

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

Township Committee February 11, 2008

Devinney, Hinkle, Templeton, Ouellette Fitzpatrick

Also Present: Steven Corcoran, Twp. Administrator, Mr, Kearns, Twp. Solicitor; Karen Zimmermann, Deputy Municipal Clerk; Denton, Township Engineer; Police Lt. Sacalis

**\*\*SPECIAL PRESENTATION\*\*RESOLUTION 2008-40 HONORING COBY FRIER OF SURF & TURF POWER SPORTS** move forward to next meeting due to illness

Ouellette: Bob Hudnell has had some medical problems, but will be back with us in the middle of next week. His services are missed; we are paying the bills. More discussion next meeting.

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**CONSENT AGENDA:**

**RESOLUTION 2008-41 REDUCE PERFORMANCE GUARANTEES FOR RIVERS EDGE PROJECT, PHASE I, PHASE II, PHASE III & PHASE IV**

**PAYMENT OF BILLS**

**ACCOUNT AMOUNT**

**GENERAL \$ 483,261.75**

Passed unanimously

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Ouellette: Special Resolution to express condolences to Kirkwood, Missouri on the tragedy Thursday, Feb. 7 when members of city council as well as director of public works and a police officer were killed and the mayor was shot.

Passed unanimously

Ouellette: Green Acres funding with the mansion lot on riverfront. Applied for Green Acres and it was approved. Going to go ahead with it to get some of the money back.

Fitzpatrick: Recommending getting the \$300,000 since no buyer has offered any additional money for those properties. Move that we continue application through Doug Heinold.

Ouellette: That will keep that portion of the property for residents and the public. Will provide riverfront access for the public.

Resolution 2008-43 Passed unanimously

**DISCUSSION ITEMS:MANSION UPDATE**

Corcoran:

1. Contacts from two other organizations regarding proposals.
2. Oil tanks were located. Specs need to be written by engineer for removal. Engineer will then test soil.
3. *South Jersey* magazine – pg. 56 in current edition – mansion photo.

4. Waiting for Verizon to hook up phones to determine condition of dialer for smoke alarm system. Other alarm system company came out for estimate for smoke detectors. Previous estimate was \$20,000.

5. Sprinkler system is alarmed and functional.

Fitzpatrick: Have we heard anything from FEMA regarding mold?

Corcoran: Yes, State Police (rep for FEMA in NJ) forwarded to FEMA. FEMA “whatever it is, it is” Proceed and submit the invoice.

Received number of quotations – recommending National Property Experts for \$19,985 Not the lower bid, but our engineers found lower quote didn’t meet the specifications. Could be completed in next two weeks. Will need to purchase two or three dehumidifiers.

Hinkle: FEMA will pay for dehumidifiers?

Corcoran: Yes, and the engineering costs too.

Templeton: Do we have a letter that says that?

Corcoran: I have an email.

Fitzpatrick: Question regarding quote. We are going to supply dumpster for furniture. I thought we removed it.

Corcoran: This quote was before that.

Fitzpatrick: This quote is from a different company

Corcoran: Yes.

Fitzpatrick: Second one is \$28,000.

Corcoran: Look at the top. There were two quotes – one just mold remediation and one for removal of refuse and remediation.

Templeton: (Missed it)

Corcoran: Yes, this is one that was prequalified by the engineer.

Devinney: Thanks to Joan Hinkle for coming up with the suggestion.

Resolution 2008-44 to award contract to National Property for \$19,985.

Templeton: Oil tank ... was presence disclosed when we purchased the property?

Corcoran: no, we were unaware of their existence. I would suggest that any discussion of that take place in executive session.

## 2. DISCUSSION OF PROPOSED ORDINANCE TO LIMIT “TEMPORARY PORTABLE HOME STORAGE CONTAINERS”

Hinkle: Is this going to cover people who have dumpsters?

Kearns: Applies to all storage units. If you were talking about times for dumpsters to be there, it should be separate with construction times.

Hinkle: I’ve noticed that dumpsters are there with debris for a long time.

Kearns: (Read email)... input from construction official and zoning officer may be helpful to determine timing on dumpsters.

Fitzpatrick: We have one specific apartment house that has been a thorn in my side since I’ve been on Township Committee. Judge asked our code enforcement officer if we required dumpsters. We do for properties with 20 or more units. Construction official recommended that we need to change ordinance to apply to 5 or more units. This property has a corral – just trash in bags – no lids; animals get in there. There is another property on Vine Street with the same owner with more than 5 units. You can’t have multifamily property with trash just there. No one puts it out.

Kearns: I will have wording for you for next meeting.

Ouellette: Will this affect RiversEdge?

Fitzpatrick: No, for rental properties.

Ouellette: Back to the pods. Proposed draft

Fitzpatrick: Fee should be more than \$25.

Hinkle: I agree.

Templeton: In most cases, there is a renovation or construction. This component could be bundled into construction permit. It's a problem that fixes itself.

Fitzpatrick: This ordinance says \$25 and \$125 insurance in addition to any permit.

Templeton: I wouldn't make it a separate item. I would include it with the construction permit.

Kearns: Should keep it separate. Construction fees are regulated by the state.

Templeton: A home project adds value to the community.

Hinkle: Not just construction. I know someone who has had stuff out for seven years.

As long as they renew it, that can go on and all.

Fitzpatrick: We have one that's been there for months.

Devinney: I understand what Mike is saying, but some registration fee may be needed to set a time. I think \$25 is enough. Bill, I notice the ordinance talks about where they shall be... on paved driveway.

Kearns: Can't be on street or front yard. (Missed this) Must be preapproved by construction officer.

Devinney: Another reason to have a fee – to cover cost of this kind of observation.

Fitzpatrick: At least \$50 – should be more than that. Extension I would have at \$25. \$15 wouldn't even cover your costs.

Devinney: How much do the pods cost?

(No one know.)

Ouellette: We will bring this back up to get feedback from the public.

### 3. DISCUSSION OF PROPOSED ORDINANCE TO ESTABLISH STANDARDS FOR DRIVEWAY AND ACCESS POINTS

Ouellette: My concern was limiting width of driveways.

Fitzpatrick: Fire department had issues. I delivered it to the chief the day after community day. Haven't heard from him

Corcoran: Certain people were told that the ordinance was going to ban driveways. No one had the draft. An example of how things get distorted.

Ouellette: We're encouraging driveways to get people off the street.

Corcoran: We're trying to define what is a driveway. People are making parking lots and calling them driveways.

Fitzpatrick: Would like a letter from the chief saying that he's reviewed and has suggestions or no suggestions.

Devinney: Are we trying to prevent big driveways?

Corcoran: Yes. Many municipalities have a permit process to construct a driveway. You have to come in with a plan and have it approved. We have no design standards to enforce.

Devinney: Fits into environmental concern about imperviousness of driveways. How much do we want to allow?

Templeton: Has this been sent to Joint Land Use for their review?

Corcoran: Was as a draft, but then tabled

Templeton: They should have a whack at this.

Corcoran: Will forward.

Meeting open to the public:

Resident of Buttonwood: Public service was spraying out into the creek. What were they doing?

Sacalis: The water company was there.

Fitzpatrick: Water company is checking line and having difficulty repairing.

Resident: Water company and public service have both been there.

Resident of McCay: Pods...length of time? and extension?

Fitzpatrick: 30 days.

Kearns: Once for extension and a permit only once every twelve months.

Resident: Limit on size of pod? More than one?

Fitzpatrick: No, can't have more than one.

Resident: I have a report for RiverRoute Advisory for later.

Resident of Pennington: Haven't attended a meeting in months. Can anyone update on status of basins in Newton's Landing?

Fitzpatrick: Pulte to set up separate bond and the other bond would be released. Streets would go to town.

Corcoran: Estimates completed. Will be started this spring. Waiting for Pulte to post their bond. They have an outside contractor and will be overseen by Scott Taylor and their landscape architect.

Resident: (Missed part) fence, weed killer?

Corcoran: Yes.

Resident: Bonds for three sections to be released after the new bond is posted?

Corcoran: Yes

Resident: Public service and sewer authority out measuring. I assume it's for Creek Road relocation. I understood it was for 2009.

Corcoran: Birdsall has a contract for planning. County is proceeding with appraisal and will build a road and then determine what to do about small parcels that won't impact the road.

Resident: County hasn't acquired the ground?

Corcoran: No.

(Missed part here)

## COMMENTS – PROFESSIONALS

Denton:

1. Community Development Grant– Walnut Street – curb, sidewalk, driveway and handicapped between Hickory and (missed it). Expect it to be ready to bid in March. Will have plans ready and will submit to Shade Tree.

2. Creekside – received satisfactory response regarding floodplan prevention. Won't require variance. At conclusion, letters will be provided. Everything is in order.

#### COMMENTS – TOWNSHIP ADMINISTRATOR

1. COAH meeting – Mayor will be asking for a subcommittee – deadline is March to get back to COAH.

2. Waterline repair under creek isn't possible. Needs to be replaced.

3. Kirkwood – injuries and deaths to township committee there. Have held two meeting with Chief Parsons for recommendations here.

Fitzpatrick: At last meeting, discussion on resolution to NJ American Water for Township Committee to object to the increase.

Kearns: Will talk to Steve tomorrow.

Corcoran: Will prepare and circulate

Fitzpatrick: Community Development Program – who is attending?

Corcoran: Addressed to mayor. It's for the next round.

#### COMMENTS - DEPARTMENT HEADS

Police

1. \$15000+ grant – laptops, station equipment, and better software to be installed on Feb. 8.

2. JIF meeting held on Thursday – Delanco received bronze award (plaque) and awards for outstanding claims reporting, 0 claims, beat JIF's average. We got a little rebate back.

3. Assistant safety coordinator is Karen – does a great job with the paperwork. We need to get our safety contract in by the beginning of next month.

#### COMMENTS - TOWNSHIP COMMITTEE

Hinkle:

-Attended JIF Breakfast

-Attended National Incident Management System meeting – 1 ½ hours presented by state police.

-Call from mayor of Beverly regarding “the dunes” – tea party at the dunes on 11:00am on Saturday on Whitney Avenue to tour the Dunes.

--RiverRoute meeting – Marlene Jass will present

Fitzpatrick: Marlene was elected as vice president of RiverRoute Advisory Committee.

Jass: (presented much of the material mentioned to Township Committee )

-New ad slick going into magazine for the county. Will go to prospective developers and real estate agencies. County went from \$1 million to \$2 million in investment in a year.

-New South Jersey rail and we are in it. We can update.

-Marketing program (materials to Township Committee)

-Marketing information update form needs to be completed and returned to the county.

-Letter to mayor also asking for updates.

-Delanco DVD was aired. Steve, do you have DVD?

Corcoran: No, I asked for a copy. She's trying to break out our piece.

Jass: Asking for update on DVD as well

Hinkle: Sewage Authority meeting tomorrow night – Tom Finan new member.

Templeton:

- NIMS training
- Attended COAH meeting – incredibly complex issue especially when state isn't sure what it's doing.
- EAB meeting – discussed development and dredging issue
- Attended press conference regarding dredging with Mrs. Hinkle – seems to be a shift in corps of engineers' view of the dunes. We want to get that out to the public. I talked with folks at the county to try to track down facts. Interest in dunes sparked by Palmyra Cove. County and Burlington County Bridge Comision 1998 agreement – DEP, Corps of Engineers, and Bridge Commission to use Palmyra Cove for 30 years. Last summer a side agreement resets 30 year clock and limits it from 70 to 20 acres. Corps is now seeking other places. Working with Diane Allen and Herb Conaway.

Fitzpatrick:

- Historic Preservation Advisory Board – new presentation on Sea Scout Troop, oral interviews with seniors in town, working on designations for historical properties in town.
  - attended Rec – March 15 Easter Egg, March 7 Flower Show(\$26 ticket with bus), movie night here for older students is in planning stages.
  - library signs up thanks to John
  - BICS 422 and compliant – done my testing
  - DYSA meeting Wed at Walnut St. @ 8.00
  - Senior meeting tomorrow at 12 – police will give presentation on home security
- Resident: You didn't say anything about the Fire Commissioners.  
Fitzpatrick: Voting for Fire Commissioners and budget on Saturday 2-9pm at fire house.

Devinney:

- Attended NIMS training – procedures can be scaled up or down.

Ouellette:

- NIMS seminar
- Attended JIF breakfast – thanks to all employees for doing their part
- Spoke to class at Delran High School about being the mayor
- attended COAH meeting –work is cut out for us – some of the numbers don't seem to make sense. Seems to make our COAH obligation larger than what it really is. I'd like someone from Township Committee to be part of it.

Fitzpatrick: I would serve on that.

Ouellette: Kate and Mike

Devinney: I can be an alternate.

*Submitted by Maureen Barrett*

*A reminder from Ralph that Fire District Elections will be held this Saturday, February 16, 2008 from 2-9pm at the fire house on Burlington Avenue.*