

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/Delanco Board of Health Meeting

- January 10, 2011

ROLL CALL: Hinkle (absent), Jass, Lord, Templeton, Fitzpatrick

Also Present: Mr. Schwab, Acting Twp. Administrator; Mrs. Lohr, Municipal Clerk; Mr. Denton, Township Engineer; Mr. Heinold, Township Solicitor, Ms. Zimmermann, Deputy Municipal Clerk; Mr. Sacalis, Police Chief

Delanco Board of Health meeting was held first. Janice Lohr was appointed Board of Health Secretary and the Burlington County Department of Health was appointed as Inspection Agency for Delanco for 2011. Rabies Clinic - 80 vaccinations were given out. No public comments were offered.

Meeting closed.

Regular Township Committee Meeting (Roll call same as above)

****SPECIAL PRESENTATION**** Dendrite Energy, LLC - Generator Lease Program - generator lease program (Township Committee got a handout that wasn't available to the public in attendance.)

- Dendrite enrolls backup generators in program to give power back to the grid. By combining generators from small municipalities and small businesses, we could send power back to the grid.

Doug Barnett, founder of company: We roll up small entities into response demand programs. Feds allowed utilities not to have to provide 100% of generated power needs leaving a shortfall between demand and generating capacity. Demand response program - PJM - PA, NJ, and MD. Township would be a supplier through an agreement. If township would take some use offline in a peak time, it would be paid. Generally, this has applied to larger entities such as factories in the past. (Referring to the handouts the TC had) township 85 kilowatt stand-by generator - \$800/yr for maintenance. Delanco would enter into an agreement to maintain it, aggregate it with other equipment, and deliver \$2.22 per kilowatt per month in some form - \$189.00 net of maintenance cost. Benefit to Delanco - \$2,200 per year in revenue share. 5 year lease of equipment. Should increase value and decrease operational maintenance. In the event of a demand response event, if the equipment doesn't come online, company would deliver backup. Over 5 years, benefit to town is \$45,000. Many different programs. Guaranteed rate - \$189/month- regardless of what happens including increase in maintenance costs or rise in fuel cost. Another option is to enter into a long-term agreement to purchase the equipment.

Demand response situation - grid is off, you are on your generator. If it goes off, we

get it back on. Your concern regarding court...unlikely to have the situation in the evening. Typically the situations take place between 1 and 4 in the afternoon. We can lock it out if you need us to.

Blackout – we will deploy it back up.

Features: Can build to suit or purchase lease-back. We take over fueling the unit in demand response events, but not for exercising the equipment or in a blackout event. We would have to shoot high and that would hurt you. Unit monitors the equipment and measures. In the event, we send out notice, but the system operates remotely. We clear through PJM and get a monthly report. We provide preventative maintenance. We can work through competitive bid, or take over with our contractor. We are sensitive to your requirements. Site-license agreement for the monitoring box. There is a monthly statement. NJ is in a condition of flux regarding emergency generators and demand response events, but EPA says it's in the public interest. By enrolling 200, it stops 10,000 generators from coming on. We would operate according to NJ guidelines.

Templeton: What is the mechanism for pay and benefit?

Barnett: Ex. Shared as per contract. Many ways to do it. It depends on how you want to recognize it.

Templeton: Our generator only runs essential circuits in this building. How would that work?

Barnett: Excellent question. We would need to get in and access the 85 kilowatt unit. Assumption is that the unit is not deployed at that. We run the numbers at 85%. Depending on load tests, we would have a better number. We can only enroll the baseload that is consumed and that would move the numbers. Options – load test to put enough circuits on it. Revenue is dictated by load.

Templeton: But if the situation arises in the afternoon.

(missed this)

Templeton: It's not going to fight with the current wiring?

Barnett: There shouldn't be a competition.

Templeton: How long have you been doing this?

Barnett: It's novel. There was low hanging fruit. You can compare it to long distance years ago. I've been maintaining generators for 18 years. Our partner has been doing this for 8 years – Seapower just bought by Constellation Energy.

Templeton: Extra use on the generator ...what is the impact on the life of it? Who buys the new generator?

Barnett: There hasn't been a demand except for twice. Load on grid is climbing. Easiest way for us to address your risk on the equipment is to change from fleet management to purchase from you. We could establish in the agreement that you are receiving value for that. That's a matter of negotiation.

Templeton: Are you looking at the school or sewerage authority?

Barnett: You are our first foray into the public market. Typically driven by the number of users. Same paperwork

Fitzpatrick: What is the life of a generator?

Barnett: On a diesel – 30 years. Depreciates 15-20 – gas unit is less.

Fitzpatrick: Before we would do this, you would inspect?

Barnett: Yes

Fitzpatrick: If we have the use for the generator, do we notify someone? I assume you would have it on most of the time.

Barnett: If there is an actual demand response event and they are rare (only two this past summer)

Fitzpatrick: We lost power

Barnett: That's a blackout. You would be using it then. If it stopped working, we would roll backup piece to you.

Jass: Do you physically bring in equipment?

Barnett: Yes. We guarantee within two hours, but should be able to do much better than that.

Fitzpatrick: Where are you located?

Barnett: Connecticut – provided by Seapower. Backup in Washington State and Baltimore. We are located in Bucks County.

Lord: Term – why five years?

Barnett: Recovery of the cost of the box. We like a longer agreement, but have some flexibility around that.

Lord: If we got for renewal, it is a mutual option?

Barnett: You have the right to renew. If you terminated, we might ask to maintain a presence.

Templeton: If we had to replace a generator, would we be told what size we would have to have?

Barnett: I wouldn't dictate, but would have an opinion. We would like you to consider build to suit.

Schwab: Last page – you would apply for state license and atmospheric testing?

Barnett: Absolutely.

Schwab: Any provisions where you would be able to cancel the agreement if the program falls apart?

Barnett: No, not for that reason.

Schwab: Some of the cellular phone stuff allows them to shut them off. You can't walk away from it?

Barnett: No

Schwab: The cell phone companies can cancel, but the owner of the tower can't.

Fitzpatrick: I would recommend that an agreement is sent to us for review. We would be getting some money back and wouldn't have the cost of the revenue. Matt [from Dendrite] is a resident in town.

Heinold: Because you are aggregating, is there a number you have to get?

Barnett: no

Heinold: Any issues with local public contract law? The dollar amount is under the amount, but some of the things in the agreement...

Barnett: In terms of purchasing requirements, it's a novel program. I would make

sure that you are in compliance.

Heinold: How far are you looking in the area?

Barnett: Our footprint is ultimately national – Northeast has a higher demand.

Jass: Let's see if I understand this. It's only when there is a demand.

Barnett: No, it is actually a retainer.

Lord: I'm going to the Board of Education meeting. Would you like me to bring it up?

Fitzpatrick and Dendrite: Sure

COMMENTS - PROFESSIONALS COMMENTS

-Soccer fields – working on eliminating lighting requirements – saves \$60,000. Then will prepare bid.

-RiversEdge – punch list delayed by weather.

Fitzpatrick: Was cement work completed? Can they pave?

Denton: Not until spring.

TOWNSHIP ADMINISTRATOR

-In 2010 solid waste was \$6, 220 cheaper and 124 tons less – even though the number of units is going up, the amount of trash is going down.

-Beneficial Bank is willing to provide credit card payment process for court.

Motion passed unanimously

COMMENTS - DEPARTMENT HEADS

1. Police

-County disconnected hotlines and phones. Obtained a call box – no phone in the front box. There is one on the side of the building.

Fitzpatrick: Why did they do that?

Sacalis: To save money

Templeton: Was there a peephole at the side door?

Sacalis: Yes

COMMENTS - TOWNSHIP COMMITTEE

-Jan 29 DYSA Beer and Beer

-Thanks to George and officers for assistance with accident outside his house

Jass:

-apologies for leaving Karen's name out in Reorganization speech. Thanked her publicly for all of her work. Her name was on her notes.

-SEN Electrical bill – saved \$2000 over three months

SEN going out to bid again for savings in natural gas as well.

-Grapevine – Zurbrugg – Historical Preservation and Women’s Club is meeting there. Environmental Advisory Board has requested to meet there. Historical Preservation Board asked for Zurbrugg since this building was in use.

Templeton: John Denlinger wanted to make the inquiry.

Jass: I feel that this is a public building and any entities should meet here. Would you relay that or should I call?

Templeton: I don’t understand the question.

Jass: I want to hear how the committee feels.

Templeton: Historic Preservation meets there.

Fitzpatrick: They were meeting at someone’s house. This is the public building.

Templeton: Why doesn’t Historic Preservation meet here? There are several rooms. John asked. I gave him Mr. Cherkis’s email. Mr. Cherkis responded and told him the cost.

Jass: Is there a cost?

Templeton: That’s what I wondered about.

Jass: Historic Preservation has worked with the mansion and Mr. Cherkis. They have put some historic things in. How does the Township Committee feel about using the mansion as an annex? As long as they are advertized their meetings were being held there. If there is a cost, it is something to consider.

Templeton: I was wondering about that.

Fitzpatrick: I’m the treasurer of the Women’s Club and haven’t received a bill. As long as we are publishing the meetings.

Templeton: Mr. Denlinger was interested in something in town that people could walk to.

Jass: Historical Preservation has a key. It is a private residence.

Fitzpatrick: I don’t think that is our decision.

Lohr: Public entities must provide public access. Must have handicapped accessibility. The public can’t be locked out. Doug, correct me if I am wrong.

Heinold: You should check on the access issue.

Fitzpatrick: There is no handicapped access through front door of the mansion. This is our township building and meetings should be held here. If we need to do some kind of letter, we should address that. People shouldn’t wonder where a meeting is.

Lord: That’s what I was thinking.

Fitzpatrick: We shouldn’t be abusing the mansion. I went to the Historical Preservation meeting and couldn’t get in. I think we should address the fact that this is where the public entities should meet.

Heinold: You have to look at access, recording, microphones, etc. before you make a decision.

Fitzpatrick: We should think about that.

Lord: Public meetings should be here. One or two special meetings a year would be ok.

Jass: It was necessary for Historic Preservation due to the number of people. That’s

why it was held in a private home.

Fitzpatrick: Mike, do you want to talk to John?

Templeton: I will

Fitzpatrick: I will give him a call

Jass:

-Historic Preservation – Alma Jordan is the chair – working on programs. 100 year anniversary of the mansion.

Templeton:

-Going through FEMA flood maps – was the information shared info with Joint Land Use Board? Mrs. Lohr has discs

Lohr: Sent to JLUB (and I missed the others). I can make extra copies.

Fitzpatrick: Should we have a public meeting to go over the maps?

Templeton: It is preliminary data for us to correct for obvious things.

Denton: It looks like they have revised the 100 year tidal flood. Instead of using elevation 11, they have revised to 10 on the river and 9 on the creek. If you are above 10 or 9, they should be advised that they don't have a problem with flood insurance.

Templeton: The one hard copy is hard to read. On the digital version, it is a huge file.

Denton: It's the elevation that applies.

Fitzpatrick: How do you make that determination?

Denton: A surveyor. They use your first floor of living space.

Templeton: The Rancocas line has retracted toward the Rancocas. They are going to do another flyover.

Fitzpatrick: I think we need to understand it. I don't.

Templeton: The percentage of chance of a flood has changed. When you blow up the lines, they cover whole driveways.

Fitzpatrick: Once we have reviewed and made our comments...

Denton: They are looking for corrections to street names.

Fitzpatrick: Who is doing that?

Templeton: I am

Fitzpatrick: Do you need someone to work with you?

Templeton: No

Templeton:

-JIF – to other carrier for liability – thanks to Karen for all of the reports.

-Contact at PSE&G – no response.

Fitzpatrick: I will call him

Templeton: I reread email and it sounded like we could specify what lights where.

Fitzpatrick: I think he said that over time it wouldn't make a difference.

Templeton: They age.

Fitzpatrick: I thought that was one of your questions.

Templeton: It was. Maybe we could prototype a street and see what it looks like.

Fitzpatrick: What number would you like him to use?
Templeton: Cell

Fitzpatrick:
-Attended Historical Advisory meeting and reception after

CONSENT AGENDA ITEMS:

Templeton requesting pull of Ordinance 1, 2 and Resolution 31.

AGENDA:

ORDINANCE 2011-1 ACCEPTING PRIOR PORTION OF CREEK ROAD FROM BURLINGTON COUNTY AND RENAMING AS "OLD CREEK ROAD" *1ST READING BY TITLE ONLY AND SET PUBLIC HEARING DATE FOR FEBRUARY 7, 2011 - 7:30PM

ORDINANCE 2011-2 AMENDING CHAPTER 245-31, ET SEQ. OF THE DELANCO TOWNSHIP CODE GOVERNING THE PROGRAM FOR THE RECYCLING OF DESIGNATED RECYCLABLE MATERIALS AND MODIFYING FOR VIOLATIONS THEREOF *1ST READING BY TITLE ONLY AND SET PUBLIC HEARING DATE FOR FEBRUARY 7, 2011 - 7:30PM

ORDINANCE 2011-3 AMENDING THE LAND DEVELOPMENT ORDINANCES PERTAINING TO THE DESIGN OF CONTAINMENT AREAS FOR DESIGNATED RECYCLABLE MATERIALS ON RESIDENTIAL SITES *1ST READING BY TITLE ONLY AND SET PUBLIC HEARING DATE FOR FEBRUARY 7, 2011 - 7:30PM

ORDINANCE 2011-4 AN ORDINANCE TO AMEND AN ORDINANCE ENTITLED "AN ORDINANCE OF THE TOWNSHIP OF DELANCO PROVIDING FOR AND DETERMINING THE RATE OF COMPENSATION OF OFFICERS AND EMPLOYEES" *1ST READING BY TITLE ONLY AND SET PUBLIC HEARING DATE FOR FEBRUARY 7, 2011 - 7:30PM

RESOLUTION 2011-29 AUTHORIZING TAX COLLECTOR TO PROCESS PROPERTY TAX BALANCES LESS THAN TEN DOLLARS PURSUANT TO N.J.S.A 40A:5-17.1
RESOLUTION 2011-30 RESOLUTION AMENDING PRIOR RESOLUTIONS 2010-126 AND 2010-127 TO ADD REQUIRED STATUTORY LANGUAGE REGARDING DISABLED VETERAN PROPERTY TAX EXEMPTION

RESOLUTION 2011-31 SPECIFYING THE SALARIES OF EMPLOYEES WITHIN DELANCO TOWNSHIP

PAYMENT OF BILLS

ACCOUNT AMOUNT

GENERAL \$612,771.13 PAYROLL 118,342.06 CAPITAL 4,476.46

TRUST 11,007.75 DOG TRUST 428.00

APPROVAL OF MINUTES

12/20/2010 & 1/3/2011
APPROVAL OF CONSENT AGENDA

Ordinance 2011 -1

Templeton: Renaming Creek Road. Just thinking of the residents out there and new addresses and the whole bit of changing everything. Is it possible to rename the new road and leave the old one the same to simplify things for the residents?

Fitzpatrick: When we were negotiating with the county, we wanted a sidewalk. As part of that agreement, they asked us to take over the old Creek Road. As a result, the street would be renamed Old Creek Road. I'm sure the mail delivery won't be changed. I don't see a problem for the residents. It came to the committee and no one objected then.

Templeton: Just these days, passports, checks, everything has to have the right addresss. There is no business on the new road. Name that Old Creek Road.

Fitzpatrick: County said their road would remain Creek Road.

Templeton: I'm just asking it to be looked at.

Fitzpatrick: It's the county road and that's how it will remain. There are other streets in town that we may change to get better delivery for other residents in town. I've had a problem getting my mail. It goes to Riverside. How do we do that, Doug? Do we notify them?

Heinold: Yes

Fitzpatrick: For 911?

Sacalis: It will go to the communications center

Fitzpatrick: We should send notices to the businesses.

Templeton: (To Fitzpatrick)FEMA already changed your street. You're on Pennsylvania Ave.

Motion for 2011-1 – Passed with Templeton voting no.

Ordinance 2011-2

Templeton: Recycling program pg. 8 – “Cardboard shall be tied in bundles and shall not be in buckets and box-like containers.” That's what we send them out in.

Schwab: It's a cut and paste issue. Minor changes need to be inserted.

Heinold: Table to next meeting or by title tonight.

Lohr: Do ordinances 2 or 3 need to go to Planning Board?

Heinold: 3, but not 2

Motion – Passed unanimously (Templeton: with amendments)

Resolution 2011-31

Templeton: Is this the 1.55? I wanted to remark that I thought the non-contractual employees...for this year...committee should try to come up with that this year considering what they do to help this place run.

Motion - Passed with Templeton voting no considering sacrifices employees have made in the past few years.

OLDBUSINESS:

MEETING OPEN TO THE PUBLIC FOR COMMENTS AND QUESTIONS

Resident of Delaware (me): Has there been any progress in shielding the lights at the Zurbrugg Mansion? Have the shields been installed?

Lord/Fitzpatrick: The shields are on.

Resident: They are shining in my bedroom windows. The Lights at Abundant Life are all different fixtures and point the light down on the road. They look great. The ones at Zurbrugg make it look institutional.

Fitzpatrick and Lord said they would check on it.

I left at this point.

MEETING CLOSED TO THE PUBLIC

CORRESPONDENCE DISCUSSION ITEMS:

1. SPRING TOWN-WIDE YARD SALE
2. PROPOSED ZONING ORDINANCES:
 - 1.) AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 110 GOVERNING ZONING IN SECTION 21 OF THE ORDINANCES ENTITLED PART II LAND USE PROCEDURES OF THE TOWNSHIP OF DELANCO FOR THE ESTABLISHMENT OF RESIDENTIAL STANDARDS FOR STREET LIGHTING AND SITE LIGHTING
 - 2.) AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 91 GOVERNING SITE PLAN IN SECTION 91-8 ENTITLED LANDSCAPING, SCREENING, AND LIGHTING AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 100 GOVERNING SUBDIVISION IN SECTION 100-41 ENTITLED LIGHTING AND UNDERGROUND WIRING OF THE ORDINANCES ENTITLED PART II LAND USE PROCEDURES OF THE TOWNSHIP OF DELANCO FOR THE ESTABLISHMENT OF DEFINITIONS AND AMENDING STANDARDS FOR STREET LIGHTING AND SITE LIGHTING.
 - 3.) AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF DELANCO, SPECIFICALLY CHAPTER 110 ENTITLED "ZONING" IN MULTIPLE SECTIONS TO IMPLEMENT VARIOUS MASTER PLAN RECOMMENDATIONS
 - 4.) AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF DELANCO, SPECIFICALLY CHAPTER 110 ENTITLED "ZONING" TO CREATE A NEW SECTION §110-23 ENTITLED "SCENIC RESOURCES PROTECTION"
 - 5.) AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF DELANCO, SPECIFICALLY CHAPTER 110 ENTITLED "ZONING" TO MODIFY STANDARDS PERTAINING TO MARINAS
 - 6.) AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF DELANCO, SPECIFICALLY CHAPTER 110 ENTITLED "ZONING" TO CREATE A NEW CONDITIONAL USE SECTION AT §110-10.Z TO PERMIT LIMITED LIGHT INDUSTRIAL USES IN THE R-6 ZONE ON BLOCK 1405, LOTS 1 AND 6; AND BLOCK 1411, LOTS 1, 1.01 AND 2, COMMONLY KNOWN AS THE CANVAS SHOP AREA
 - 7.) AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF DELANCO,

SPECIFICALLY CHAPTER 110 ENTITLED "ZONING" SECTION 110-9 PERTAINING TO
NONCONFORMING USES OR STRUCTURES
ADJOURNMENT

Submitted by Maureen Barrett