

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

Township Committee Feb. 9, 2009

Devinney, Hinkle, Templeton, Fitzpatrick, Jass

Also Present: Mr. Schwab, Acting Township Administrator, Janice Lohr, Municipal Clerk; Karen Zimmermann, Deputy Municipal Clerk; Michelle Taylor, Township Planner; John Fenimore, Public Works ; Phil Goffredo, Code Enforcement; Lt. Sacalis, Chief Parsons, Delanco Police

**\*\*PROCLAMATION – “READ ACROSS AMERICA”\*\***

**ORDINANCE 2009-2 ADDING CHAPTER 57 ENTITLED “DESIGN GUIDELINES” OF THE ORDINANCES ENTITLED PART II LAND USE PROCEDURES OF THE TOWNSHIP FOR THE ESTABLISHMENTS OF STANDARDS IN THE DEFINITIONS AND BUILDING STANDARDS**

Lohr: Joint Land Use Board (JLUB) deemed this consistent with master plan

Taylor: This is to be implemented at site plan level for commercial development– used for guidance for residential. Was amended – artificial stone added as appropriate, shared parking was included. This was the effort of Historic Preservation Board as an educational tool to encourage compatible infill.

Fitzpatrick: Isn't this needed for us to receive the balance of a state grant?

Taylor: Yes, through Community Affairs. Historic Preservation Board wants to create photo educational tool for homeowners through these guidelines. Deviation in commercial areas is a waiver, not a variance.

**2ND READING BY TITLE ONLY AND PUBLIC HEARING**

**HEARING OPEN TO THE PUBLIC – no comment**

**HEARING CLOSED TO THE PUBLIC**

Templeton: What is the grant that this is part of?

Taylor: Multiple components – part required survey. Members of Historic Preservation Board took survey. Met with Historic Preservation Advisory Board – they had the ability to become a commission. Board didn't want to be a commission – just wanted to educate. Wanted consistent rooflines and windows, etc. Board subcommittee and Historic Preservation Advisory Board Historic Preservation Advisory Board – not seeking to be onerous – vinyl is allowed though it isn't in some communities. We started with a study and ended up with design guidelines.

Templeton: What does the grant pay for?

Taylor: Planning work – master plan and creation of ordinances.

Fitzpatrick: When I was in Riverton on the planning board, a review committee assisted the public with their presentations. Professionals would give suggestions, but they weren't obligated to use that design. It is a guideline. It doesn't inhibit anyone.

Taylor: It's to echo the development of the community over time so the infill is consistent.

Templeton: It seems to be another layer of obstacles for people investing in their property. It requires a waiver for C-1 and C-2 and the new district on Burlington Avenue. It seems like it would be an expense for those wanted to invest. Some things were cleaned out – artificial stone. On page 5 of the revision c4 – (read from document)... vertical siding isn't desirable – butt shingles aren't consistent. They are around town on older structures now. Why is that?

Taylor: It is simply a guide. We are talking about principal structures. Vertical siding isn't consistent with your vernacular.

Templeton: What is the vernacular? This community has a whole range. I think we are trying to squeeze everything into one shoebox.

Taylor: It's a recommended approach to provide renovations to an existing structure.

Fitzpatrick: The key is guideline, not statute.

Taylor: Double-hung windows – consistent openings are preferred. It helps a homeowner to make additions or renovations consistent with the neighborhood. When people come in for waivers, it gives the board a reference as well. It takes some of the subjectiveness out.

Templeton: Would it be more appropriate as a pamphlet to hand to someone applying for a permit?

Taylor: The Board is interested in that.

Templeton: pg. 1 – Awnings and canopies be opaque...

Taylor: That is to get to colored vinyl awnings. For example, Dunkin Donuts.

Templeton: pg. 5 “All openings...porches.. shall be square...”

Taylor: You are looking for square windows or those that are taller than wide except for store windows.

Templeton: So a person putting a window above a garage door, that wouldn't be permitted.

Taylor: You won't see a commercial structure with a garage door.

Templeton: There is a house a couple of doors from mine where they have a bank of windows above the door. I see this as a step to not permitting that.

Taylor: I don't see it as that. The board didn't want to be a commission. Neither board did. It's an expensive process to undertake.

Lohr: If adopted, where do you see this – construction or zoning?

Taylor: You are trying to give people tools. Pamphlet would be prettier and you could put it out front. The Historic Preservation Board was interested in doing that. How it gets distributed is an internal decision. The Historic Board has offered themselves as a resource. We can put it on the website – an introductory paragraph.

Fitzpatrick: I like that. They can take it to the contractor.

Taylor: Not that many people know much about their home.

Jass: Thank you. Both committees have worked very hard. I remember the meeting with the slides. It's been stressed that they were guidelines. I will encourage the Historic Board to move forward with the pamphlet.

Templeton: My reservations are what was inserted in the master plan – errors in the historic part. However, that made it into the master plan and wasn't reviewed. Then I

have trouble with whoever is going to follow up on these guidelines having the same misconception and us enacting something that is being enforced.

Fitzpatrick: I got a copy of the comments you gave to JLUB. Too bad you didn't give them to them when they were working on that. Did anyone make any comments to your list?

Templeton: There was agreement that it had come up last spring.

Fitzpatrick: They should have been addressed.

Templeton: Historic part was added at the last minute without review.

Fitzpatrick: This is a different matter. These are guidelines. There is no restriction.

Passed with Templeton voting no.

Hinkle: Appendix – historic with master plan. There are mistakes. Once it is fixed, it will be useful.

#### ORDINANCE 2009-3 DELETING PORTIONS OF CHAPTER 218-1 OF THE TOWNSHIP CODE GOVERNING "PEACE AND GOOD ORDER"

#### 2ND READING BY TITLE ONLY AND PUBLIC HEARING

HEARING OPEN TO THE PUBLIC – no comment

Fitzpatrick: We are deleting because these portions of the ordinance could be considered discriminatory

HEARING CLOSED TO THE PUBLIC

Passed unanimously

#### \*\*RECOGNITION OF 2008 JIF AWARDS AND OSHA TRAINING COMPLETION

Fitzpatrick: Four members of Township Committee, Karen Zimmerman, George Sacalis, and John Fenimore went to breakfast. Fenimore and Zimmerman received award for their training. I'd like to thank them and George. This saves the town money.

Sacalis presented certificates from JIF. Delanco loss ratio beat JIF's.

Sacalis: Bronze award – our scoring 89 – one point short of silver.

COMMENTS – PROFESSIONALS – none present

COMMENTS – TOWNSHIP ADMINISTRATOR – no comment

#### COMMENTS - DEPARTMENT HEADS

##### 1. Police

-DARE program started – graduation in April

##### 2. Zoning and Code Enforcement

-Construction on Riverbank at 400 Delaware. DEP is handling it.

-Dangerous tree on Buttonwood was removed.

-Summons for 220 Orchard – abandoned vehicles.

-Complaints on Burlington for recycle

(missed some here)

-January 22 complaints – 6 summonses – 14 compliant – rental inspection at post office – need to fix the floor. Zoning – one administrative review was approved. 422 Burlington will be a boutique. Approved another 2 applications – none were denied.

4. Municipal Clerk – no comment

#### COMMENTS - TOWNSHIP COMMITTEE

Devinney:

-We need to check the Read Across America date – they aren't the same on the letter and the proclamation.

-Congratulations to JIF recipients – as a grad student in a machine shop, I became aware of safety issues. Was impressed at JIF breakfast by how well this organization operates. Noticed in JIF film that 30% of injuries are from being in crush zone.

-Went to Bridge Commission meeting on development – lawyer who worked for developers, 2 developers, and a township administrator who works with developers. Bottom line was “Say what you mean and mean what you say.” What was missing was what municipal governments face with development – additional services cost more than the tax gain from the new houses.

Hinkle:

-JIF breakfast – Joint Insurance Fund- congrats to George and Karen. I won a doorprize.

-Visited small businesses to ask them to help with reward program for recycle.

-Asking permission for grant from Burlington Bridge Commission to do energy audit for free.

Fitzpatrick: I'm for it.

Templeton: Sounds good.

Jass: Will let us know where we are and enable us to take advantage of programs.

Templeton:

-JLUB meeting – made some comments –I want the township to have an accurate document after spending all the money on the master plan. I was surprised at some of the mistakes that were still in the final document.

Jass:

- JIF – impressed. Glad to see our recognition.

-Shared services – sponsored by Bridge Commission and County Regional Planning Board – developer has to get about 600 permits before they put a shovel in the ground. Their projections are for five years. Shared services will be doing educational forums in the future.

(Fitzpatrick: We should let Economic Development know.)

-NJ DEP meeting – environmental infrastructure and bonding. Township Committee needs to take advantage of grants such as the survey. People who had studies done were ready for the stimulus package.

-Historic Preservation Advisory Board – looking for protocol for building to be demolished.

Fitzpatrick: We passed an ordinance.

Jass: They want to do a screening project. They went to the Rhawn home. They are working on a Mr. Biggs exhibit.

Fitzpatrick:

-Been involved in many things, but not reporting on them now.

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CONSENT AGENDA ITEMS:

RESOLUTION 2009-43 A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF DELANCO, BURLINGTON COUNTY, NEW JERSEY, AUTHORIZING THE ACQUISITION AND IMPLEMENTATION OF RECYCLING CARTS UNDER THE BURLINGTON COUNTY CART PROGRAM

RESOLUTION 2009-44 CANCELING OUTSTANDING CHECKS FOR MUNICIPAL COURT

RESOLUTION 2009-45 BUDGET APPROPRIATION RESERVE TRANSFERS

RESOLUTION 2009-46 REFUND OF TAX OVERPAYMENTS

PAYMENT OF BILLS

ACCOUNT AMOUNT

GENERAL \$77,709.26

PAYROLL 37,840.37

TRUST 1,172.79

HOUSING TRUST 750.00

APPROVAL OF DEPARTMENT REPORTS (TAX)

APPROVAL OF CONSENT AGENDA

Fitzpatrick: \$8500 of the library rental money is in the school budget. Their new budget is when they will zero out to one dollar for the library.

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MEETING OPEN TO THE PUBLIC

Resident of Delaware: (me)

- school can be involved in recycle bank program

-asked for timeline for correction to item on our property in master plan; cited future researchers finding the erroneous information

MEETING CLOSED TO THE PUBLIC

CORRESPONDENCE

Lohr:

-PSE&G master plan

-Notice of meeting (missed it)

Fitzpatrick: Discussion item – Delanco Township policy statement – Tremendous uncertainty in 2009 budget due to state... imprudent for township to commit resources before we know what resources we have. No hiring will be done unless required by

statute. Purchases by employees are limited. (dollar limits per reviews were mentioned).

Hinkle: I would like to see it in effect.

Devinney: I'd been thinking about bringing it up.

Jass: All of us have had this on our mind.

Templeton: We should limit ordinances that go through the attorney to those involving public safety. They can cost hundred to thousands of dollars.

Fitzpatrick: We will certainly keep that in mind. The only ones we've passed are ones we had to. One was to implement COAH plan. We've been prudent and will take that into consideration for the balance of this year.

Motion passed unanimously.

ADJOURNMENT

*Submitted by Maureen Barrett*