

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

Township Committee June 23, 2008

*Please note: Next meeting is July 14<sup>th</sup>. It is the only July meeting.*

Present:

Devinney, Hinkle, Templeton, Ouellette Fitzpatrick

Also Present: Steven Corcoran, Twp. Administrator, Mr, Kearns, Twp. Solicitor; Janice Lohr, Municipal Clerk; Karen Zimmermann, Deputy Municipal Clerk; Dave Denton, Township Engineer; John Fenimore, Public Works ; Phil Goffredo, Code Enforcement; Police Lt. Sacalis, Scott Taylor, Planner; Bob Stewart, Auditor

\*\*\*\*\*OATH OF OFFICE – TONY CANNONE (Historical Preservation Advisory Board)

\*\*\*\*\*SPECIAL PRESENTATION\*\*\*\*\* RESOLUTION 2008-91 HONORING BRENNA WELSH – NEW JERSEY ANTSO NATIONAL MISS 2008

\*\*\*\*\*SPECIAL PRESENTATION\*\*\*\*\*RESOLUTION 2008-92 HONORING MIRANDA PAWLINE – NEW JERSEY PRETEEN SWEETHEART 2008

#### 2008 MUNICIPAL BUDGET HEARING

Stewart: When Township Committee worked on budget, state informed them that \$297,000 of state aid would be lost. This impacted tax rate – 9.7 cents. Tonight the budget won't be adopted. State has adopted their budget; it will give municipalities which were reduced some money back, but we don't know how much. Amendment of budget will be done for next meeting. Budget that was advertised had 9.7 cent increase. Township's portion was 3.4 – we are hoping to get the 6.3 the state funding represented.

#### HEARING OPEN TO THE PUBLIC

Resident of Pennington Ct.: Couldn't understand handout (available at meeting) without more background info. Seems like the state is at fault. Families are tightening up and I hope township is. Towns like ours should all be together and vote down these budgets.

State will step in in that case and put the responsibility where it belongs.

Templeton: Mr. Stewart, will you go over what happens in that case?

Stewart: If the municipal budget is voted down, the state will prepare a budget for town. You may not like what they prepare. You are used to certain services and there is a strong possibility that they would be cut. I wouldn't recommend not voting for a budget. The state wants you to not be in existence anymore. They want you to regionalize.

Kearns: (Missed this)

Templeton: The state may decide there are services you have to have and the increase would come to the taxpayers. From what we get from DCA, it doesn't seem like we would want them near our budget.

Corcoran: Township would be unable to mail tax bills and would be unable to meet its bills – bonds, insurances, - it would default on debt service.

Resident: No one has anything positive to say about voting down the budget.

Devinney: I wrote this statement: Everyone has struggled with budget and been creative. Removal of state aid has been difficult – we all pay in. Consolidation is not reasonable. I would like to not vote for budget in protest, but that would put our citizens in a bad position.

Resident: State has us hooked on rebates and then they've cut them

Devinney: Money that was state aid – wasn't state saying, "Let us redistribute it."

Corcoran: Yes, they wouldn't let us take advantage of growth. They took it away. It is a fact that small towns deliver services at a much lower per capita cost. What is the logic of making everyone big? These are people who are bankrupt telling us how to bankrupt ourselves. In November, comptroller was established. The first thing they did is request the historical record. We're not the ones in trouble. Bob Stewart is right. They are trying to force consolidation. Delanco has done an outstanding job of shared services. They won't allow us to benefit from that. They are an embarrassment. Private interest groups have too much control up there. I'm convinced that the extra rules and regulations are for job security.

Resident: Average state salary is over \$69,000. It hits the people in town who are living on the margin.

Corcoran: Example: Saving one deputy commissioner and one commissioner with everyone else absorbed – it doesn't make sense..

Hinkle: June 18 study from Freeholders. Delanco is doing a great job with public services. Here's an example of what the state does. We have a generator that is tested every week by itself. We can't do that anymore. You have to go online for air quality first. So you need more people. It is an interesting study.

Resident: Impact on people paying taxes.

Ouellette: Steve, will you ask Marie to put that study on our website?

Corcoran: Yes, also see what we need to do to comply with environmental laws.

Fitzpatrick: Regarding consolidation – this township has looked into mergers and consolidations. Prior to me coming onboard, they looked at police and public works. When I came in, we looked at police again. There is no savings. We have two positions we haven't replaced. There are still cuts that we are making. You need to know that Delanco has worked hard to merge and keep the cost down. It may be time Delanco may need to cap positions in our townships as far as percentage raises to stop some of the

expense. You can't cut certain services and you do need people to do them until enough of us knock on Trenton's door. They have promised reform in real estate taxes. We need some new legislators up there. Think when you vote.

Resident of McCay: Noticed wages went down. Is that from vacant positions?

Corcoran: Two positions

Resident: Figure seems low. Would raises be in this budget? It may be in your next budget?

Corcoran: Yes

Resident: Can I ask about percentage?

Corcoran: Increase for noncontractual at 4%. That hasn't been confirmed or adopted by the Township Committee.

Resident of McCay2: To Mr. Kearns or Stewart – surplus went down?

Stewart: State only lets you acquire a certain amount. We dropped last year so we had to drop what we were appropriated.

Resident: What does state allow?

Stewart: They look at your cash.

Resident: Is this the minimum?

Stewart: They want us to reduce.

Templeton: Can you explain that to the public?

Stewart: Our surplus dropped by \$1 million because of state road aid allotments. As of Dec. 31 '07, we hadn't received money. That made a deficit in the federal and state bond fund account, so we had to pull \$600,000 out of surplus to fund that. You can't have a deficit. The reason we did is because the state didn't send the money. It is coming in, but it is slow moving.

Templeton: So it won't get credited

Stewart: Not until Dec. 2008.

Resident of Second: As to Zurbrugg Mansion – what impact on the budget?

Stewart: Helped this year. We have approval to anticipate it as a revenue.

Resident: What impact would it have had?

Stewart: Without sale, we would have needed about 4 cents more.

Resident (missed street): Explain increase in debt service

Templeton: Township is paying itself back for the money we used for Zurbrugg

Fitzpatrick: We paid off the short term note. It saves almost 6 cents.

Templeton: Remember regarding the sale of Zurbrugg, we received 1.2 million from Ryan Homes, but the township still has obligation to provide 14 COAH units which

should be in Zurbrugg Mansion. Should that not occur, township would need that money for that.

#### HEARING CLOSED TO THE PUBLIC

Lohr: Do we announce continuation of budget?

Kearns: Cleanest is to continue to July 14<sup>th</sup>.

Passed unanimously

Templeton: A good part of our financial difficulties are due to what the state has done or not done. I would encourage each and every one of you to talk to your neighbors and all who view the notes on the websites. Send a note to the governor. The municipal money goes to Trenton from your taxes. The money isn't coming back for services. Services sound like we are trimming Christmas trees. It's basic stuff like police. Several of us went to meetings at the state levels. Small towns run 15-20% more efficiently. That isn't being heard in Trenton. We need your help.

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#### CONSENT AGENDA ITEMS:

RESOLUTION 2008-93 AUTHORIZING AGREEMENT WITH GPG PROPERTIES, INC. FOR PAYMENT OF COOPERTOWN ROAD SEWER LINE FAIR SHARE PAYMENT

#### PAYMENT OF BILLS

ACCOUNT	AMOUNT
TRUST	\$22,667.00 (Creekside at Delanco, LLC)

#### APPROVAL OF MINUTES

2/25/08, 3/3/08, 3/15/08, 3/17/08, 3/31/08

Hinkle asked for approval of minutes to be removed for discussion

Passed unanimously

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Hinkle: There are five sets of minutes, but we don't have 3/10

Lohr: They aren't done yet. They were handwritten notes.

Hinkle: Why do we get them so late?

Lohr: I was out for medical. In four months, we have 30 sets of meetings. They don't have to be done sequentially.

Hinkle: That was the night the recorder didn't work.

Lohr: They were all handwritten.

Ouellette: Approval of minutes listed above  
Passed unanimously

Ouellette: Folks from Zurbrugg Partnership are here to give us a presentation and a layout.

Cherkis: Couldn't make last JLUB meeting. Town has right of approval of architectural drawings so we haven't given a complete set until now. Floorplans that were submitted showed 27 units. Agreement is for 24. Floorplans have been revised to show 24 units.

Jack Parry (Architect): I don't have a site plan since we aren't going over that. Issues were colors and materials. For the existing mansion's addition in the back, we are proposing continuing the brick across the base and horizontal siding and shake shingles – Hardie Plank, which holds up forever. We will go for a textured shingle.

Four apartments within the basement with lots of light – garden level

Over that six new apartments and over that six more. No units on first floor of mansion or in mansion basement. Five units configured around existing units in mansions on second floor. On third floor, there will be three units. There are 24 units total.

Cherkis: Sixteen in rear, four in basement of addition and 8 in the main building.

Corcoran: What is your phasing? Are you doing the manion first?

Cherkis: Part of agreement says 10. We could do the eight, but that won't give us ten. Ideally we would do the COAH units at one time. Not exactly sure right now. I'm in the process of having these put on Grapevine Development website. I can give you a link upon closing.

Templeton: The original annex – what will happen to the existing brick walls?

Cherkis: They will become interior walls.

Parry: We are looking at tax credits and are looking at ways of keeping the history. The nature of the design of the outside is in keeping with Frank Furness.

Templeton: Do you have a rendering of the duplex you showed at JLUB?

Parry: Yes, when you look at mansion, when you look at the left, this is a rendering of the three units. We worked with (missed other name). and McTavish – experts on Furness. Your planning board and committee had asked us to work with someone else to keep design elements. (showed rendering) Building on right will be more of a shingle style – less brick – Hardie plank – a two unit building. (showed rendering) Building number 3 – less brick – more shingle with the third unit detached like a carriage house. (showed rendering). It becomes a family of buildings. The brick wall that the planners have tried to keep and by keeping garages within the mature trees, it will be an outstanding community.

Templeton: That's different than what you have showed JLUB.

Parry: We didn't show all of these.

Templeton: You showed a very different one to the JLUB. The building on the corner of Willow and Delaware was different.

Parry: It may seem different. It may be a little different since that setback changed.

Fitzpatrick: I think it was just black and white rendering.

Corcoran: Didn't reflect the change in size.

Templeton: Any siding treatment for addition that would make it a little less an obvious addition? On the duplex, the red coloration on the first and second floors...

Parry: We were attempting... The original is very strong. Our point was to make the original stand out more.

Templeton: The other thing to consider is the triplex behind. You will never have the view you are showing. The other five buildings and trees will break that up. The rendering on the floor of the triplex, what is that?

Parry: Brick.

Corcoran: You are adding a significant roof line.

Rahenkamp: Rear addition is a 20's building and faces residents on Second Street. With siding and sloped roof, it is more consistent with what is on Second Street – less institutional. That's why we put on the sloped roof. We have incorporated a fire stair in the building. I don't know how we will handle the fire stair on the original building. The character of the townhouses is Frank Furness.

Taylor: I'm not sure of status of where this falls in the redevelopment plan or what the developer is looking for. We got plans today. Township Committee is going to have to approve the architecture of all of the facades. I would recommend that town redevelopment architect get to review the shingle style since it isn't what is in the site plan. That doesn't mean that you can't incorporate other forms. It's hard to evaluate with a limited number of elevations. It seems to be generally consistent. On the mansion addition, it seems it's a creamy color siding – maybe they will warm that up a bit.

Something a bit more muted might draw attention back to mansion. All of the bones are generally there.

Devinney: As I look at the drawings, if it were all strictly Georgian, it would be too massive. This shows an attempt to blend into what is surrounding.

Rahenkamp: There is a purple house on Walnut we might want to copy. (joke)

Cherkis: Closing is scheduled for Friday afternoon at 2:00. Is that a problem?

Ouellette: I have a 4:00 flight.

Cherkis: I didn't think anyone from Township Committee would be there.

Ouellette: I'll be there.

Fitzpatrick: I'll probably be there.

Templeton: Commitment for financing for the project before closing?

Cherkis: Part of the financing will be from state agencies - DCA and NJ Home and Mortgage Financing. We will keep you guys in the loop on that.

Hinkle: Are you still working with Lutheran Services?

Cherkis: Yes, I have a meeting for the last week in July.

Fitzpatrick: I know two people who would like to apply for apartments.

Lohr: Have you decided on an administrative agent?

Cherkis: We know who we want. Couldn't do much before closing.

Fitzpatrick: To Cherkis: Here's a schedule of concerts.

Cherkis: Is everyone aware that you have asked?

Fitzpatrick: Yes. I'm looking forward to working with them

Lohr: Township is storing records there. What is your timeline for having them removed? There are a hundred boxes.

Cherkis: Walkthrough was last week. The firm that did the testing for mold took another look. There was a little bit of visible mold. Their recommendation was for a dehumidifier which we purchased today. Engineer said documents are one of biggest dangers for creating mold. From storage standpoint, couple of months OK for us. From your standpoint, you may want to do it expeditiously.

Corcoran: We will be placing a shed on Public Works ground on Creek Road – trailer free to the township was installed today. Records will be moved in and we will move items in Jevic trailer. Might move on auction of some of the poles and illuminators through the internet.

Resident of Union: What is the orientation of how the new buildings face.

Cherkis: Views you saw today are all from Delaware Ave.

Resident: Are garages in buildings?

Cherkis: Yes. Front doors are to the rear or the sides, though they look like they are in the front.

Resident of McCay: Documents from mansion...are they something Historical Committee should be looking at?

Corcoran: No

Resident of Union: You mentioned EBay

Corcoran: No, internet. It's a government site.

Resident: Are the articles from the mansion?

Corcoran: No, they are illuminators that weren't used on Burlington Ave.

## MEETING CLOSED TO THE PUBLIC

## CORRESPONDENCE - none

## DISCUSSION ITEMS:

## 1. MANSION UPDATE

### 2. SALARY ORDINANCE 2008-6

Ouellette: We were looking at ranges

Corcoran: This is a technical requirement. It doesn't establish salaries, just the range from which they are derived.

Ouellette: Top of ranges from '07 – 4-5 categories that you are looking to bring up

Corcoran: Doesn't commit you to making that so.

Devinney: School traffic guards – looks specific

Fitzpatrick: Ordinance setting their salaries that they didn't go over each category. This is a formality ordinance.

Hinkle: Other towns have been passing it.

Ordinance was introduced with public hearing July 14<sup>th</sup>. Passed unanimously

### 3. AGREEMENT WITH NEW JERSEY TRANSIT CORPORATION FOR SITE IMPROVEMENTS AT DELANCO LIGHT RAIL STATION (PARKING LOT)

Fitzpatrick: I wasn't happy with the agreement. I wouldn't sign it– we have to pay and we can do whatever we want if it meets their standards.

Corcoran: I asked Dave to be here.

Denton: It's a standard agreement. We could look for participation from them. I will put together some responses and seek monetary help from DOT.

Templeton: Will you CC that to Senator Allen and Assemblymen Conaway and Connors so we can get some support there?

### 4. REGULATIONS FOR COUNTY PARKS – PENNINGTON PARK

Corcoran: Freeholders adopted regulations for Pennington in May. County requests we adopt a joint ordinance. Pretty standard. Reviewed with George and Ed. Hoping to introduce tonight as first reading so Delanco Police can enforce as need arises.

Templeton: Does this preclude you from using your ATV? Do you have a key to the gate? Does EMS?

Sacalis: Yes.

Corcoran: This needs to be done by ordinance as streets and traffic.

Kearns: First I heard of this.

Lohr: We don't have their ordinance.

Ouellette: (to Kearns) Will you review for next meeting?

Kearns: Yes, but you can introduce by title only.

2008-7 introduced by title only with public hearing July 14 Passed unanimously

### 5. ZURBRUGG WATERFRONT STABILIZATION

Denton: I sent a memo to Township Committee that the 400 ft of frontage with 50 ft on either side – needs stabilization – most economical is stone – would have more natural effect – can be varied to fit natural contours. Permit process. Whole project less than \$100,000. Might find grant funding. Maybe Green Acre loans. The type of recreation may make it available for funding through Heritage Trail. If ramp were used, it might be eligible for funding. It would be a good idea to consider what type of recreation you would want there. You may want to involve the planner in the conceptual phase.

Ouellette: Boat ramp is used for emergency.

Fitzpatrick: Our emergency squad has its boat at the marina. It's already in the water.

Corcoran: Township Committee should seriously consider closing that ramp. John spends a great deal of time trying to keep that ramp open. Unless it's high tide, it is more of a danger. Township Committee may want to consider getting rid of what is a hazard.

Hinkle: I think there were some bad accidents in the marina. I think it is vital.

Sacalis: Fire has boat at Hawk Island. When other towns assist, out of town squads use it.

Templeton: I saw Trenton Marine Police there.

Ouellette: So we need to get our head together and see what we want to do down there.

## 6. ANNUAL RENTAL REGISTRATION/STATE INSPECTION

Ouellette: Every five years state does rental inspections. Township does annual inspections. Comment from one of the landlords was to see if state and township inspections could be at the same time. It would make it easier for the tenants. Request to skip the township inspection on the state inspection year.

Lohr: It's difficult to coordinate the agencies.

Kearns: If the state contacts the landlord, they could ask for our inspector to come the same time. Answer is if we can accommodate you, we will.

Devinney: Tremendous burden is that tenants don't want to be away from their apartments during the inspections. Sometimes inspectors don't come and residents have lost a day of work. In speaking to landlords, the schedule is a burden.

Fitzpatrick: A lot of scheduling is done in the evening to accommodate the residents.

Mike Tompson makes appointments in the evenings. That's how I've heard it. I know Mr. Malone has been concerned that we inspect as well as the state in the same year.

How far in advance are you noticed, Mr. Malone?

Malone: Every three months.

Fitzpatrick: What time of year, Janice?

Lohr: It varies. If it can be coordinated, fine, but our inspectors have other obligations.

Malone: They do more than what the township does. Ten years ago, the township was considering waiving the

Hinkle: The fee is waived. You don't get charged that year.

Fitzpatrick: Township should be doing it.

Malone: Township and fire can be done the same time.

Resident of Burlington: Landlords don't pay fee for inspections. It is included in the annual rental.

Lohr: For units subject to state inspection, the \$100 is waived. But the township still goes out and inspects.

Fitzpatrick: Ed brings up an important point. We have to check with our insurance company.

Lohr: It's important to check to see if our inspectors are looking at exterior property maintenance.

Fitzpatrick: Mr. Malone, could you give us a list of what the state inspects?

Malone: Yes, we have the fire, the township, and the state inspecting the same thing. It's like taking your car three places for an inspection. The problem is with the tenants – you have to certify. Then they can't be there.

Resident of Burlington: Inspectors are good about scheduling.

Templeton to Goffredo: Can you give us a copy of a state inspection list?

Goffredo: I have the township list.

(Malone had state list.)

Devinney: Can we check with JIF to see if we could skip a year of inspecting?

Kearns: I don't think that is their issue. You have an ordinance.

Corcoran: Might be repercussions we have to look at.

## 7. PARKING REGULATIONS – RIVERS EDGE AND NEWTONS LANDING

Kearns: I haven't had a chance to proofread them.

Ouellette: Move to July 14<sup>th</sup> meeting.

## 8. OPEN SPACE TAX

Ouellette: Tabled until next meeting

## 9. RECYCLING CART UPDATE

Ouellette: Meeting with Ms. Moore, County Recycling Coordinator – 1000 larger unit in the fall since in 2-3 years down the road, county will have all in one container. Their recommendation is to go to larger unit. We are starting with West end of town, but not the townhouses at RiversEdge. Rest in February or March as per county budget.

## COMMENTS – PROFESSIONALS

Denton:

-Walnut Street –starting next week. Letters will go out to adjacent residents.

Between Hickory and Laurel – one block.

Kearns: None

**COMMENTS – TOWNSHIP ADMINISTRATOR – Corcoran – none**

**COMMENTS - DEPARTMENT HEADS**

**Public Works**

- Tree in river- removal down to \$1800 – to be done within next week. We attempted it, but it needs a crane.
- Streetsweeper has been out to every street twice.
- Brush notices have been sent out. Shouldn't be out early.
- State requires that I be certified as Recycling Coordinator. I have to take a course.
- DMK – environmental – amazing what the state puts on town and how to pay. I'm required to cover tires I pick up on the street.

**Zoning and Code Enforcement**

- Contacted county regarding Pennington Park
  - Contacted NJ Transit
  - Contacted Pulte
  - RiversEdge recycling cardboard – been putting tons of cardboard in dumpsters.
  - Thanked John for cutting Washington ST.  
(hard to hear this – Mr. Goffredo wasn't using the microphone)
  - wrote up 200 Ash.
- Fitzpatrick: Fence on Franklin and Ash. It looks like maybe he's been told he has to cut it down. Another one on Cedar and Second in plastic.

**Municipal Clerk:**

1. Voters in Districts 1 and 2 vote at Pearson
2. Attended training for civil servants system in Trenton – no more paper forms

**Police:**

**COMMENTS - TOWNSHIP COMMITTEE**

**Hinkle:**

- when we get a dollar ahead, state takes us two behind.
- mock election for seventh grade. Ordered brochures on making of laws.
- attended graduation; Brett Harris's son received 7 awards including one from other students

Templeton:

- working on street light survey. We always get stopped by Delanco Police to see what we are doing and that's great.
- attended night court. If you want to see a highly professional effort, come and see night court. It's very impressive. Very impressed with the officers and everyone there.

Fitzpatrick:

- attended library meeting – donations in excess of \$4,000. One of their best years.
- attended board of ed meeting – met new superintendent Mr. Walt Boyer from Westampton. PTO check for \$7000 from fundraisers.
- attended JLUB to see redevelopment plan which was approved.
- attending budget workshops
- attended PTO luncheon – awards for service to Grace Harvey and Mike Levingood.
- Presented awards for Women's Club and Rotary at Graduation
- June 26 7-9 South Delta concert at the mansion.

Devinney:

- Looking at locations of our lighting to see what we can move to save some dollars. Lowering the wattage by a factor of two only saves 10 cents.
- Attended JLUB meeting – board discussed positioning of new properties re setbacks. The unit at Willow and Second was moved back a bit.
- Attended graduation

Ouelette:

- attended graduation – 44 students
- attended DARE graduation – about 50 students, good support from parents. What children learn from DARE will click in later when they are in a tough situation.
- Scout park on Burlington looks great with flowers and trees.

Devinney: Thanks to fire department for testing their system at the park.

Fitzpatrick: Called water department every day

Lohr: Kate's persistence was a big help. They installed a hose as well. Thanks to the fire department. Thanks to Devinney for initial contact with fire department. Park isn't done – still more work.

Next meeting is July 14<sup>th</sup>. It is the only July meeting.

Submitted by Maureen Barrett