

*The following are my personal notes, not official minutes. For official minutes, see the Delanco Township website or visit the township offices at 770 Coopertown Road.*

#### TOWNSHIP COMMITTEE MEETING – May 3, 2010

ROLL CALL: Hinkle, Jass, Lord, Templeton, Fitzpatrick

Also Present: Mr. Schwab, Acting Twp. Administrator; Mr. Denton, Twp. Engineer; Mr. Heinold, Twp. Solicitor; Mrs. Lohr, Municipal Clerk; Ms. Zimmermann, Deputy Municipal Clerk; Mrs. Lonergan, COAH planner, Mr. Taylor, Township Planner

#### **\*\*SPECIAL PRESENTATION - CONSTRUCTION OF NEW SOCCER FIELDS\*\***

Taylor: One site meeting was held with representatives from cross section of community and organization. Part of first step was to go back to the wish list and determine true needs and priorities. Looking for properly oriented field with storm water management and parking needs. Phased in over time. Environmentally sensitive and realistic. (handed out copies of displayed plan to Township Committee. I couldn't see the board. ) Parking designed so that children don't have to cross the drive when they have been dropped off. Three fields – 2 baseball, soccer (may have missed some of this), multipurpose field, regulation soccer, picnic area, volleyball court, horseshoes. Native grasses and wildflowers to reduce mowing, watering, etc. Plan is in phases. County has received appraisals to purchase marina. Current driveway is in the center. County has plans and approvals to bring a marina drive through the county's Pennington Park so no marina traffic would ever have to come through the Township's portion.

First phase would be self-contained parking (111 spaces) that is separated from existing easement – one large and one small soccer field. Phase 1A – based on the economy; contractors are hungry - an additional small and additional large soccer field – sodded , seeded, irrigated, not irrigated to get numbers. Denton's office will do infrastructure design, lights, soil testing.

Fitzpatrick: Topographical survey?

Denton: We are ready.

Fitzpatrick: Any questions?

Jass: If the marina doesn't go through, what do you see in the future as the next sport that will be popular?

Taylor: Upswing in lacrosse, which can use square multipurpose fields. Continue dialogue with stakeholders. Lacrosse growing to the downswing of baseball. Best thing is to have multipurpose field.

Templeton: Rough wack at phase one vs. phase 1A cost?

Taylor: Not yet. That would be the next step.

Templeton: That's a good strategy.

Fitzpatrick: In Jan 2009, we were expecting \$509,000 for two fields. We are expecting to get the 2 fields within \$300,000 and maybe more.  
Templeton: Irrigation and lighting...what is the concept now?  
Taylor: To maintain safe playing surface, every 4<sup>th</sup> day deep soaking to maintain in such a dry area. Size the infrastructure so we can irrigate all at buildout. Phase one includes lighting for the two fields.  
Templeton: I'd like to suggest that you work up an annual maintenance figure. It would be nice to have that moving forward.  
Jass: This was a farm and farms had wells. Is there an existing well that we could tap?  
Taylor: County is drilling a well at Pennington. We can get that permitted. We would like to be able to drill one well.  
Lohr: If ambulance or patrol car needed to get to the back?  
Taylor: In an emergency, an ambulance can get to any field. Not common to have a paved drive - it would have to be 9-11 ft. wide.  
Fitzpatrick: Traffic flow in first phase?  
Taylor: Entry from Creek - maybe one-way to accommodate long term two way traffic.  
Fitzpatrick: When we did the conceptual plan to submit to Green Acres, we had a member of recreation who did a plan for us. It's incredible that the plan is almost what she did, but the fields are in reverse. It's a good plan. John Fenimore is involved.

Resident of Delaware (me): As you plan, are you considering Dark Sky standards for the lighting?

Taylor: Yes, as much as possible for athletic fields.

Resident: It would be a shame to disturb all of the wildlife there.

Taylor: Yes

Resident of Union: Overflow parking - could it double as emergency helicopter landing.

Taylor: Yes

Resident of Pennington: Does purchase of marina include homes?

Taylor: Yes

Fitzpatrick: We need to approve the survey not exceeding \$4500 to move forward.

(read letter from Denton)

Taylor: Update on Pennington Park's Phase II (existing county park)- designed by Taylor Designs - \$6 million project - improvements include buffering by hedgerow on Creek Road, community gardens (including ADA accessible), picnic areas, 5-12 yr. old play piece, gardens, paving and benches on mound and overlook, boardwalks and overlooks to view Rancocas Creek, footbridge on old sluice gate, dog park on NE

corner for small and large dogs, landscape improvements – elimination of some invasive species which will be reseeded with native grasses. Fitness course on trails and more trails and cinder path. Area around play area and parking lot open 'til Sept. 7. Then entire park closed through the fall.

Fitzpatrick: Trails are blocked off now. How long will that take?

Taylor: Maybe next year or over the winter. County doesn't want to hogtie the contractor. If we can open sooner, county is anxious to do so. Path to Newton's Landing extended 200 ft. in this phase.

Templeton: Where are the wildflowers?

Taylor: In some of the more visible areas.

Lohr: Besides the tree lines, will any other structure differentiate the county and municipal portions?

Taylor: Well-defined hedgerow and split-rail fence. I would recommend that township do signage that indicates that fields are for Delanco recreational use. That's why we need to name our field to avoid confusion. Our site amenities – benches, etc. will indicate that it is a different place.

Leitizio: Boy Scout bluebird houses – 13 of them- do you know where they went?

Taylor: I will ask the county. They are installing some out at Boundary Creek. We just got more from county for Pennington.

Leitizio: They were marked on the bottom and easily identifiable

Resident of Union: Is there consideration of naming it for another farm family?

Hinkle: Boardwalk that overlooks the Rancocas. Delanco had an Olympic winner who sculled on the Rancocas. It would be nice to name it for him.

Taylor: County had been cautious about local names.

Hinkle: But Olympics...

Taylor: I'll talk to Matt.

#### RESOLUTION 2010-65 AUTHORIZING "PAYMENT IN LIEU OF TAX" AGREEMENT FOR AFFORDABLE HOUSING PROJECT BY ZURBUGG PARTNERSHIP, LLC

Heinold: (Gave overview – see notes from previous meetings)

Percentages have gone up a bit (I missed the three numbers here), 15 yr. renewal point, concludes two years of tax appeals; township will issue credit and not a check in the unlikely event that there is no tax due.

Lonergan: Project owner will pay utilities (typically tenants have their own electric and gas per apartment, but not here). There will be a set fixed utility allowance for each tenant so PILOT will have a more fixed cost going forward and to ensure that senior tenants can access senior

utility relief programs. Utility amount was reduced so that will increase the actual amount that the township will be receiving.

Resident of Rancocas: Question of utilities – gas and electric or telephone, water, and sewage and cable

Cherkis: There will be one central bill from PSE&G and one Water/Sewer bill. That's the only amount in the PILOT. We agreed on limit of \$2500 a month, which is less than the \$45000 we estimate for the year. If rents go up, the utility allowance goes up.

Resident: Other concern with PILOT, Fire Department, Library and County – County still gets 6% , correct?

Lonergan: 5% to county

Resident: Other entities – school, fire doesn't get anything.

Fitzpatrick: Our library isn't included in the tax bill.

Resident: PILOTs- concern that costs continue to rise for those entities and the rest of the residents foot the bill. Rest of the community picks up that burden. PILOTs are to bring business in, and these are residents and should pay their share.

Fitzpatrick: Township Committee already agreed to do a PILOT. When there is a tax appeal, if you win, those monies have already been sent out and the township pays all of it back. This is a unique project – not market value – low and affordable housing that we are offering. It is worth it to this town for this developer to keep this project going. In the event that the affordable housing no longer applies, we can void the agreement. The eight additional houses to be built at market rate will increase the tax money. Most important issue I wasn't aware of was the tax appeal issue. I think the project is a wonderful idea. If we can give money to PTO, or go out to Deitz and Watson who gave \$5000 to Emergency Squad and \$1000 to library. PILOT itself was already agreed – increases 4.2 to 5% for first years and 6.2 to 7%. Floor at 90% regardless of vacancies.

Templeton: Your explanation on who gets the money is completely different than tax appeal issue.

Fitzpatrick: I don't think most people know how this works.

Fitzpatrick: We have 26 tax appeals on the books now.

Templeton: Out of 1800.

Fitzpatrick: (missed this)

Templeton: For Zurbrugg, mansion assessment is 1.5 million. 159,000 is their request for current value. Riverfront assessed at \$179,000; they request an assessment of \$1000. Township Committee is being chased into an agreement. Is there any other property that has this devaluation?

Lonergan: Deed-restricted affordable housing should be assessed as deed restricted.

Templeton: I went through the database for affordable housing in some

towns – one in Roebling Riverside Dr. valued at \$1.3 million. They have a PILOT.

Lonergan: On PILOT, valuation stays as is.

Templeton: Our issue here is between redevelopment agreement and 1.8 million and now he says it's only worth \$159,000

Cherkis: It was a value of \$549,000 for the 10 properties. Subtracting the market rate, discrepancy is a reflection of tax assessor not doing appropriate assessment. Number now is higher than the middle.

Heinold: A month ago, I said I didn't think we would be able to resolve tax appeal. Right now it is in construction phase and doesn't generate any income. When rented, worth \$900,000. What is it worth until then? Marlene negotiated up to 7% over the 15 years. Assessment is \$850,000 which isn't far from the rented up figures. We're not giving anything away. Over the life of the PILOT, it's a wash. On the tax appeal side, you would have to hire me, experts for a trial – a \$15,000 expense.

Fitzpatrick: On affordable properties – some owners have claimed exempt status. This is one of the reasons why we did an agreement with Abundant Life. They can't come in later and claim exempt status. We are protecting the town from a lower value due to restrictions and construction; we guarantee that town will get taxes.

Resident of Union: Lutheran is doing a similar project in Cinnaminson. Might be interesting to see what they are doing.

Fitzpatrick: Development in Florence by Salt and Light – not paying taxes. He comes in for the exempt status. He came in after the fact for us. We did the responsible thing by buying the mansion, selling it and I think it's a great use.

Vote:

Hinkle: Thanks to mayor for good job explaining. Yes

Jass: Yes. We worked very hard to protect the town and its interests. Pleased that we are guaranteeing the town of income.

Lord: Uniqueness of project guarantees tax flow. Good job in getting that from the developer. I appreciate Randy's efforts.

Templeton: No. I met with Randy over coffee. Impressed with the project. Appreciate the blending of the old and the new. I know we're often at odds, but I appreciate that.

Fitzpatrick: Met with Randy and planner at the site. Impressed with what they have maintained. I picked out my apartment. Thanks to the developer for opportunity to negotiate.

Jass: Open house for community at some point?

Cherkis: Timing issue. CO in August. Thanks to committee and nice words from mayor and others including Mr. Templeton. Almost two years from agreement. Tax issue complicated matters. Mr. Templeton asked good questions and has township's residents at heart. You asked good questions that others didn't. Marlene was a tough negotiator. She convinced me why it made sense to do that.

Agreement creates a stability for the township and for the budget of the project. Rents set by the state. Tax relates to the rents rather than the building,

Heinold: Before you leave, Randy, question regarding \$100 annual fee per unit. The impact would be substantial. You have new construction. We will need to confer with our rental inspector.

Cherkis: PILOT agreement calls for audit and right to inspect. My hope was that the inspections could be rolled into that. I don't want it to cost the township more than it should.

Heinold: There's an efficiency there.

#### COMMENTS - PROFESSIONALS COMMENTS -

Denton: Plans for DOT Second Street and Union; Edgewater and Center.

*I left at this point.*

#### TOWNSHIP ADMINISTRATOR COMMENTS - DEPARTMENT HEADS

Police

Public Works

Zoning and Code Enforcement Municipal Clerk

#### COMMENTS - TOWNSHIP COMMITTEE

#### CONSENT AGENDA: NEW BUSINESS

RESOLUTION 2010-62 REFUND OF TAX OVERPAYMENT

RESOLUTION 2010-63 REDUCTION OF PERFORMANCE BOND #

1037298 FOR ABUNDANT LIFE FELLOWSHIP/LIVING SPRINGS PHASE I

100 UNIT RESIDENTIAL BUILDING (BLOCK 2200, LOTS 2.01 & 3

RESOLUTION 2010-64 ADOPTING AMENDMENTS TO THE PERSONNEL  
POLICIES AND PROCEDURES

#### PAYMENT OF BILLS

GENERAL \$968,233.91 Payroll 80,434.72 Trust 15,637.00

Unemployment Fund 627.28

#### APPROVAL OF BUSINESS LICENSES

2010-35, 2010-36, 2010-37, 2010-38, 2010-39, 2010-40, 2010-41,  
2010-42, 2010-44, 2010-45, 2010-46, 2010-47, 2010-48, 2010-49,  
2010-50

OLD BUSINESS:

MEETING OPEN TO THE PUBLIC FOR COMMENTS AND QUESTIONS  
MEETING CLOSED TO THE PUBLIC CORRESPONDENCE DISCUSSION  
ITEM: MEETING OPEN FOR COMMENTS ON DEFEATED SCHOOL BUDGET  
ADJOURNMENT