

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

Township Committee: November 12, 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; David Denton, Township Engineer; John Fenimore, Public Works

TOWNSHIP COMMITTEE MEETING– NOVEMBER 12, 2007

DETERMINATION ON APPLICATION OF MUNICIPAL ORDINANCES FOR AFFORDABLE HOUSING FEES – Kevin Sheehan, Parker McCay

Sheehan re Delanco's COAH obligation: 2004 – third round rules changed the way number is assigned – now on anticipated growth - 1 per 8 housing and 1 per 25 jobs – towns could assign obligation to the developer. Could be built on site, off site, Delanco's 05 ordinance proshare– 8 must be on site, less than 8 can be on-site, off-site, buy an existing unit and make it affordable, or payment in lieu. We now have developers under this ordinance – question of what is payment in lieu. Superior Court determined that some of the new rules weren't in compliance with Mt. Laurel. In the meantime, we can continue to enforce our current rules until new rules are adopted. For developers with less than 8 – payment in lieu or developer's fee (1% of equalized assessment) or regional contribution. If you choose payment in lieu, determine amount and money must be used in town. Calculate amount using COAH's formula in proposed form or have planner determine cost of new unit and price of new unit to determine subsidy. In our region \$157,000. 1/8 of that is about \$19,000. Question is how township wants to implement?

Templeton: Would taking one of these choices lock us in when the rules come down?

Sheehan: No, can amend by ordinance.

Fitzpatrick: We have \$300,000 in our COAH account now. We can use for RCA's as that is labeled.

Sheehan: Yes.

Fitzpatrick: If we take the \$5000 developer's fees, (I missed the rest of this.)

Sheehan: That's based on the 1% fee.

Templeton: Does it change how we use the \$300,000 in the existing account?

Sheehan: No, you can buy units and put a deed restriction on them or a variety of other things.

Hinkle: That money would go into our account?

Sheehan: Only used in town

Ouellette: Upgrade buildings in town

Sheehan: Units in town – buy and upgrade or pay money to people with apartments to make the properties deed restricted/

Corcoran: Builder can do it on site

Sheehan: 8 units – that's the optimal way

Fitzpatrick: This one with two units is a tough decision. I think it's good to be able to decide what we want to do with the money. That's why I like the developer's fee.

Corcoran: We don't want to end up in the real estate and rental business.
Sheehan: Under existing plan, 64 unit obligation for 2 developments that were anticipated. They would generate 57 units and leave you seven short. The \$300,000 could be used. New rules will probably be much higher than that – can't tell what effect this will have on Delanco. 64 unit obligation would increase
Fitzpatrick: Could developer be charged?
Sheehan: Not if they have received preliminary approval. Depends on when it happens.
Lohr: If we chose payment in lieu or developer fee, then that has to be applied to residential and commercial
Sheehan: Can differentiate residential vs commercial, but have to treat alike. Can differentiate within zones.
Hinkle: They aren't going to change again.
Sheehan: Yes, they are
Hinkle: With developers, doesn't matter if they are scattered?
Sheehan: COAH rule encourage them to be scattered vs clustered.
Fitzpatrick: Will COAH require municipalities to do more in house rather than RCA?
Sheehan: Don't know
Fitzpatrick: Developer's fee is less, but managing will cost us more
Lohr: Can we opt back in?
Sheehan: If you do it even-handedly
Templeton: Any other traps here?
Sheehan: Payment in lieu route – I don't know how COAH and court will treat it going forward. Development fees were upheld. Requiring developers to do something may be looked at differently in the new rules.
Fitzpatrick: Do we have to make this decision tonight?
Sheehan: Not sure where the permit stands... if it's being held up pending this
Lohr: Construction official has other pre-approval matters. Not sure how soon contractor is looking to get started.
Fitzpatrick: He wants to get started. It's in litigation
Lohr: Meeting next week
Hinkle: Review and make decision for next week
Lohr: Motion or resolution?
Heinold: Motion and can be ratified by resolution

CONSENT AGENDA ITEMS:

ORDINANCE 2007-14 AMENDING THE FEE FOR THE LICENSING OF DOGS AND CATS 1ST READING BY TITLE ONLY AND SET PUBLIC HEARING DATE FOR DECEMBER 3, 2007

Fitzpatrick: question – where did the \$18.00 come from?
Lohr: 15.80 + 1.20 to state.
Fitzpatrick: Should be 13.80 plus 1.20 for a total of 15 according to the minutes
Lohr: If you want the total to be \$15.00
Fitzpatrick: I think \$15.00 is enough for the people of this town

Ouellette: I think we should go to \$17.00 – due to shared services for animal control. Then people without animals are picking up the rest of the fee. Committee left as is in the ordinance.

RESOLUTION 2007-129 2007 BUDGET TRANSERS

RESOLUTION 2007-130 To CANCEL PROPERTY TAX INTEREST AND TAX BALANCES DUE ON THREE (3) BLOCK & LOT PROPERTIES DUE TO REVALUATION ASSESSMENT ERRORS

RESOLUTION 2007-131 AUTHORIZING CHIEF FINANCIAL OFFICER TO ADVANCE PAYMENT FOR CERTAIN EXPENDITURES INCURRED BY PUBLIC OFFICIALS FOR THE NJ LEAGUE OF MUNICIPALITIES CONVENTION

RESOLUTION 2007-132 AUTHORIZING THE TREASURER TO PAY LONGEVITY PAYMENTS TO QUALIFYING CONTRACTUAL EMPLOYEES

Ouellette: Do we have a figure for that?

Lohr: No, it's contractual. Let's Bob pay it earlier.

Ouellette: So this just moves it up.

Lohr: Yes.

RESOLUTION 2007-133 REFUND OF TAX OVERPAYMENTS

RESOLUTION 2007-134 REFUNDING UNEXPENDED ESCROW ACCOUNTS

PAYMENT OF BILLS

Fitzpatrick: Tuition reimbursements for \$600.00 three different years

Hinkle: I reviewed

Fitzpatrick: For three different years.

Corcoran: I don't see these until after you do. It seems like a contractual obligation

Fenimore: I was unaware

Corcoran: I will look into it.

Fitzpatrick: That's not in the contract. Other question: The gas/electric bill shut off for carriage house?

Corcoran: Turned on again to maintain minimum temperature.

Fitzpatrick: \$205.83 for Gateway Park water?

Hinkle: Thought it was the water company, but it's our valves.

Fenimore: Water fountain.

Hinkle: Cut off everything

Devinney: I had a toilet run while I was away for three weeks and it cost be \$500.00

Hinkle: Let's shut everything off

ACCOUNT AMOUNT

GENERAL \$1,171,959.73

PAYROLL 142,824.17

CAPITAL 26,950.00

TRUST 15,542.69

APPROVAL OF FACILITY REQUESTS

11/26/2007 – Delanco Women’s Civic Club

12/09/2007 – Delanco Women’s Civic Club

Templeton: I thought you were using this building for 11/26.

Fitzpatrick: No, we were told that this building was being used.

Templeton: I thought Zurbrugg was off-limits.

Corcoran: Fire marshall is OK with it.

Templeton: Seems with no alarms and mold in the basement – you’re setting yourself up for problems.

Hinkle: Used for 3 hours at the most.

Fitzpatrick: Women’s Club meetings there all year.

Templeton: Why is the Women’s Club able to use it and no one else can?

Fitzpatrick: Filled out requisition form

Ouellette: for 2007?

Fitzpatrick: for 2006

Ouellette: We’ll need a letter from the fire marshal indicating the use is OK. Mold situation.

Fitzpatrick: original request was for this building

Corcoran: I can’t say that the Township Committee doesn’t want to use this room for consideration of mansion or other issues until you make that decision.

Lohr: If Township Committee doesn’t meet, then Women’s Club will meet here.

Templeton: Will we meet here on Nov. 26th?

Fitzpatrick: to meet applicants for Zurbrugg

Hinkle: Can do that in the conference room.

Templeton: Why can’t we do it on the 19th?

Hinkle: Students will be here

Templeton: It’s an issue on our minds for some time. I think they would find it interesting.

Fitzpatrick: Can we get a letter from the fire department that says the mansion can be used?

Hinkle: This is for our home tour

Devinney: Can we approve pending letter?

Templeton: We need a letter.

Ouellette: The mansion is included in the tour as one of the stops.

Hinkle: No more than three hours.

Resident: Can’t you have it in the school?

Hinkle: Different than a home tour. We were trying to find something like a home.

Ouellette: We’ll get the letter.

Corcoran: If I can get the letter, I will circulate it.

Ouellette: We’ll get the letter from Randy and put it on next week’s agenda

Corcoran: You could call him this evening.

Lohr: Can remove the 12/9 from consent and do it as a motion.

AUTHORIZE INITIATION OF RFP PROCESS FOR PROFESSIONAL

APPOINTMENTS FOR 2008
APPROVAL OF MINUTES
9/10/07, 9/17/07, 9/24/07, 10/01/07 & 10/15/07

APPROVAL OF CONSENT AGENDA

Motion for Delanco Women's Civic Club to use mansion for home tour 12/9
Passed – Ouellette (concerned with mold) and Templeton voted no

MEETING OPEN TO THE PUBLIC

Resident of McCay Way: Resoluiton 2007-132 – What type of employees?
Lohr: Public Works

Resident of Pine: COAH imposing regulations on us. County and state impose. As we increase size, does anyone consider whether those jobs go to people in our town. Dietz and Watson employees come and go on train.

Ouellette: Rephrase the request?

Resident: Make an ordinance that township residents are given first consideration. That goes for municipal too. State gives veterans preference.

Fitzpatrick: I don't think it's legal

Resident: Lot of towns do it with police and municipality

Fitzpatrick and Templeton: That's different

Heinold: They are usually for fire and police so first responders are in the area. I question the legality

Devinney: Lots of things we can't legislate, but can encourage.

Lohr: COAH – applicants must be prequalified and then go into lottery - can't give residents first crack

Resident: Gateway Park flag is in the dark

Resident: Raising fees for animals – if you raise the fees, you'll get a lot of people not paying the fees. You should leave it alone. All you need is 10-15 people to not pay, then you don't get the increased cost anyway

Hinkle: When I was knocking on doors, I couldn't believe how many houses had three or four dogs.

Fitzpatrick: Thought the limit was 2 dogs

Resident: Talked about reverse 911 in the past. Re: water line break- Applaud mayor for having emergency management team come in. We gave away 1200 gallons. No one from NJ Water would tell us that that water is safe. Two broken lines under Rancocas. We now get water from Edgewater Park. If that fails, fire department has contingency plan to use water from Riverside. That takes time.

Fitzpatrick: If they switch the water to Edgewater Park, why wouldn't it be suitable to drink?

Resident: any time lines are disturbed or change in pressure stirs up silt. As water flows through the line, it sucks creek water in. Mayor did the right thing when he mobilized everyone

Fitzpatrick: What is status?

Ouellette: They will be here for next meeting to tell us how they will correct it.

Hinkle: NJ Water is for sale.

Ouellette: We will find out what their plan is if the Edgewater line fails. Thanks to emergency team – fire and police.

Resident: Thanks for feeding us

Resident of Burlington: Define COAH...do you get more points for a house?

Heinold: Some incentives for senior and rental units. Hard to say what's going to be in the new rules.

Resident: Houses on Washington?

Fitzpatrick: Rentals – worth 2 units each

Lohr: Need to provide medium and low income – variety of bedroom numbers. One unit might be identical to the next one, but different if it is renting low or medium

Resident: PILOT – Dietz and Watson expansion – some one mentioned new building doesn't fall under PILOT program. Are we getting tax money on that now?

Corcoran: State doesn't take into account increased value

Heinold: Personal property vs real property improvement.

Corcoran: interior – personal property

Fitzpatrick: landscaping?

Corcoran: No, it doesn't make much difference

Resident of Buttonwood: Live on creek. Not home when water main broke – note from mayor says not to drink unless pressure was OK. My pressure was ok. There was a gas leak six months ago. Still bubbles there

Ouellette: Gas leak?

Resident: Yes. I don't see how all Delanco can use water from Edgewater.

Fitzpatrick: I don't think all of Delanco was affected.

Devinney: Ask why they left the line broken for five years when they are here next week.

Resident of Pennington: (missed this)

Heinold: Letter for distribution

Resident: Pulte wanted to create a new bond for basins to have other bonds released

Heinold: not sure.... list of items under the resolutions with conditions except trees which is a DEP and not compliable issue. We want them to post a performance bond on basin through inspections 2008, then maintenance bond.

Resident: Nothing to happen until spring.

Heinold: Silt fence and destroy existing vegetation (weeds etc) to establish meadow mix.

Resident: Two basins – behind Russ Farm and Pennington – doing both?

Corcoran: Yes

Fitzpatrick: and the mound.

Resident of Maple: Recreation issue – kids I met at post office said they weren't allowed at the playground, the wall, etc. Kids have the sense they are being chased around. They just need a place to hang out. 7-11 has cameras. They have the sense of the police as someone to avoid. Needs to be addressed with input from the kids. Riverton is having a

town-wide meeting – special session from school-aged kids. Some kids won't go into a recreation program.

Hinkle: What time of day did you meet the kids?

Resident: middle of the day

Hinkle: I was here twice over the weekend. Kids here then. I didn't say anything to them

Resident: Dave Rust had a beautiful letter, but the kids didn't get to read it. You want the kids to have a sense of input into the community.

Fitzpatrick: Rec has reached out at times, and we are looking into rental of that building on Burlington Ave.

Resident: What are you offering to the stakeholders?

Fitzpatrick: They can come to rec meetings. Notice to parents and children – programs to cover other things – movie nights and dances. We want them to be able to have a place to chat. We just had a band night – 160 kids. Tell them to come 2nd Thursday of the month.

Fenimore: They've been chased because they are using the skateboard ramp for bikes.

Resident: We have space... Riverton is having a town-wide meeting rather than saying we know what is best for you.

Templeton: Police have enough to do. They don't need to be chasing kids. They tell the kids they can hang out as long as they aren't loud and using obscenities and destroying things.

Hinkle: Let's incorporate that (I missed this.)

Resident: Can dogs and cats roam free in this town?

All: No

Hinkle: Lots of feral cats

Resident of McCay: At recreation, we did discuss bringing young people into rec after the first of the year. Notice in school newspaper. Will take a bit of time.

Resident: of Maple: Hard to get disaffected kids involved... they won't come

Ouellette: Use fire department or school – late afternoon or early evening – easier for them to attend. We need to go to them on neutral turf and they may not feel so intimidated.

Hinkle: Mock election winners – input from the kids who will be here.

Resident of Buttonwood: Activities in school when I was in school – used to have dances every Friday night.

Fitzpatrick: Recreation did dances every Friday night for years.

ResidentL Lot of things they could have if they respected them – pulled down and broke basketball nets. People in town try to do for them. Go look on my car and see what they threw on the window.

MEETING CLOSED TO THE PUBLIC

CORRESPONDENCE – none

Fitzpatrick: Letter from Radcliff inquiring about the position.... Historic Preservation Advisory Board –Approve his interest?

Ouellette: Agenda for next meeting

DISCUSSION ITEMS:

3. CREEKSIDE AT DELANCO– PROPOSAL FOR STORMWATER FACILITY MAINTENANCE AND EASEMENT (moved up on the agenda to accommodate developer) Proposing eliminating need for homeowners' association by creating smaller retention basins – 1-2 ft deep that fill during a storm and discharge quickly. Easement in middle of property would be imposed on individual homeowners to maintain surface – could not build structures and would have to maintain grates free and clear of debris. Pipes under the surface to township and township would have the obligation to maintain. Since improvements only serve Creekside, you can create a special assessment. (Documents to Doug). Lien goes with the land. We need Township Committee approval because you will need to accept easements.

Heinold: Never a good answer to these. Two options: Homeowners' association or township deals with it. Is there any common area in this development?

Kent Smith: No, open space lot covered by

Denton: Contrary to current stormwater regs to have basins on individual properties. I will check when I review.

Kent Smith: Not aware of any restrictions

Fitzpatrick: I don't understand assessment? Who owns the piece where the pipes are?

Kent Smith: Every lot has a piece of the basin on it. NJ permits special assessment for system that specifically benefits a property.

Heinold: Haven't reviewed. Some point in the future will probably be township involvement. I would want more time to look at it.

Templeton: Property owner is responsible for maintaining that as part of his yard.

Kent Smith: Yes

Fitzpatrick: Will owner be aware?

Kent Smith: Disclosure to anyone considering purchase

Fenimore: Where is outflow?

Rahenkamp: Existing pipe

Fenimore: They have no problem with you dumping water

Kent Smith: 80% solids – percolate into ground 1 year storm – permeability is good. Using swales takes care of solids.

Fenimore: Surprised – the way the stream is there – putting a burden on the creek.

Kent Smith: Wetland mean DEP takes

Denton: Permit under Flood Hazard Ordinance

Rahenkamp: Aboe level 11

Denton: Map revision?

Rahenkamp: Not applying for that

Denton: Not changing?

Rahenkamp: No, English basements.

Devinney: What was the original idea?

Kent Smith: homeowners' association receiver of all the easements – difficult with 20 homes. Better to address this way with full disclosures.

Rahenkamp: No different than easements that go to the river on my property. Newton's Landing easement on back of all lots.

Templeton: Where's the COAH unit in this development?

(Kent Smith pointed this out)

Templeton: COAH responsible for that – low or moderate

Fitzpatrick: Sale or rental COAH

Rahenkamp: either way

Fitzpatrick: IF rentals, will company maintaining mow the grass?

Rahenkamp: Yes

Developer: RCA – units transferred outside municipalities and that lot becomes market.

Fitzpatrick: We chose to have this and Savannah Mews include COAH

Templeton: Who is the developer?

Developer: Ryan

Templeton: It would seem that Ryan would be able to set up something.

Rahenkamp: no connection

Templeton: Ryan or whoever should be able to set up the mechanism

Developer: Problem with 26. Law prohibits binding two associations together.

Fitzpatrick: problem with smaller developments to run the associations. You cannot force an individual to run an association.

Heinold: I request more time to look at the proposal.

Kent Smith: We are trying to figure out how to proceed.

We'll just go to an association and you'll have the mess you had a Riverwinds. That's the only thing we have left to do. Before long they will stop maintaining.

Fitzpatrick: If it's just mowing the grass, what's the problem?

Kent Smith: Individual is responsible.

Templeton: Would this property qualify off blue areas?

Kent Smith: What is that?

Templeton: State program to purchase flood prone areas

Kent Smith: I don't know

Denton: Those basins were shown as open space

Kent Smith: No, approved as shown.

1. RECEIPT OF PROPOSALS FOR PURCHASE OF MANSION

Proposals for Mansion

Hinkle: Use names or say A, B, C

Fitzpatrick: invite some of them to come in.

Corcoran: allow 30-35 minutes

Fitzpatrick: out of 7 – pick 3-4 to interview

Heinold: I only have 6

Fitzpatrick: I left the ferry (not sure I heard this right) in there.

Corcoran: Might want to invite Mr. Anderson in

Ouellette: Dec. 3 meeting

Fitzpatrick: No, next meeting. It might be interesting

Templeton: Start scheduling them in if anyone can make it.

Corcoran: We're talking about the 19th or the 3rd

Devinney: Some are confidential

Heinold: Request by one to keep confidential

Fitzpatrick: the one I already said

Heinold: Nothing about our proposal that said it would be confidential and unless it's proprietary, it wouldn't need to be.
Fitzpatrick: Everyone should say who they would like to interview.
Templeton: I'm not sure there is any substance to that.
Templeton: I would eliminate health care and assisted living and social services one because it puts us back on the road to trouble.
Hinkle: I like that. Why do you think that? Moderate income senior pay rent and live there. Request quiet leisure activities.
Templeton: That's where we started three years ago.
Heinold: I envisioned this differently. It should be a balance of all of these issues. This is looser than I would have suggested. Everyone should come Monday with their reviews and what they would like to see or not see.
Corcoran: Tomorrow I will assign a letter to each of them.
Heinold: I did a short type out and circulate to everyone.
Corcoran: One monetary very low – want to consider eliminating.
Devinney: Evaluate them all.
Corcoran: We'll invite three and three
Ouellette: sure
Templeton: 10 minutes to start with
Corcoran: at least consider half-hour blocks.
Fitzpatrick: we can score and then discuss our scores
Resident: Shouldn't bring three buyers in at the same time – more professional
Reopened to public – some discussion ensued.
Corcoran: Learned – last time there was criticism that it was done in public session.
Heinold: I think it was proper to do that. Here there are little groups of proposals – what they were offering to pay.
Corcoran: Last time - \$7 to \$2 million. No true this time.

2. 2006-2007 CAPWAIVER

Corcoran: Applied to state for cap waiver - \$60,000 not spent – not unusual – new regulations with expense caps will penalize us for not spending. Doesn't allow you to put the money into surplus. Some was from police but most from public works.
Fenimore: Salt spreader and snow plow and tractor - \$38-39,000
Fitzpatrick: Was the \$8,000 returned to sewer
Corcoran: Yes
Templeton: \$60,000 left over from 2006
Corcoran: Can carry over for one year
Fitzpatrick: Then what?
Corcoran: will penalize you if you ask for a waiver above what you need.
Fitzpatrick: Can we pay Delran for salt barn?
Corcoran: Everything OK with Delran except Animal Control.
Templeton: Salt barn has been paid – can we use this to reimburse that account?
Corcoran: We have
Fitzpatrick: Street signs - \$7100
Fenimore: I don't think it was that high
Templeton: Storm water costs

Fitzpatrick: All the things on the original list.
Fenimore: Salt spreader and attachment for the loader
Corcoran: I've asked John to prioritize the list
Fenimore; Salt spreader and then the tractor
Templeton: Attachments?
Fenimore: I can borrow if I got the tractor. I get a lot of emails regarding condition of the fields..
Corcoran: Split cost with recreation
Templeton: Get a list with prices.
Corcoran: Let's get together
Templeton: Does this show up in the 2007 budget.
Corcoran: No, I'd have to get Bob to show you where it is.
Templeton: Whatever we can get now... next year's budget is going to be lean.
Corcoran: Maybe we can do our work in house.

4. PROPOSED RESOLUTION TO EXTEND SOLID WASTE COLLECTION CONTRACT WITH SOUTH JERSEY SANITATION

Corcoran: To 19th for students to work with.
Lohr: As long as time allows.
Corcoran: three year original contract – first of potential 2 one year extensions. 1.02 % increase.
Heinold: Seen them seeking a one time and it came in higher.
Motion to extend to be memorialized by resolution Nov. 19th.

COMMENTS – PROFESSIONALS

Denton: No

Heinold: Coopertown Rd. - working on this – letters to end users by the end of the year.

COMMENTS – TOWNSHIP ADMINISTRATOR

1. Gazebo – removed thanks to John Fenimore
2. Pulte and basins – full compliance now – mixture will be different – can take 2-3 years. Canceling summonses.
3. Water line break – rep at next meeting. In house emergency management – after any incident like this, good idea to assess what went right and what went wrong. We have reverse 911 through state police and water. I want to know who knew what when

COMMENTS - DEPARTMENT HEADS

Public Works

1. Shed is up – building it up in front – will have sign
2. Dump truck – oil pan almost rusted through – have to take engine out \$7500.
3. Burlington Ave – Bus stop and people have been getting tickets – 4 parking spots. Why didn't NJ Transit move the stop up to the other side? Send a letter?
4. West Avenue – fire wood for Delanco residents – help yourself

5. Gazebo – demolition went well – had a safety meeting. There were about four yards of cement under it. Needed a permit.
6. Ball fields – emails – once season is done, I don't have a guy to groom them. Crabgrass there and we don't have a pesticide license. Tractor will pull crabgrass and keep it maintained.
7. Trash – four businesses aren't there– still getting charged for that – need to look into

Municipal Clerk - none

COMMENTS - TOWNSHIP COMMITTEE

Hinkle:

-Mock election students will attend next meeting.

Devinney:

-Burlington County Shared Services Meeting – county superintendent – large discussion of what a super superintendent will be able to accomplish as a mean of consolidation. That person would have jurisdiction. Community seemed determined to find solution. We need to do the best we can under the circumstances.
-Thanks to all who participated in the election

Fitzpatrick:

-DYSA – Basketball registration – looking for new officers
-Library – Thursday Theater 3:30 with snacks and beverages. Contact library for registration. Had author on Nov. 8th.
-Recreation – working on budget – thrilled with shed – Key to shed – we wouldn't like to have a lot of people with keys. Member of the public was offered a key
Fenimore: There's only two keys
-Dec. 7th 6:00 tree lighting (fire company) and Santa parade
-Dec. 15th carriage rides – selling refreshments – cider, hot chocolate, etc.
-Doug Heinold – award honoring him for contributions to the bar and community service.

Templeton:

-Green Acres letter re: field of dreams – called Ms. Murphy to ask about \$300,000 loan which we have not executed – funds of \$3.7 million from local government. I wanted to know if we needed to spend all of that. Her recommendation was that we keep them updated. ROSI list of township holdings. As Mr. McCullough mentioned – environmental study on Pennington- came up clean. I was looking for the plan for the plan of the \$3.7 million.

Fitzpatrick: Plan to develop made by Scott Taylor.

Corcoran: It's here.

Templeton: That's what I was looking for. I want the document.

Heinold: Never a spec created. I guess the question is how you get the \$3.7 for a poster.

-Winzinger – as of last Wednesday hadn't submitted a plan. Will be at Joint Land Use Board Dec. 4.

-Water Main – to discuss next week

-Weekly meeting schedule – copy to Township Committee

Fitzpatrick: Good suggestion. Mayor has a schedule – if he can't attend, one of us could.

Ouellette: There are some meetings that take place that I'm not aware of.

Communication from the

-Mansion question:

-Roof – did it work?

Corcoran: No

- Mold

Corcoran: Next week

-Escrow?

Corcoran: not paid

-Do they know we are looking for the money and the keys?

Corcoran:

-Ad for mansion in *Preservation* magazine – posted in lobby

Ouelette:

-traveled RiverLine with Burlington County Chamber of Commerce – change in future lifestyles based on price of gas. Small businesses located near line help support the people who live there.

-Water line break – thanks to all who got the word out – it's a family type of thing

Submitted by Maureen Barrett