Yes, that's why we're approaching this in this manner. Property maintenance issues aren't grandfathered.

Fitzpatrick: Some properties I've noted have curb cut now. I see that whenever we do road repair, somehow they got curb cuts. What happens in a case like that?

Corcoran: They would be allowed one access for a curb cut. We've come a long way in addresses properties that looked like a used car lot.

Templeton: What about existing that have been there for quite some time?

Heinold: Subject to the ordinance. Technically right now, they have to get an approval for that from the board. Is there a way we can craft an exception?

Fitzpatrick: Several on Burlington Ave and Franklin St. – where would they park?

Resident: Properties exist with two accesses– one on each street.

Heinold: Can draw exception. When you take action, there are unintended consequences. On the two street issue, we can draft an exception. On Burlington Ave. you may create new problems.

Fitzpatrick: Streetscape was to have cut-out parking, but county didn't agree to the plan. I'd like to review this a little more. Hardship clause when there is no place to park?

Ouellette: We want to get cars off the street

Heinold: Can ask for relief, but there is a fee associated with that and that is a hardship too.

Ouellette: How do we deal with double driveways and 8 or 9 feet width? I think we need to address this

Fitzpatrick: We need to look at this some more

COMMENTS – PROFESSIONALS

Denton:

-Community Development Block grant – Hickory to Laurel and Union to Franklin - \$72,000 fits the Walnut section and reapply for Poplar another time. Curb, sidewalk, aprons, trees, tree removal.

Fenimore: Whatever we can save, we should save.

Denton: Needs to be complete by Sept. 2008.

Heinold:

-Mansion – short request for proposals to obtain information from interested entities – 7-10 indicated interest – some gave little information and some more extensive. Developed one page RFP – needs a motion to approve changes and post the RFP on internet and website.

Fitzpatrick: motion to approve changes to RFP and get out to applicants

Devinney: and putting it on the website.

Ouellette: Deadline

Heinold: Oct 31st and in the interim will establish a grading format to assist the committee when looking at proposals – each can review and make formal determinations to determine what is worth pursuing.

Passed unanimously

-Templeton: Have escrows been paid up from J2?

Corcoran: Some, but not all

Templeton: How much in arrears?

Corcoran: Don't have that with me

Templeton: Status of carriage house and goods that were there?

Heinold: Did a letter on that.

Hinkle: We got that letter

Templeton: What did it say?

Hinkle: Not responsible to make payment

Heinold: Letter was about notice issue and condition of property issue. I need to review letter. I haven't seen it for a month or month and a half.

Templeton: so we don't know.

Heinold: Open issue

Templeton: Question as to whether the building was being used for storage beyond the lease – things stored there and out for yard sale

Hinkle: We'll have to dig that letter out. They weren't liable for repairs and I don't know the reason.

Templeton: When you find it, send it

Corcoran: I have it.

Heinold: Janice, do you have it?

Lohr: Not with me

Ouellette: Status of oil tanks

Corcoran: Location identified, but condition is being worked on.

Hinkle: Could be filled with sand

Ouellette: We don't know that.

Fitzpatrick: Anyone contact Stein to see if that was done?

Hinkle: Vince Amico said there were oil tanks, but everything was taken care of when they converted to gas.

Corcoran: When we became aware of oil tanks, we hired specialist to certify the condition of those.

COMMENTS – TOWNSHIP ADMINISTRATOR Corcoran:

-Escrows have been challenging – suggestion by Taylor – discussed with Hudnell.

Require financial officer to notify JLUB whether the escrows are paid up. Once JLUB acts negatively, difficult to get those escrows current.

-inventory of signs – areas that require stop sign and will be ready to present drawings soon. All traffic controls have to be codified.

COMMENTS - DEPARTMENT HEADS

1. Public Works John Fenimore

-Leaves at end of month – can't be in the street except for a designated time. We have 7 days to pick them up. Pick up between the last week of October until Dec. 31.

Fitzpatrick: Can you put a blurb in Bee?

Frenimore: Yes, will put in about streetsweeper. When people blow stuff into street, it has to go to a dumpster – has to be taut – has to go to landfill and we pay. Important that people don't blow grass into the street. Eventually we have to pay for it.

-I thought we were going to bond for the side covers for Stormwater Management. When I clean out, I was going to put the covers on them.

-approval from snow plow and salt spreader. Have we paid Delran?

Hinkle: I'm embarrassed. We had made a deal to pay for that

Ouellette: Bridge Commission program fell apart.

Corcoran: Owe \$22,5000

Lohr:

-Rabies Clinic (I missed the date) – will be Beverly Bee

-Does Township Committee want to advertise for applications to boards?

-What process will you be using for professionals for 2008?

COMMENTS - TOWNSHIP COMMITTEE

Fitzpatrick:

- RiverRoute Advisory – \$2 billion in businesses – received citation from NJ General Assembly in recognition of their efforts to economic renaissance – Marlene and Mike were part of this
- Received letter from Pulte originally from McElroy – regarding trees on plans and lot.- Scott and Steve
- 150th anniversary of Delanco Post Office celebration – four events –Oct. 4-7 see previous meeting notes – flyer available at Municipal Building.
- Attended a meeting regarding tolls sponsored by Diane Allen– NJ shouldn't sell assets – call governor's office
- support Library through Boscov's – see town website for more information

Templeton:

- land use tomorrow night – Savannah Mews and Winzinger – encourage attendance
- working with Sewerage Authority to establish collection for Coopertown sewer line – Heinold and Coleman working on letter to restart that process to get money back to Sewerage Authority and to township.

Fitzpatrick: Loan was for \$3 million – it was \$1 million.

Templeton: Township owes \$1million + for hardware, paying on debt service and (missed this)

Ouellette:

- Attended (missed the event) and was able to network with other municipal professionals.

Submitted by Maureen Barrett

Meeting ended at 11:15