

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

Township Committee April 21, 2008

Devinney, Hinkle, Templeton, Ouellette, Fitzpatrick

Also Present: Steven Corcoran, Twp. Administrator, Mr, Kearns, Twp. Solicitor; Janice Lohr, Municipal Clerk; Karen Zimmermann, Deputy Municipal Clerk; Chief Parsons, Police

ORDINANCE 2008-2 AMENDING CHAPTERS 295-4 AND 295-32 DELANCO CODE **SECOND READING BY TITLE ONLY & PUBLIC HEARING
HEARING OPEN TO THE PUBLIC

No public comment

HEARING CLOSED TO THE PUBLIC

Ouellette: This pertains to parking on Pennsylvania Ave for the train station

Hinkle: Wondering if it should be tabled to give more time to see what NJ Transit will do. Can we get some information for a week or two?

Parsons: I'd rather move forward since we've been getting flack on it. It's for the safety of the residents there. We don't have anyplace to put all of the cars. There was something printed in the paper, but we didn't do it to force anyone's hand. You can always reverse it later. There's only one person not happy and he's the one who put the ordinance in place. The letter wasn't accurate; it was typical. Hopefully we will get the new parking area and 50 spots.

Templeton: Would it help if a sentence was inserted that stated it was a temporary condition until the parking is there?

Fitzpatrick: It's an eyesore. We should put something in there that it is just until additional parking is provided.

Parsons: It would be just as much as an eyesore on the side streets.

Fitzpatrick: They still park there. We should institute permit parking.

Parsons: We should have done that, but we didn't. People are parking there because they don't want to walk. I don't blame them. I would be in favor of the sentence. I don't think we can put signs on someone else's property and that belongs to the light rail.

Light Rail has never said a word and no one in that neighborhood has said anything but thank you. Except for the one person.

Templeton: Mr. Denton has been working on a plan. Let's keep this going. NJ Transit has said that they would contribute to the cost.

Fitzpatrick: I don't think it would eliminate the problem unless there were curbs there. I think we should issue parking permits for Walnut, Spruce, and (one more I missed)

Parsons: Until we get that done, I think we should move forward.

Hinkle: Just the insertion of that would be enough for me.
Kearns: If you insert that now, you need to readvertise. You can do that as a policy.
You can include a statement that it is your intent to repeal it.
Hinkle: Fine
Templeton: Whatever gets things moving faster.
Passed unanimously

CONSENT AGENDA:

CONSENT AGENDA ITEMS: PAYMENT OF BILLS

ACCOUNT AMOUNT
GENERAL \$111,659.45
PAYROLL 55,280.23
TRUST 9,128.88
HOUSING TRUST 4,905.56
RECREATION 3,910.00
OPEN SPACE TAX 23,425.00

Appointment of Bill Hamlin to Historical Preservation Board

ORDINANCE 2008-03 ADOPTING A REDEVELOPMENT PLAN, AND
AUTHORIZING ACTIONS TO PROMOTE REDEVELOPMENT, PURSUANT TO
THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 et seq.
1ST READING BY TITLE ONLY AND SET PUBLIC HEARING DATE FOR MAY 5,
2008

Templeton: I have some questions on that.

Ouellette: Remove from consent

RESOLUTION 2008-52 AUTHORIZING EXECUTION OF EMPLOYMENT
AGREEMENT DELANCO POLICE ASSOCIATION

Ouellette: removed because for corrections and review by Township Committee, Mr.
Corcoran and representatives of police department. Will be on May 5 agenda.

RESOLUTION 2008-65 RESOLUTION AUTHORIZING PARTICIPATION IN THE
BURLINGTON COUNTY SHARED SERVICES FORUM

APPROVAL OF DEPARTMENT REPORTS
APPROVAL OF CONSENT AGENDA

ORDINANCE 2008-03 ADOPTING A REDEVELOPMENT PLAN, AND
AUTHORIZING ACTIONS TO PROMOTE REDEVELOPMENT, PURSUANT TO
THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 et seq.
1ST READING BY TITLE ONLY AND SET PUBLIC HEARING DATE FOR MAY 5,
2008

Templeton: Questions for Taylor regarding corrected copy

Under age-restricted part on pg. 7 ... “independent senior units 62 years old and one person is older than 55 designated as house for older persons. What does that mean?

Taylor: That item does require clarification. That’s for all of A above. It will be consistent with federal Fair Housing Act. Items one and two become an either or provision. I didn’t get a chance to talk to (missed name). Our office will forward to MaryBeth Lonigen before it goes forward. There are a couple of clarifications. We’ve been operating under a tight timeframe. In one location bed and breakfast was still in the document.

Fitzpatrick: 80% shouldn’t take effect here. We are transferring 14 units. I want to make sure that if they require additional units, all the units will be senior whether or not they are COAH.

Taylor: 100% will comply with age-restriction

Templeton: What size are the apartments to be? We haven’t seen plans.

Taylor: final layout will comply with COAH – minimum size as required by what was BOCA and is now (missed this).

Templeton: Is it a square footage or number of bedrooms requirement? Many senior grandparents are raising children. I’m trying to get an idea of whether there will be two or three bedroom apartments.

Taylor: I don’t believe there was a breakdown. Every unit will be required to have a kitchen, bathroom, and one bedroom

Hinkle: My recall is that they are one bedroom, one bathroom and a Pullman kitchen.

Taylor: May be one or two two bedroom units.

Templeton: Comparing redevelopment agreement with J2 draft – changes were highlighted. As I compared page by page, there seemed to be changes that weren’t highlighted...urban renewal entity- do you know what that is?

Taylor: In the draft?

Templeton: Yes. Approved transaction for transfer of ownership.

Taylor: In our plan or agreement?

Templeton: Seems to apply to long-term tax abatements. To my recall, that wasn’t discussed. Seems to tie into working with State Economic Development for funding. That’s where we started with Capital Academy.

Fitzpatrick: We're talking about the plan

Templeton: I know. It's on page 24. The other question was on due diligence. That section has been completely deleted. It had plans, financial information for funding. Seems to be deleted. The other is that redevelopment terminates after last CO. It was my understanding that down the road that the owner or future owner would have to come to Township Committee to change use since it would still be a redevelopment, but now it says the redevelopment agreement expires after the last CO.

I was curious about receiving transfer from Creekside – it may be coming over, but there is no mention for payment for that. I've been trying to find out what the township's responsibility is. How would that be handled by whom?

Fitzpatrick: You are addressing this to Scott.

Templeton: I wanted to get that out. We're having a JLUB meeting next week. I wanted people to have time to think about this. You had the opportunity to look at this thoroughly.

Fitzpatrick: We brought out questions. That says "They may upon approval." Ryan to Zurbrugg – states that additional units would go into Zurbrugg. It says it may upon court and JLUB. You can't provide a cost for something that wasn't approved.

Templeton: Same was true of Rivers Edge.

Fitzpatrick: (missed this)

Templeton: My question was what happens to those if there is a default. It's just my question.

Fitzpatrick: What units?

Templeton: 14 from Rivers Edge transfer, 2 from townhouses, another 2 from Rivers Edge and possibly 3 from Creekside.

Fitzpatrick: Two we're buying isn't a done deal. The questions that you are asking don't exist. The only COAH units are the 14 plus 2.

Templeton: I'm trying to protect the township if it goes bad

Fitzpatrick: 14 + whatever Ryan has to put in as a result of the market units and 2 from the townhouses. We should receive more than enough from the escrow

Ouellette: I think Mr. Templeton raises a good question. There is a dollar figure for the Ryan transfers - \$1.2 million and for the two the township needs to provide (\$75,000). There is no dollar figure to cover the Creekside units.

Taylor: On Creekside – township approval is required because that can't happen without approval of Township Committee. Not required in redevelopment. In that case, town holds the hammer on those three units.

Devinney: The two units under the townhouses ... we're not there.

Taylor: You may never get there in which case there would be no obligation.

Devinney: Good to bring it up and discuss it all. We should hash it out to the nth degree.

Ouellette: anything else?

Templeton: No, I just wanted to get that out so people could think about it. Thank you for the time.

Ordinance - hearing May 5, 2008.

Passed with Templeton dissenting.

Lohr: Goes to JLUB

Swearing in of Bill Hamlin to Historic Preservation Board.

MEETING OPEN TO THE PUBLIC

Resident of Russ Farm Way: What is the schedule of happenings for Zurbrugg?

Ouellette: Next Tuesday with planning board here at 7:00 to have them take a look at the draft of the redevelopment plan. Professionals will be there. Next is May 5. If everything goes along, we should have settlement June 30.

Resident of Burlington: Redevelopment plan – is that a work in progress? Could there still be changes done?

Fitzpatrick: Has to be reviewed by JLUB.

Resident: Is there a tax abatement plan?

Taylor: Comments from Mr. Templeton were in redevelopment agreement and not plan. Plan is a master plan and zoning for the site. Agreement is more of a contractual document.

Fitzpatrick: Agreement has been signed. No tax abatements on this property.

Townhouses will be taxed and mansion units will be as per COAH

Templeton: That was the crux of my question; Transfer does allow it to go to an urban entity which would qualify for tax abatement.

Fitzpatrick: You talk to him, Bill. He won't listen to me.

Kearns: That would only happen if you were (didn't hear this)

Templeton: It's on pg. 24. That provision is in there. If you hear from them again, it's on page 24.

Resident: Question about open-space tax

Templeton: When you write your taxes, money literally flows through our hands to library, county.

Fitzpatrick: These bills pertained to the mansion that came out of that account.

Corcoran: Primarily for mold, and that has been submitted to FEMA for reimbursement.

Fitzpatrick: At Mr. Templeton's request, we used those funds until we are reimbursed.

Resident of Laurel: When will the apartments be available?

Fitzpatrick: Economic Development has offered its hand to the residents. No priority for town residents to have preference as per COAH. If you qualify, you can be put on that

list. Economic Development will be sending letters to seniors. Ken Falkner is looking into what we need to do to have a meeting to help educate on how to apply.

Taylor: December 31 of 2009 apartments will be ready for occupancy.

Lohr: Has an administrative agent been identified for these units?

Ouellette: No

Lohr: That's who would qualify the applicants.

Resident of Buttonwood: Apartments – will they be first and second floor? Do they have fire escapes?

Ouellette: Yes, they will have to have fire escapes.

Hinkle: It has to meet the code so it will be metal.

MEETING CLOSED TO THE PUBLIC

CORRESPONDENCE

-Resignations from Historic Preservation and Shade Tree

-Letter from Anthony (last name) requesting position on Historical Preservation Board

-Letter from Department of Education letting us know officially that the budget was defeated. Received packet from school board.

Fitzpatrick: I referred Anthony (last name)

DISCUSSION ITEMS:

1. POCKET PARK UPDATE (Eagle Scout) Eagle Scout Candidate Lohr: Sand concrete – May 6. May 8 fencing will be installed – 6 ft. high vinyl . Tan and see through so police can see in. Have contacted nurseries and asked for support. Many are contributing. May 10 will be a planting day – butterfly bushes and dogwoods.

Fitzpatrick: Asked NJ American Water for fountain or at least a connection for water. I'm sure they will provide that for you for this project.

2. MANSION UPDATE Corcoran

- underground tanks removed today – 90% + completed today. Soil samples with report pending in 2 weeks. Visual observations indicated no leak or contamination. The only soil in there was what they put into tank when they were pumped out.

3. MUNICIPAL BUDGET PREPARATION UPDATE – Corcoran

-pressure on governor to revisit the elimination of state aid to municipalities. He will address reformulating some state aid to municipalities. Legislature will not approve

unless he does. Our auditor suggested out budget introduction be held over until some final determination is given out. Tentatively scheduled for May 8

Ouellette: Work session for next Monday night for 7:30

4. DEFEATED SCHOOL BUDGET MEETING SCHEDULE

Ouellette: Set up meeting with board and superintendent and their chief financial person. Last year we were told it was going to go to county superintendent. That was misinformation. It comes back to us. That has to be resolved by May 19

Resident of Burlington: I don't have children in school so I don't know if school sent home literature on budget. I don't have a say on township budget. I do have a say on school budget. I don't know what the money is being spent on. If they told me that it was for escalating utilities, etc. I would vote for it. The school board doesn't communicate well. Until they tell me what my money is being spent on, I will vote no.

Fitzpatrick: They do have an open public meeting. You can go and get a topic. This year their budget was 6 cents. 4 cents was from the bond. It was flat with only 2 cents that we could cut. I announce it out these meetings as often as I can.

Resident: If they put it on the website, it would help.

Fitzpatrick: That's a good comment.

Templeton: I think it didn't help that it is on tax day. You write your check to Uncle Sam. I went to the budget meeting. You are right – it needs to go out on the website. On that note, can we get our budget out for the public?

Kearns: There's nothing that prevents you from releasing it if it clearly labeled as a draft and says you are waiting to hear about federal and state aid.

Templeton: With those caveats, it could be released tomorrow.

Kearns: You can, but you are not required.

Devinney: The budget is going on. Until we see what the governor is doing.

Fitzpatrick: I wouldn't want to publish it now. It still needs serious cuts.

Templeton: The people we work for have no idea what we are working with. They don't know that street lights cost \$60,000. They need to know the real costs that they pay. They have a right to know what those costs are. It's only fair that the people who are paying the bills,

Fitzpatrick: There is money being taken out of surplus that I don't agree with. Other cuts need to be made. After April 28th we should publish it. It looks like we increased

Templeton: I'd like the taxpayers to see what we're dealing with.

Fitzpatrick: I don't agree. It's misleading.

Templeton: People are adults. They will understand that it is a draft. When we meet on Monday night, I would like to hear comments from the public.

Hinkle: On the web? A lot of people don't have them. Especially our seniors.

Ouellette: proceed with draft after next Monday night.

Fitzpatrick: I would wait until after April 28th.

Ouellette: Tweaking until then.

COMMENTS – PROFESSIONALS

None

COMMENTS – TOWNSHIP ADMINISTRATOR

- personnel policy and procedure manual – went to Mr. Kearns for review. Expecting it to be here for discussion on May 5. Required to be adopted. Important because it changes our deductible to \$50,000 from \$20,000.

Kearns: OK until the end of May to adopt.

COMMENTS - DEPARTMENT HEADS

1. Police – no comment

2. Municipal Clerk

Burlington County Board of Elections – Districts 1 and 2 will vote for primary and general election at Pearson, not Walnut Street School at their request. All schools are trying to have the least amount of contact with the school children by the voters through the school day. Will be in the Beverly Bee and there will be a sign at Walnut Street School.

COMMENTS - TOWNSHIP COMMITTEE

Hinkle:

-Thanks to Karen for filling in and glad to see Janice back

-Let's get physical at Pennington Park – May 3 – free health screenings and activities – put on by Board of Freeholders

Templeton:

-Attending meeting with DEP and Coprt of Engineers regarding dredging this part of the Delaware from Turnpike Bridge to Allegheny Ave. in Philadelphia. NJ has responsibility of receiving that material from the 18 miles. Corps says they need to dredge at three sites by 2010. Under new management plan of NJ DEP, they want to have sites that can be used on a semi-active basis so DEP doesn't have to go into an overgrown area. They discussed contracting with sand and gravel companies that would mine out material as dredged. DEP and Corps did survey of sites and identified in a very preliminary list seven sites – Newbold Island (50 acres) Burlington Island, West Ave (28 acres) Hawk Island (32 acres) Cinnaminson (35 acres) Palmyra Cove (20 acres) and Delair (35 acres). Meeting was first of a series – schedule undetermined. Corps believes that they require three sites – equipment limitations. That's exactly what we know and we will

keep you informed. I circulated my notes to Township Committee and they have been sent to other towns. Diane Allen, Rob Andrews were represented. Herb Conaway forced this meeting to keep people informed.

Fitzpatrick:

-Recreation – May 25th parade starting at Larchmont. Rec will give instructions to remember purpose of Memorial Day – a day of remembrance to honor those who died in any way. Not a time to visit with neighbors and friends – march with dignity and respect.

-DYSA's opening day was Saturday – acknowledged Maria Zacher and (missed name) for long service. Great group of coaches. New flagpole at West Ave. Waiting for sign to dedicate the field.

-Women's Club has purchased new flags for the summer months – red, white, and blue.

-Library Luau – May 3rd – story teller, crafts, etc. 11am-1pm – tickets \$5 adults, \$3 children. Library will be seeking business support. Historic Preservation Advisory Board has a display case at the library. First display up now.

- Crosswalks in town – reply from county. We can't have pedestrian crosswalk sign in Burlington Ave. They will stripe the crosswalk for us. I think we should get one for Sundays when Path from Cooper to school isn't a path. He said our police have allowed people to park there.

Parsons: That's a county road. They have allowed it.

Fitzpatrick: I wish they would remove that line.

Parsons: They put it in. It's their road. Years ago people didn't park like that. I don't know why they put it in.

Corcoran: That line should go and it could be changed to parallel parking only.

Templeton: If you take the line out, people will think it's a big wide road

Fitzpatrick: People are walking babies and driving in there.

Parsons: A lot of people assume it is a bike path.

Fitzpatrick: That's what I thought it was.

Templeton: Maybe that should have slack marks.

Parsons: County never talked to me about it. Just did it and left.

Corcoran: You'll recall they had the center offset.

Hinkle: I've seen people coming down there the wrong way.

Corcoran: I had it happen to me personally – a bike going the wrong way.

Fitzpatrick: They are going to replace some of the signage.

Parsons: You can put a sign out there on Sunday mornings for a few hours.

Corcoran: We could get a meeting here to discuss with the county.

Fitzpatrick: One other item – Newton's Landing – Creekside Improvement Project - they have a group trying to improve Rancocas Creek. They need approval from us, the county

and Pulte. Pulte nor county will do letters. I think we should send letter to Pulte and county in support of this group so they can approve

Hinkle: I'm very familiar. Right now, he would like it to stay where it is because they are working with the RiverKeeper.

Devinney:

Nothing to report

Meeting reopened to public:

Resident of Russ Farm: Regarding the project on the Rancocas, Pulte wants to get out of there. If township could accept the land now and still control Pulte doing work on drainage basin, we could move forward with RiverKeeper to get grants to move on the project. The township would still control the work being done on drainage areas.

Fitzpatrick: Doesn't township own?

Corcoran: Pulte owns it. They met with me after they met with Pulte. I have handed it to our special attorney to determine if we could own it. Triparty agreement calls for us to take it and immediately turn it over to the county, so conceptually it could be.

Templeton: Does it make a difference if we have it or they have it?

Corcoran: Yes

Templeton: What is the project?

Resident: RiverKeeper – we have approached them. One of our homeowners is a consultant who has met with them. They came for a walk through. They looked at plantings that don't hold the river's edge as they are supposed to. We want to replace them and clean it up – barrels, etc. We want to use grants and volunteer labor like Boy Scouts. That's what we wanted to do.

Templeton: Thanks for organizing that.

Hinkle: I have a copy of talking points on this.

Fitzpatrick: I do to.

Hinkle: We are going to give a copy to the whole committee.

Resident: We can make a presentation for the next meeting.

Resident of Union: Concern of pedestrian crossing at Washington and Franklin – offset intersection. Always a car in front of Delanco Market. I know I'm supposed to stop, but sometimes it's worth your life to stop. I wonder if it's possible to paint the curb yellow there so there would be a clear view.

Fitzpatrick: Engineer indicated that they were in a stripe zone. If it is striped, it might be more obvious

Parsons: He is saying you don't have a clear view with the car parked there.

Resident: I'm worried about getting hit from behind.

Fitzpatrick: That's happened in Moorestown.

Parsons: It's the same there in front of the Starbucks. If it would help to take one spot, we could look at that.

Devinney: The path is offset from the intersection.

Resident: Yes, Washington doesn't line up with Franklin.

Parsons: You can't see it coming from Riverside.

Resident: 41 page report on Hawk Island on website- I recommend it.

Hinkle: two pages missing and I'm trying to track them down.

Resident: Hawk Island keeps getting bigger and smaller

Ouelette:

-Thanks for coming out this evening.

Submitted by Maureen Barrett