

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

Township Committee October 15, 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; John Fenimore, Public Works ; Phil Goffredo, Code Enforcement; Scott Taylor, Township Planner ; Phil Goffredo, Code Enforcement Officer

SPECIAL PRESENTATION RESOLUTION 2007-121 HONORING JONATHAN DANIEL SHEDAKER in recognition of his military service and honors over the past 6 years in the U.S. Navy in the fight against global terrorism. Accepted by his parents.

SPECIAL PRESENTATIONRESOLUTION 2007-122 HONORING RODNEY D. HUBBS in recognition of his leadership and effort in organizing Delanco Community Day on October 6, 2007

Ouellette: *Burlington County Times* recognized Delanco Fire Company as the finest fire company and Delanco as the finest community in Burlington County. It's the people who make that happen. This plaque will travel to the three boards in town and then back here for display.

GREEN ACRES APPLICATION PUBLIC HEARING For Block 1900, Lots 5.02 & 5.03 Resolution to authorize application for this lot behind the municipal building.

Resident of Shippo Way: Why do we need the extra land that we will have to pay on when we have property out by the dunes?

Ouellette: Good question

Resident: You already voted on this. Why is it back?

Ouellette: Feeling among some members that not everyone had the opportunity to comment.

Resident: Already fields out there.

Ouellette: Mr. Corcoran, did we receive appraisals?

Corcoran: No, only question tonight is whether to file for funding – Green Acres 50%, county 25% leaving Delanco 25%. Action tonight doesn't authorize purchase.

Resident: Don't need to take more land off the tax rolls.

Corcoran: Current taxes paid if \$451 – next year \$250 because it is farmland

Fitzpatrick: John, can you address West Avenue? Are we in a position to develop it?

Fenimore: Fields are getting worn out – three baseball fields and two little league and a soccer field – soccer taking a beating. More kids with development. We need to expand

Fitzpatrick: What about the dunes

Fenimore: No, that's dredge spoils. I will fight tooth and nail to keep that compost.

People don't realize how important that site is – saves \$75,000 in hauling compost.

Corcoran: This is first step in acquiring open space – notify Green Acres of our interest.

Next step would be appraisals and negotiations with the owners and the county to determine actual cost. Then Committee would be considering actual net cost – takes time

and would depend on state and county contributions. There are other discussions and hearings to come. Preliminary plan to see what would fit and to serve as a basis for overall cost of a project. No decisions made – would be done by advisory boards. This decision in no way affects the parcel at Pennington Park as part of tri-party agreement. They are not connected.

Templeton: What is the status of the agreement?

Corcoran: Still have contract with Pulte and county –

Templeton: Not changed so we still have an arrangement for about 25 acres that would be available.

Corcoran: Some rumor has risen. County is not pressing us off- they will abide by the tri-party agreement

Templeton: Didn't you say, Kate, that the county was backing out?

Fitzpatrick: I understood that the county wanted to move forward and develop. My conversation with Matt Johnson was that they would like to develop it. I thought I heard that from you, Steve.

Corcoran: No

Fitzpatrick: If the township wanted that land, when would the deeds be available?

Templeton: Can we start discussions with county to discuss using those acres at Pennington? It seems to be lagging farther behind. That way we could move forward.

Resident of Burlington: Suggestion – it's been reported that there is new information regarding this project. I'd like to hear that before we do the public portion of this. I'd like to hear the new ideas or input from other people that Kate referred to.

Dave Rust, Chair of Recreation Commission: Approval of this grant would give kids some place to go. Talked about what would go in a recreation building when we were going to use old municipal building– ping pong, etc. 25-30 residents volunteered to work and there were donations. When Township bought mansion, we were told we could use the basement, but now there are safety concerns. Summer program didn't know where it was going to meet. Modeling program was taken in by the church. Everyone from Rec has things stored in their homes. Would be nice to have covered picnic pavilion and allow rain shelter for concerts. Teens and adults would benefit from a building. If Pennington Park never sees the light of day, this may be our last opportunity. Volunteers and local businesses will reduce costs as will Delran and Riverside. Township Committee, Recreation Commission, and Joint Land Use Board need to work together. Recreation is committed to this project.

Resident of Magnolia: How much ground is behind us?

Corcoran: about 22 acres including parking

Resident: We need a recreation complex. We have a beautiful school and municipal building. Senior programs growing. Police force growing. Recognition of our town by the paper. I coach. Towns that can host tournaments boost their towns. If county wants 25 in Pennington, ask them to help defray the 25% that we need for this project. I was on Township Committee when field of dreams came up. I'd like to lend my support to this project.

Resident of Delaware Ave: I was looking for new information from professionals.

Nothing changed since this was voted down 5-0. I agree that Rec facilities can do tremendous things for towns and I advocated them when I was on Rec. Nellie's Pond is how much of this?

Taylor: 10% of overall parcel

Resident: Need was acknowledged. – Can't do here what you can do at Pennington due to shape. Superintendent of public works commented that it would be easier to maintain a field here. We tend to do things fast and cheap. We have trouble maintaining fields because we do things cheap and the best we can. Babe Ruth field is on clay without adequate draining. At West End, field drains to home plate. We can't expect to be throwing down seed and think it will be easy to maintain. We don't know the cost of the land or the project. Schools have facilities; they want some of the tax money back. Let's start working on a joint use agreement right now. We need Rec facilities. Last time I suggested that we take a giant step sideways to create a master plan. You said it would take a year – it's worth doing. This plan won't get us through the current build out. We may need to expand use of West Ave or move compost out here. If you want to move now, Pennington is your most likely site. How much money has been set aside for toxins and soil testing? Nellie's Pond had trouble in 90's under Conwed – fined by DEP – untreated industrial effluent – DEP says only industrial development possible. Maybe these two parcels are ok. If you bring this up for active use, you will have to pay for testing and remediation. This site seems like a bad idea. We've spent \$10,000 to survey and dangled this in front of Rrec. There are better ways to go about this – start with planning.

Hinkle: Mr. Suter brings up good points about the soil. I would hope that that would be tested before we even put a fence post in the ground. I still think it would be good for the people in town. I don't remember it being only for industrial, but if Mr. Suter says it is, I'm sure he's right.

Devinney: We're not talking about spending any more money. I'm torn – I take comments about planning seriously. I hear Dave Rust talking about what is needed now, but then again, Dave Suter says don't rush into things. I plan to vote for this application, but I won't get off discussing the planning for the long run. The more open discussion, the better.

Templeton: I don't think this is the best physical location for the park – attracting young people onto a busy area which has truck traffic and will be more when bypass comes through. There will be a "rabbit trail" over the tracks. I don't think that kids should be crossing over tracks. I think Pennington is a better shape, accessible and keeps kids away from high traffic areas. Regarding Nellie's Pond - comments were made to me at 7-11 and post office. I looked in the DEP records – before the subdivision last July – original lot 5 deed restriction placed in 2002 for contamination for soil and a site interior to the building – don't know why. There was a fire there at one time. Deed restriction - non residential use and non-physical contact. Talked with DEP rep who emphasized that if we want to pursue this we need to turn over every rock just for due diligence. Because the deed was transferred to the same owner in July – restriction may or may not transfer as per Denis Germano, attorney of Joint Land Use Board. Site was treated with the understanding that it would always be used for industrial purposes. – will need more safeguards and remediations. County clerks's records – map on shoreline of Nellie's

Pond by berm – copper, lead, benzopyrene and (I missed the last one) I still think it's a bad area geographically and we should stick with what we have.

Fitzpatrick: As far as remediation and the toxins, seller can be held responsible for cost of remediation. I don't see that as a stumbling block. That doesn't have to be Township's cost. Officers of DYSA have looked at the future – two fields and Rec center would take care of needs for 20-25 years. I don't think there is any harm in applying for the acquisition grant. We can have some negotiating as far as the county. This could be a win-win. RE master plan – Rec's submitted in 2002. Taylor Design emailed me with questions for Rec. I'm waiting for minutes of that meeting. Everything revolved around Rec having a Rec Center – adult and art program (now at Newton's Landing), more teen activities – dances at Walnut Street School, just a place for kids to go, hang out, and chat. Pennington isn't any safer. Few kids walk to school. Parents drive them everywhere. I can't imagine kids riding their bikes over the railroad tracks. How many bikes do you see at the park? When I talked to the chief, he thought this parcel was safer as Pennington. We could be waiting three years for Pennington. I am voting for the application.

Ouellette: I can't support the application based on the environmental concerns. I have a daughter who plays sports and if something were to happen to her, I couldn't live with myself. At Pennington, we're at the end... Pulte wants to unload Newton's Landing. If we go forward with this piece, it could take three years too. We already have \$300,000 Green Acres. We don't have to build the field of dreams all at once. Neighboring towns and contractors could help us there as well as here. Someone would have to say it's environmentally safe. I can't understand why the owner doesn't have an idea of what it's worth. I was willing to do the appraisal, but with the environmental things, ...

Fenimore: Good point about contaminants. Have to do the same thing at Pennington. I've lived across the street for 22 years – there are bass and bullfrogs – they wouldn't live in there if there were contaminants. My kids played there fishing and boating. I would have a concern if there was one. Distributec would have to clean it up. When Distributec bought this building, there should have been an environmental.

Ouellette: I think that's what Mike has

Templeton: DEP –1996-2002. Distributec then. Document for new 502 and 503 lots looked like a Receipt – no restrictions. Ownership didn't change – don't know if it wasn't on Record yet. Got a case manager at DEP and was able to get information – what you know I know.

Fenimore: It has to be checked out.

Hinkle: Pennington was loaded with contaminants – problems with marina. Another thing about safety – any place we build a park, it's not just for Delanco. Out there there will be strangers. Here is more protected – by police and public works. I think out there won't be as protected. We will deal with contaminants.

Fenimore: Riverton has park on railroad tracks with a fence. Promise to us of sidewalks. You should see people walking out there. It scares me. One good point is that the town needs Recreation building. Putting it off... property will go higher. Could get away with fields, but they need a building to put their stuff in.

Fitzpatrick: We would owe county \$40,000. Current approval of loan for Pennington that could be assigned to this property. It's not a grant – it's a low interest loan.

Heinold: Normally, Green Acres requires full application, but they are treating this as an amendment to the waterfront property application. Other elements are appraisals which are already authorized, a survey of meets and bounds, an environmental assessment report through further studies or reports – costs shared by state 50%.- title search needs to be done. Need to look at deed restriction issues which may impact value and use. Lots of questions that will need to be addressed. Green Acres anticipates those questions.

Resident of Buttonwood: Where will they cross from the upper edge of town?

Ouellette: Perkins or up through town

Resident: If they had Pennington, there was a walkway that was going in would take you right up to there along the creek. To me, that's another mile out of the way for a kid to go. There are families in town who work and can't drive the kids. Kids could drive under the railroad bridge.

Resident of Kansas: I disapprove of kids playing on field and sliding in the dirt and exposed to those chemicals. You can never be sure that you ever clean it up. If you posed this to residents, I can't imagine anyone wanting their kids to take that risk. I'm all for sports and recreation. I've fished Nellie's Pond, and some of the fish have mutations.

Templeton: Area cited in deed restrictions is just outside appears to be in this edge. It's outside the parcels the township is looking at. My question was whether that restriction would transfer. The contamination is not on the property – it's on the edge of it.

Resident of Delaware: Deed restriction --- If Distributec sells as industrial, it gets taxed as industrial. When I came to JLUB, they thought it was silly for him to subdivide because there is no access. If it sells as industrial, no remediation is needed.

Are you talking about shifting bonds for the waterfront at the Columns?

Heinold: No, adding to the application

Resident: I worked as a Recreational services professionals –we promote health and safety. Why would the parks just be accessible by car? We need to address circulation – ability to get to a park on foot or by bike.

Fitzpatrick: I thought Mike said it isn't that area that is contaminated.

Resident: You're going to be asked to prove that the water is safe.

Fitzpatrick: I wouldn't want any field for a child that was contaminated – you can't build on a field like that.

Resident: Here's the point...if you are building this on the cheap, (I missed the end)

Fitzpatrick: That is the seller's responsibility.

Resident: Why aren't you making application to build at Pennington?

Fitzpatrick: We have . \$300,000 to build

Resident: To move the road. We don't know what this will cost and we can do it all in less than a year.

Fitzpatrick: If it is contaminated, it should be available to the seller right now.

Resident: What happens if you are wrong?

Fitzpatrick: We wouldn't purchase it

Heinold: Green Acres wouldn't fund it. I have other questions that won't be answered until we get the environmental reports and appraisals.

Resident: Who pays?

Heinold: Can be buyer and seller

Resident: What is the hold-up with Pennington?

Ouellette: Retention basins weren't put in properly

Resident: Whose responsibility?

Ouellette: Pulte

Resident: No legal resources

Ouellette: Working on it

Fitzpatrick: Out there with Taylor last week identifying species with Rep from Pulte who did landscaping survey. Looks like it will take quite some time. Basin is all wrong – needs to be cut twice – mound is all weeds and mow line needs to be changed. That could take a year or two.

Taylor: Pretty accurate timeline

Fitzpatrick: Shouldn't release bonds until it's taken care of. I don't see that land deal taking place for some time. That doesn't mean we should buy a property with environmental concerns.

Corcoran: Green Acres is part of DEP. Three years on basin. To proceed on triparty agreement, county will require all done properly. Road and utilities have to be moved and water has to be done. Need sewer line. \$300,000 wouldn't nearly pay for the cost of moving the road.

Templeton: That's why my suggestion is to work with the county on our two parts of the agreement. Why should we wait for Pulte to grow grass? Why can't we do temporary fields so we don't have to do it twice?

Ouellette: We have the perfect person – chair of county planning board who can help out in that process. (to Corcoran)

Corcoran: If you want to proceed without deeds, I would be happy to pursue whatever the committee decides.

Fitzpatrick: This motion – is there a deadline?

Lohr: Yes, coming up.

Heinold: Oct. 27

Taylor: Just authorizes application

Resident of Kansas: Last time we brought this up, several residents brought up West Ave. Did anyone look out there?

Fenimore: We have

Resident: I'd like to see a layout of that so we can do a comparison. We own that property and I haven't heard anything about contamination. You have to look at the two options possible. It seems like this is what you want to push and there's a chance that something may be wrong with it. It's a disservice to Delanco.

Hinkle: We don't have title to that property. Beverly is having problems with title out there. We do need to look into that. We need to look into everything. If we're going to wait, take the time so they can have a building for real. I want to spend my money on something we can be proud of. Let's do the research and do it the right way. We owe it to the people around us.

Resident of Rancocas: It sounds like you have a couple of things happening – need a place for Rec., own land at West Ave, Pennington in 2-3 years, property we don't own

with possible toxins which could take 5-10 years. Taxes are going up and we're not paying our bills. Why not look at what we already have before we spend money on what we don't have. If there is a deadline, when is the next deadline for the grant? Why not study in that time?

Resident of Maple: This was voted down a month ago. What happened?

Fenimore: Mr. Corcoran and I weren't here. I asked them to redo the whole thing. I've been here 37 years and someone has to step forward. If DEP doesn't give us the money, then we move on. How much does it cost to do the application?

Resident: You don't have to move western civilization to lay out soccer fields. You can't keep buying things. People keep saying things, but there aren't any facts. Lots of maybe's. If I had children, I would pack this room regarding what Winzinger is putting in the air. We have Hawk Island. A month ago, the elected officials voted it down. It was the same thing with the mansion. Taxpayers are still paying their taxes.

Ouellette: What happened over the month is that other folks wanted us to take another look at it. In the meantime, Mr. Templeton came up with DEP stuff that raises even more questions. Let's take a look at West Ave and Pennington again. We need to look at the options.

Resident of Buttonwood: Wasn't it inspected when they did Pennington Park?

Ouellette: I agree that the county had to look into that property.

Resident: It has to be good if they bought it.

Resident of Burlington: We all agree that Delanco should have some type of Recreation. I don't see it any time soon. If this plan takes place, how long will it take to be cleaned up? Property at Pennington will eventually be turned over to the Township... why can't we move on that now? Why can't we just ask? We know what the holdup is. Why can't we just take over that property? We can deal with the fields. We need a building. We own land on Vine Street. Isn't there a piece of land where you can build something for Rec to store stuff. Even if we get permission for Pennington, start with the Rec center where it was supposed to go. We have to take all the options. If you put a field into Pennington, you might have a nice soccer tournament. People look at our town and what kind of Recreation center we have.

Hinkle: What would be wrong with Township and Rec renting on Burlington Ave. to get something temporary – Burlington and Vine. I don't think the rent isn't that high. It's a storefront building. Liaison to Rec should be able to do something with that. We do need something for storage.

HEARING CLOSED TO THE PUBLIC

Fitzpatrick: We need to research other areas before we make this application – West Ave-Rec center with rooms for coaches and DYSA to meet – 2nd would be Pennington - moving the road would be expensive. Let's look at what we have – the area that's grass-Colgate – fenced in lot – we own that other section where we have the pony rides. Ideal place for Rec center.

Fenimore: That's where the shed it going?

Fitzpatrick: Another area for a field

Fenimore: All wetland

Fitzpatrick: We need to come up with something solid so we can show the residents the research. Application to Green Acres won't cost more money since we already paid for the appraisal.

Hinkle: We should go forward with the application and find out if there is something drastically wrong there. West Ave – title problems, metals in dredge spoils, high cliff. For now, I'm in favor of going ahead with application

Devinney: We don't lose anything by waiting for six months. We need a lot more discussion on this topic. Every time we discuss, more information. We should look at asking the county if we could do something at Pennington – maybe we don't need to hold ourself hostage. Renting some space is an option. We need to work on a master plan for Recreation to look at all of these questions – what do we need and what do we need to achieve those goals.

Templeton: I agree with what Mr. Devinney said. This land isn't a good location and the environmental stuff clouds it. I think we can approach the county regarding Pennington. I think we can get a plan. Our checking account doesn't support doing it overnight. Explore comments at this meeting and others to rent or enter discussions with school to use those facilities. A turnkey operation at a school is our logical option. I don't support this application.

Ouellette: I would support looking at Pennington – do we really need to move that roadway? Can the plan be changed? We can approach the county – we don't know until we ask. Issues that were brought out should have come out sooner even from the owner of the property. I'm not in favor of the application. Doug, do we need a motion?

Heinold: Talked to Sue Seebold(spelling?)– she reviewed our minutes and was complimentary regarding thoughtful public comments. You can vote on it, approve it and then do nothing further. I would take a vote.

RESOLUTION 2007-123 AUTHORIZING ACTIONS TO PURSUE GREEN ACRES AND COUNTY OPEN SPACE FUNDING ON COOPERTOWN ROAD PROPERTIES, BLOCK 1900, LOTS 5.02 AND 5.03

Yes -

No - Devinney, Fitzpatrick, Templeton, Ouellette

Abstain: Hinkle:

Heinold: Comments regarding moving forward with Pennington – Can approach regarding getting title.

Corcoran: \$300,000 for Pennington – decision by Nov. 19th to accept. – not acquisition, it's construction

Fitzpatrick: Can it be extended?

Heinold: If state was going to withdraw, we would be notified. State is getting close to that. Nothing has been pulled yet.

Corcoran: By extending it, we lose out on funding we could receive in second round.

Templeton: What does that mean?

Corcoran: (I missed this)

Templeton: Does that deadline apply to Zurbrugg?

Corcoran: No, different divisions. Green Acres is trying to get money back that isn't being used.

Templeton: Do we need a plan to accept that money?

Heinold: No, we have to spend and then get reimbursed.
Corcoran: We could accumulate two or three years of funding
Templeton: Can we get a hard copy of that?
Corcoran: Yes
Ouellette: (to Committee) I'd like to get a sense from the Committee as to whether there is an interest in pursuing Pennington in a different way.
Templeton: We have 3800 people waiting. I think that's a prudent way to go
Fitzpatrick: Pursue West Ave first.
Ouellette: We can do both – look at West End but have Mr. Heinold pick up the pone
Heinold: I'd need a consensus to accept it even if it's not perfect.
Ouellette: Just to see if they would entertain the idea so we know where we stand.
Hinkle: OK
Devinney: OK

Ouellette: I received an email of commendation to Mr. Heinold for Delanco resolution which will be used for other public bodies.
Heinold: Janice was key and instrumental in developing our resolution.

CONSENT AGENDA:

RESOLUTION 2007-124 REFUND OF 2007 TAX OVERPAYMENT

RESOLUTION 2007-125 RESOLUTION TO CANCEL PROPERTY TAX AMOUNT – REVALUATION ERROR

RESOLUTION 2007-126 AUTHORIZING THE TOWNSHIP TO ENTER INTO A SETTLEMENT AGREEMENT

RESOLUTION 2007-127 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)
MEMORIALIZATION OF PROCLAMATION HONORING MAJOR ROBERT KNEELAND

APPROVAL OF MINUTES -9/10/07 & 9/17/07 (removed at Fitzpatrick's request and moved to next meeting)

APPROVAL OF DEPARTMENT REPORTS

PAYMENT OF BILLS

ACCOUNT AMOUNT

GENERAL \$ 307,390.99

PAYROLL 69,283.45

CAPITAL 119,000.00

TRUST 5,882.26

APPROVAL OF CONSENT AGENDA

DISCUSSION ITEMS:

1. COOPERTOWN SEWER LINE EXTENSION UPDATE

Templeton: Devinney and I were on subcommittee with Sewerage Authority to Recover fair share payments for Coopetown Sewer Line 2002-2003 to enhance development for industrial park and municipal building. 10 agreements and letters – only about 50% collected of 1.1 million – only received 190,000. Township shared 50% with Sewer – loan from Bridge Commission through 2023. Draft of letter by township and Sewerage Authority letter to go out to try to recoup costs. Bond was \$3,008,000. Hickory Street pump station was bundled in there so township owes 60% of bond.- \$900,000 for remaining 16 years of the loan. Please review tone of letter and see if this is what you want to send. Fair share money only pays 1.1 million – debt service wasn't included so township and Sewerage Authority share this.

Fitzpatrick: Question regarding balance – printout from Shirlanne Daley – \$391,000. You have added on

(Lots of discussion)

Templeton: You are completely forgetting the principle and interest

Dillenbeck: \$1.1 million is what the Township and Sewage Authority agreed to pay jointly. He's entirely correct with interest it has escalated to that point. The Township would pick up the additional \$600,000 and absorb it or pay it off without Sewerage Authority. The Hickory pump station – we're responsible for that.

Fitzpatrick: Businesses were going to pay.

Dillenbeck: Sewerage has asked Township to take over collection because we can't. It's the only way it's going to get done. The only thing we can do is put a lien and foreclose. Problem is engineer came up with 4 or 5 different fair share figures and the next engineer came up with another set of figures. Big problem is that Township hasn't been paying its share.

Templeton: That letter is for your consideration.

Fitzpatrick: Who is going to oversee?

Templeton: Sewerage Authority has all the records, but the letter comes out from the township

Hinkle: What year was that done?

Dillenbeck: 2002-2003

2. PROPOSED MULTI-FAMILY RENTAL UNIT CONVERSION PROGRAM

Fitzpatrick: submitted documents to Doug – give a landlord an incentive – waive permit fees and construction site visits. Tax incentive – decrease of 25% after construction for a maximum of five years. Doug suggested inviting Delanco Savings Bank to come to a meeting to describe how they would handle these applications. Trying to encourage turning residences back to single family residences. Bank wanted our ordinances in place first We would put an account or two in their bank. I need to explore if properties would be valued more or less.

Committee agreed to invite Delanco Savings Bank to meeting

3. "COMMUNITY DAY" DONATION - \$3000+ in expense - \$2,800+ balance remaining.

Ouellette: Money owed Delran - \$22,000 for salt barn will be paid this week. Still owe on the share of vehicle for animal control. We need to pay our obligations to our neighbors before we give a donation.

Corcoran: Would it be acceptable if we could locate funds to pay for both?

Fitzpatrick: Would be nice to see what the reserve amount is? \$8000 needs to go to the Sewerage Authority. When we changed the bonds - \$22,000 and \$13,000 that was in there. We changed to buy the street sweeper. Should have kept the other bond in place and given this money to the emergency squad. In the future, it would be nice if the EMS and Fire Company worked with Rec. We would love to work with you.

Hinkle: We can't find better friends than what we saw at community day. We should try to work it out and pay \$2500

Dillenbeck: Community Day started out as EMS and Fire Prevention Week. We do it at the firehouse. We never had a venue like Pennington Park and it blossomed out. We get \$10,500 to run the emergency squad. \$2500 would mean the world to us. If we don't get it now, we lose our momentum. We're talking about changing the route of the parade from Gateway Park to firehouse. Maybe working with Rec, we can do it every year. We can hold the cost down with donations.

Ouellette: I believe that Mr. Corcoran will find the money.

Dillenbeck: Lots of veterans in town who never were welcomed back.

Fitzpatrick: Regarding veterans ...Mr. Entwistle asked me to present Township Committee with a memorial to Delacno veterans from any war. Came up again. I agreed to do that. At end of Memorial Day, we could have community day. Had a baseball game after parade with Township Committee and Women's Club that wasn't very well attended.

Dillenbeck: Hoagie sales helped. We should talk about changing the route of the parade.

Devinney: Commending all who took part. You should have a budget for next year.

Motion to pay for Community Day (to EMS)

4. MANSION UPDATE

Corcoran: RFP developed due to number of interested parties. Copy of RFP on website is due Oct. 31st. Expecting 4-6 proposals in the right price range – all different. Old firescape was removed, flat roof and tile roof repaired \$8400 – contractor did an outstanding job. Follow up on repairs to the interior – got check from state for FEMA estimate.

Fitzpatrick: How much did we get?

Corcoran: about \$800. Will be close to \$25-35,000. They said there wouldn't be a problem.

Fire notification system failed – getting quotes- initial estimate just under \$20,000

Templeton: Where are we on the mold?

Corcoran: inspector had pneumonia – should have specifications soon.

Fitzpatrick: Would you have Gateway Park (I missed this ...something about the Women's Club)

Templeton: Gazebo at the mansion is falling into the river. I sent email that we do something before someone gets hurt

Corcoran: issue – if there is interest to rebuild we should do both at the same time. If it disappears, we may have trouble with DEP allowing us to build there.

Templeton: I'm concerned that a kid will crawl into it and the cinderblocks will come down on him and it will be a tragedy.

Corcoran: I agree

Ouellette: I agree

Devinney: Agree

Vote to remove the gazebo – Passed unanimously

Fitzpatrick: changes in bonds – bond \$1 million to amend cash flow problem. Taken care of?

Corcoran: Authorized to go to 1 million.

Fitzpatrick: Ok to ask Denton to look at West Ave. for Rec building?

Hinkle: I agree, but we need to see if we own it.

Templeton: Quicker to go to rental in town.

Corcoran: Fluke of Green Acres – any properties on Green Acres would prohibit construction. We need to identify what we know and what would need to be exempted from Green Acres.

Ouellette: We would get that information before we talk to Mr. Denton

Corcoran: Ask Mr. Denton to do a site plan so we know what property there is owned by the county.

Fitzpatrick: Site plan is of no value if it's not buildable. Can he tell us?

Templeton: EAB and REC get together – list of properties – all in house and cheaper.

Fitzpatrick: Should have DYSA and REC

Templeton: ROSI needs to be updated.

Templeton: Finally got the letter about the rental of carriage house. Doesn't address the situation where renter stored household goods beyond the time that they vacated the property. This started as a question during budget. I still don't know what the answer is. Did we have someone occupying the house and not paying rent there?

Fitzpatrick: No bills ...they had an agreement since we were in an agreement with J2 and they said they were ok in there,

Corcoran: They had negotiated between them a satisfactory time to remove things. I don't have a copy of the letter in front of me. Bring it to Mr. Heinold

Ouellette: We need to do that. We still had ownership and are still paying utilities.

Templeton: Tenant still had property stored there.

Ouellette: Paid water and sewer

Fitzpatrick: That's the minimum fee that you pay regardless if anyone was using it or not.

Corcoran: need to revisit electricity and heat.

Fitzpatrick: I don't know legally if Doug addressed whether we have any legal right to pursue this. It's not like we were going to use it for anything else.

Templeton: Seems strange that someone could use municipal property to store personal goods for free through June or July.

Ouellette: You are saying a storage fee.

Fitzpatrick: Landlord/tenant law - you are responsible to notice and remove property. That would be the question we should raise to Doug.

MEETING OPEN TO THE PUBLIC

Resident of Russ Farm Way Standing water in the backyard – ongoing problem.
Drainbox improperly installed. Has mosquitoes. How do you make Pulte live up to their obligations.

Fitzpatrick: Get an estimate from someone to correct and submit to Township Committee. Then we can show the problem exists and take it out of their bond.

Corcoran: Make sure that something is in writing to your board for the final punchlist.
Devinney asked for address.

Resident of Poplar: Maria has nice pictures on the website – fashion show. 5k run.
Community Day was great. Historical Presentation – slide show and dedication at my house. Let's leave on a high note. I'd like to see more community people utilizing the Delanco webpage.

Resident of Pennington Park: Invitation to Newton's Landing Nov. 27 3-7pm flu shots open to all community residents– fee structure Medicare Part B – no charge. Otherwise \$25 for flu and \$40 for pneumonia.

Resident of McCay: Taking down gazebo – think about issuing a certificate and asking for donations – maybe someone would like piece of Delanco

Fenimore: Did it with gas station – had termites.

Corcoran: No part is original

Resident of Pennington Ct: Conversation about basins, turn-over, release of bonds.
...maintenance bond- litigation if Pulte doesn't amend basins. Couldn't flowers grow two years under maintenance bond so you could move on Pulte

Corcoran: Normally, item has to be accepted by engineer allowing it to go on maintenance. The basins haven't been accepted.

Resident: If bonds aren't released, does Pulte plow snow?

Township Committee Yes

MEETING CLOSED TO THE PUBLIC

COMMENTS – TOWNSHIP ADMINISTRATOR

-Flu shots – pay for employees to get them – If they are sick and out for two weeks, impact in overtime.

Fitzpatrick: Their insurance doesn't cover it?

Corcoran: I don't know

-Burlington County JIF – eligible to share in surplus – \$17,875 back

Ouellette: Take the check

-Plan for Recreation shed – to John and contractor

-Plan for basin with Pulte

COMMENTS - DEPARTMENT HEADS

1. Public Works

-street sweeper came in – a few things wrong – minor – leaks in a hose and a belt

-met with EMS re safety for fall fest – meeting with George as well

-Contaminants in Nellie's Pond – will Township follow up on finding concerns? Let the people know. One of the main concerns was run-off from fire.

Templeton: Will put documents on website.

Fitzpatrick: We need to be sure of what we're posting. Donated land had DEP approval. I can't imagine that they didn't do the whole portion. We don't want to alarm a bunch of people. It's not necessary. We should look into it before we post anything.

2. Zoning and Code Enforcement

37 cases – 3 tickets

39 cases pending for this year

Zoning – 3 approved – 2 sent to JLUB – 1 fence

Court date Nov. 7

One landlord hiring an outside contractor to handle trash. Closed one of his buildings in Riverside.

Fitzpatrick: Had police. People outside that building having sex in public.

4. Municipal Clerk – no comment

COMMENTS - TOWNSHIP COMMITTEE

Fitzpatrick:

-met with Newton's Landing rep, Steve and Scott for resolution

- Attended Post Office event and Community Day – honor to see honoree

-Kudos to Historical Preservation Advisory Board

-Oct. 20 Fall Fest at 3:30 – can use help

-Nov. 2 Rock concert – need chaperone

-Ordinance on driveways to fire house – Fire/EMS concerned that without driveways it would be difficult to get to property.

-Mock Election Day – Great job on tours given by Janice and Officer DiSanto – kids got website magnet.

-Note to Livengood to ask parents to contact Rec so they would know what activities they would like to see.

Templeton:

-Joint Land Use Board Oct. 2 – Savannah Mews – 4 hours –still working on traffic, setbacks; they insisted that board take vote; board deferred until next meeting – continuing concern on density. Winzinger expected for at next meeting.

Ouelette:

-Joint Land Use change in meeting day for November - Thursday, Nov. 1

Devinney:

- attended sesquicentennial

-walked 5k run

Fitzpatrick:

- Fall fest – Fern, are you available to be goal keeper?

Ouellette: Yes

-DYSA here fourth Wed each month at 8:00 as of Oct. 24

-Library to be getting signs.

Ouellette:

-Walked 5K run

-Mock Election – addressed 7th grade students

Hinkle:

-Working on Mock Election – will inform Township Committee of date of student speeches so all can attend

-Candidates Night – Oct. 28

Meeting ended at 11:20pm

Submitted by Maureen Barrett