

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
– February 7, 2011

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

Also Present: Mr. Schwab, Twp. Administrator; Mrs. Lohr, Municipal Clerk; Mr. Denton, Township Engineer; Mr. Heinold, Township Solicitor, Ms. Zimmermann, Deputy Municipal Clerk; Mr. Sacalis, Police Chief; Mr. Fenimore, Dept. of Public Works; also Bob Hall; Township Redevelopment Planner

****SPECIAL PRESENTATION**** ZURBRUGG MANSION

Bob Hall, Consultant for Joint Land Use Board: RE Amendments to Redevelopment Plan and Redevelopment Agreement. Mr. Hall provided the following summary of proposed changes to the site plan drawing based on review by National Park Service, which didn't approve original design, but did approve these changes:

1. The three unit building at Union and Delaware would be a two unit building to reduce mass. An additional two unit building would be built on Union Street rather than a 3 unit building on the carriage house side.
2. Corner of Willow and Delaware – building has been shifted back away from Delaware
3. Corner of Willow and Second will be a two unit building. Instead of 4 townhouse buildings, the four will be better balanced in regards to size and shape.
4. Design change – Park Service thought the new buildings shouldn't have the same type of architecture as the mansion.

5. Carriage house will be restored as planned as a single family dwelling

All of this will be presented to JLUB as part of site plan. Time line is March – April.

Jass: Re: design standards, driveways and parking areas will be gravel other than those on site plan. Which areas would they be?

Hall: Up to Joint Land Use Board. Some of new driveways should be paved. It's impossible to maintain a stone surface in that environment. Drainage is a concern too so we don't want to over pave.

Jass: How much has the distance changed when you went from 3 to 2 on Union? (I couldn't see the diagrams.)

Hall: The same 7 ½ feet or greater; the setbacks in the site development plan remain.

Fitzpatrick: That one unit was moved down because at one time there was a house there. The Park Service wanted that new unit moved back because that house was set back. The other house was OK. There was a historical site there and they wanted the townhouse moved back.

Jass: The bottom one on Union?

Hall: Parking has been shifted over and will be green space between that and the street. Timeframe here – original completion was 2010. Plan extends completion of the project through 2015.

Templeton: How many trees are lost with this new alignment?

Hall: Still working on it. Tree preservation plan will be presented to JLUB.

Templeton: Has a street view conceptual drawing been done for the new houses on Union Street?

Hall: It hasn't been done yet. They will add street trees. The landscaping should be done not to hide the buildings, but to soften them.

Templeton: It's like a line of row houses.

Hall(missed this)

Templeton: Where is the front door?

Hall: Doorway and porch are from parking area on Union Street. Steps will face the river. Each unit has two stairways. Most people go through the garage. They could park and walk around. There is a brick wall. They will walk through the break.

Templeton: Parking plan says you went from 63 to 53 – now 49.

Hall: The requirement minimum is 41. Offices were eliminated which reduced the demand for parking.

Fitzpatrick: Randy, do you want to have your professionals speak?

Henry Kent Smith: Overview, in the final approved plan from the Park Service, the units on Willow are relocated back from the river to preserve the mansion as prime structure on the site. Mr. Perry(not sure of his name, architect), can you show the side elevations?

Perry: Two unit townhouse twin. (couldn't see it.) Porches and stairs face the river.

Templeton: The pair behind this are mirror image facing the carriage house?

Cherkis: Yes, from the outside, but the floorplan will probably change somewhat to take advantage of the views. It could be a change in bedroom layout or it could be an upside down house like at the shore. It hasn't been finalized, but that wouldn't change the footprint. The house that was on Delaware and Willow was moved when Zurbrugg bought the property. The Park Service felt that he moved it to make the mansion more prominent and the buildings on the Willow side can't be in front of the mansion. The house on Union that was there...our original proposal was much larger and they wanted that scaled down. We wanted to save as many trees as we could. The most significant is the weeping beech, which should be better now.

There is no way to save the one in the middle on the other side.

Templeton: The big one between the carriage house and the driveway?

Cherkis: No, on the other side. One on the island was very ill. One of our partners is a renowned landscape architect. We expanded the island to save the tree.

Templeton: What is the max height of the townhouse buildings?

Perry: 34 (I think) Ft.

Cherkis: Mansion is 40 -something (I didn't hear it)

Templeton: What price point are you looking at?

Cherkis: Somewhere around 4. They are in the 2800 or 2900 ft. range – around the

same size. Originally we were talking more like 6, but they were bigger and were thinking brick. Now they will have a brick base and Hardie board with asphalt shingles.

Templeton: Are you still looking at breaking ground a year or two out?

Cherkis: No, plan would be to sell one and use the other half as a model. When approved, we plan to move forward.

Templeton: Amendment gives you a five year window.

Cherkis: We can't start until we get through the three month cycle of approvals.

Templeton: Is the lighting going to remain the same?

Cherkis: Parking lot lighting? Yes, we worked with Leitizio and Devinney and installed screens on the lights.

Templeton: Is that going to happen soon?

Cherkis: It's been done. We set it for sure to turn off at midnight.

Templeton: There are still pretty bright. I shouldn't be able to see your lights shining in my house.

Cherkis: Light meters show there is no light off the premises.

Lord: Randy, can you take two minutes to explain the process so far?

Cherkis: We have to please the Township Committee and the Park Service. When we were approved here, we submitted to the Park Service. They rejected that. We went through other plans. Technically we were turned down in Dec. 09 and appealed. We were denied and made significant changes. Turned down again. Then we asked for more of an interactive session. In the meantime, I met with Mayor Fitzpatrick: and Ms. Jass before presenting to the whole committee. The Park Service worked with us on Secretary of the Department of Interior Standards. Received approval on Dec. 10.

Templeton: And all of this is to secure federal tax credits.

Cherkis: Overall for the reason of preservation not just tax credits. Budget was money from township, state, county and tax credits. Credits were \$300,000 out of \$3 million.

Fitzpatrick: We wanted to save and preserve the mansion in selling it. It is now on the National Register. It has apartments that won't be institutionalized.

ORDINANCE 2011-6 AUTHORIZING AND ADOPTING SECOND AMENDMENT TO REDEVELOPMENT PLAN FOR ZURBRUGG MANSION PROPERTIES *1ST READING BY TITLE ONLY AND SET PUBLIC HEARING DATE FOR MARCH 7, 2011

Passed unanimously

Jass: thanks to Cherkis for documents and new design. Historic committee was right.

Cherkis: I agree that they were right.

Templeton: Always reluctant when we get between the JLUB - I don't want this approval to prejudice them. I strongly suggest a street view elevation so everyone has an idea of what to expect.

RESOLUTION 2011-34 AUTHORIZING THIRD AMENDMENT TO EXISTING REDEVELOPMENT AGREEMENT ON ZURBRUGG MANSION PROJECT

Passed unanimously

Lohr to Heinold: Does Ordance 6 go to JLUB?

Heinold: Yes, they are expecting it.

ORDINANCE 2011-1 ACCEPTING PRIOR PORTION OF CREEK ROAD FROM BURLINGTON COUNTY AND RENAMING AS "OLD CREEK ROAD" *2ND READING BY TITLE ONLY AND PUBLIC HEARING

Fitzpatrick: I didn't hear anything from anyone and we sent letters.

Templeton: The business owner I spoke with was upset about changing everything. I called the county today. The gentleman I spoke with said there was no reason that it would have to be renamed. It's not a simple, easy, or cheap process for the residents and businesses. I think it's inconsiderate. If there is an opportunity to avoid this, I think we should.

Fitzpatrick: I'm surprised that they didn't respond to the letter. I will call him.

Let's table until March 7.

Templeton: Anything we can do to save people from the trip to the DMV we should.

Lohr: We're continuing this to March 7 meeting.

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 *2ND READING BY TITLE ONLY AND PUBLIC HEARING

Jass: There is no timeframe for when receptacles need to be returned to their location

Fitzpatrick: Township ordinance requires receptacles to be brought in by 8:00 am following.

HEARING – no comment

Passed unanimously

ORDINANCE 2011-3 AMENDING THE LAND DEVELOPMENT ORDINANCES PERTAINING TO THE DESIGN OF CONTAINMENT AREAS FOR DESIGNATED RECYCLABLE MATERIALS ON RESIDENTIAL SITES *2ND READING BY TITLE ONLY AND PUBLIC HEARING – needs JLUB review and they had to cancel due to snow.

ORDINANCE 2011-4 TO AMEND AN ORDINANCE ENTITLED "AN ORDINANCE OF THE TOWNSHIP OF DELANCO PROVIDING FOR AND DETERMINING THE RATE OF COMPENSATION OF OFFICERS AND EMPLOYEES" *2ND READING BY TITLE ONLY AND PUBLIC HEARING

No public comments

Passed with Templeton voting no

ORDINANCE 2011-5 handicapped space at 708 Burlington Ave.

*2ND READING BY TITLE ONLY AND PUBLIC HEARING

HEARING OPEN TO THE PUBLIC

Resident of Second Street: This resident has a designated space in the back. She parks midway between two spaces and that space is needed for the restaurant. With the deli knocked down, we'll see if the parking can be solved.

Fitzpatrick: Letter says during bad weather, she can't go around.

Resident: Three will be a new operator for the restaurant.

Hinkle: There isn't parking there and when you take one away, it's difficult.

Fenimore: There will be a problem with water flow from Holly Street. The resident will have a problem in wintertime getting a wheelchair up there. The water lays there.

Resident: She's not in a wheelchair and it's not a handicapped unit. It would be helpful to get the snow plowed up to the curb there because we've lost a month of business.

Fenimore: We've had problems, but can get in there.

Sacalis: Corner of Holly and Burlington – could that work for the parking spot?

Fitzpatrick: This became a problem for the restaurant. I asked MEND to designate spaces and they did. There's no reason why they can't park there. Most of the time she parks on Holly. They were asked not to park on Burlington Ave.

Resident: The lot in the back always has spaces.

Hinkle: What is her handicap?

Resident: She's a cook and she's not in a handicapped unit. I'd ask you not to put a handicapped space there. The restaurant is getting killed.

Jass: That's a county road. Can we say who can park there?

Fitzpatrick: Yes. George, can you go out and talk to her?

Resident of Burlington: Will this be spot be for anyone who is handicapped or reserved?

Sacalis: They aren't reserved. Anyone with a handicapped tag can park there.

Fitzpatrick: Continued to March 7 for 2nd reading. We may have to change the address on it.

Resident of Second: And the bench and trashcan that was in the front of the restaurant – when will that be put back in? It would help the restaurant. I've had complaints that the signage is too subtle.

Fitzpatrick: There are a couple of benches that can be moved when the weather gets better. If you want to talk to Scott in the meantime...

Resident: Trash basket was a help with trash from kids from the gas station.

Lohr: There has been correspondence.

Fitzpatrick: I've asked for info to submit a claim.

****PROCLAMATION – READ ACROSS AMERICA DAY**** March 2, 2011

Fitzpatrick: I encourage any adult who has time that day to offer your services to the school or the library.

Templeton: County library has elected not to budget for association libraries for 2012.

COMMENTS - PROFESSIONALS COMMENTS

Denton:

-DOT improvement grant to Edwards Ave – entire length and the two sections of Second Street.

-\$170,000 Safe Streets to Transit grant for Pennsylvania Ave.

Fitzpatrick: Only 6 grants were given this year.

Denton: Soccer fields – working with county on minimum improvements required – we will be able to cut by at least 2/3. I will work on plans.

Fitzpatrick: Subcommittee would like to meet one more time and there will be a presentation for Township Committee.

Heinold:

-OPRA Fees – Mandated .05 a copy or .07 for legal size or cost of the disk due to recent litigation. You can require a deposit if it is over \$10 because some people ask for lots of documents and then don't pick them up.

TOWNSHIP ADMINISTRATOR Schwab

-Budget work session

-new hours for the tax collector's office 11-4 – will send out notice

-animal control – shared services with Willingboro would cost less and provide better service

-Agreement for 1 year with CWA (public works)

COMMENTS - DEPARTMENT HEADS

1. Police Chief Sacalis

- Residents who have animal control issues should call the non-emergency number (461-1515)

-Burlington County JIF – Delanco received plaque for being with JIF for 20 years.

-kick off breakfast postponed – we need someone to sign in as safety coordinator

Fitzpatrick: One of us will do it.

2. Public Works

-Fitzpatrick read a letter from Jan. 10 – resident grateful for fine group of men from Public Works who plow and salt the school grounds.

Fenimore:

- Two storms – one was wet – the second one really came down. Our last stop was Newton's Landing – trucks couldn't push it. It was so heavy. You have to worry about pushing it without doing damage to cars or mailboxes. 3 of 4 salt spreaders were down, but back now. Brake line went out and was repaired. We record mileage on trucks before we plow. We clocked 200 miles – heavy miles. Used over

600 gallons of diesel. Cleared storm drains – didn't get to all 400. Riverbanks need to be done. Had flooding at Franklin and Poplar – really bad. Helped the school, fire, and police departments. We had a lot of people driving around. No one declared a state of emergency. I don't know why. We pulled about 8 residents out. It took hours and we got behind. After all of that, it froze. Cars in the streets could have been in the driveways. Residents threw snow in the streets, so I had to get the loader. Hauled out of Walter, Willow. Telephone wires and trees were down. We got a lot of complaints. We're still out there. We've used 125 tons of salt so far this year.

Hinkle: The storm that's coming is going to miss us.

Fitzpatrick: Have we corrected the violations from fire department?

Fenimore: We are working on it.

Lohr: Public Works cleared out archives.

Fenimore: People say we're riding around without the plow down. You couldn't move it. We can't use the metal because it destroys the truck. (Willingboro lost an axle on a new truck)

Fitzpatrick: Thanks to John. He called me to keep me informed just about every day. Thom went for a ride with John.

Fenimore: I forgot about Gateway Park. The guys were out there today.

Fitzpatrick: Police got stuck several times.

Sacalis: There was a dinner that night – a high level retired officer had driven through six towns and Delanco's were the best.

Fitzpatrick: New police vehicles don't have four wheel drive...I was surprised to hear that.

Sacalis: No, due to cost.

Schwab: With the equipment they need, there wasn't enough money to do it.

Sacalis: We do have a few with four wheel drive.

Templeton: I heard some residents were being cited for not shoveling.

Sacalis: Properties where people weren't living there.

Fenimore: We have to consider...we need to have an ordinance on whether we can throw snow.

Lohr: Ours just says you can't interfere with the clearing, but Burlington City's says you can't put it in the road.

Fenimore: I don't understand why people don't pull into the driveway. You can't plow around them. We need an ordinance for snow emergency. We need to look into it because it makes a big difference.

Fitzpatrick: Will you put something together for us, Doug?

Heinold: Throwing snow, sure. I'll need something from John for what streets. It's not possible on some streets.

Schwab: Needs to specify snowfall of x amount or greater.

Fitzpatrick: I would think at any storm. You couldn't put a number of inches.

Fenimore: Could you put "plowable" snow?

Fitzpatrick: We have to figure out a way to notify the residents so they will know.

We could put it in the tax bills.

Lord: Reverse 911?

Fitzpatrick: Not everyone is on the computer.

3. Municipal Clerk

-Community Development Advisory Committee – Federal cuts of 25%- won't know how much money we will get – anticipating back to 2008 levels.

COMMENTS - TOWNSHIP COMMITTEE

Lord:

-Rode around town with John during the snowstorm.

-Dedication ceremony at Living Springs - Senator Allen and Freeholder Donnelly were there. Place looks very nice – residents should be happy.

-Mike indicated about the county budget for library

-JLUB cancelled due to snow

-Scott Taylor is putting something together for (missed this)

Hinkle:

-Shade Tree – cancelled due to weather

-Sewerage Authority reorganizing

Jass:

-out to bid for gas

-question about PSE&G bill regarding light at shed was taken care of

-Burlington County JIF luncheon – recognized Roseanne Lameiras

-DYSA beef and beer

-DYSA meeting – baseball registration has started – closes on Feb. 16 – online.

Discussed fundraiser. Will be doing background checks on coaches (through Hoffman). New officers. New office – Sports Director

-History Committee – Mansion's 100th anniversary. Also working on Decoy Collection. Diary – 1964; Post office commemoration

Templeton:

-Thanks to John and George for getting through the weather

-thanks to Karen for staying after safety equipment – helmets and jackets for crossing guards.

-Feb. 10 RSVP for Safety Breakfast

-Finished review of FEMA flood maps – found two pages of mistakes. Spoke with DEP in Trenton and Region 2 FEMA representative in NY. There were many errors in Burlington County data. County IT made four-color maps with new flood data – still preliminary. They will do another fly over. What we have gives you an idea of the changes in the 100 year and 500 year flood zones.

Fitzpatrick: When will they be finalized?

Templeton: Based on conversations with DEP and FEMA, they don't know when. They don't know if there will be a county -wide or state-wide meeting.

Fitzpatrick: They will let people know.

Templeton: I sent their maps from 1972 to them with correct street names. FEMA rep was baffled.

-Dunes meeting - is there one scheduled?

Jass: EMS and Fire hasn't been out. Anticipate a presentation for March.

Fitzpatrick:

-Delanco Rec memo re fencing- are we supposed to approve that? Comes out of Recreation Development Fund.

Schwab: It's in there

Fitzpatrick: That's not it. It's for around the basketball court. Letter that it's not working having that court not fenced in. Proposal for \$5000 from Harris Fencing. Problems occur after dark. Trash is dumped all over. They have been dumped with the cans chained to the fence. They are driving over the court. Fences proposed to prohibit vehicle traffic. Operations hours should be from 9am to dusk. All park property in Delanco would then have the same hours.

Templeton: Is there a diagram of where the fence would be?

Fitzpatrick: Yes. (handed it to him)

Fitzpatrick: It would come out of the Recreation Trust.

Schwab: It's over the limit to get quotes. You could authorize up to that and then make a choice. Rec would need to get two more quotes.

Heinold: You have to request them - not actually receive them.

Templeton: Who is the gatekeeper? Police, Public Works, or Rec. It doesn't do any good to spend the money if the gate isn't closed.

McFadden (from Rec): We paid \$21,500 to have it resurfaced. There are ATV tread and bike marks. We want to preserve it. If they are in there after hours, police can arrest and charge.

Fitzpatrick: Parks in Delanco close at 9:00 just like the county's.

Sacalis: I can't guarantee that it can be locked at the same time every day.

Fitzpatrick: We will work out a schedule. Like a town watch type thing.

Fenimore: You can put a sign up there. The lock and key won't stop them. The only thing that will if it comes out of their pocketbook.

Passed unanimously

Templeton: Park hours are from 9 - 9pm.

Fitzpatrick: We should change them to dusk.

Jass: We will have Pennington. Will there be a fence?

McFadden: We need to have one on the road.

Denton: We need to maintain private access.

Jass: Any word on that?

Denton: No

Fitzpatrick: Shared services meeting in Cinnaminson.

- Living Springs – Tom attended- they presented us with a plaque.
- Open house at Zurbrugg – Feb. 15 from 2-4
- Letter from Michael Russo – didn't get Maple Ave. grant.
- Diane Allen – congratulations on \$175,000 for municipal funding grant for Edwards Ave.
- Lohr certified as Municipal Housing Liaison
- Census – 4,777 residents in Delanco as of 2010.
- Attended 20th anniversary breakfast for JIF.

I left at this point.

Maureen

MEETING OPEN TO THE PUBLIC FOR COMMENTS AND QUESTIONS
 MEETING CLOSED TO THE PUBLIC

CONSENT AGENDA:

ORDINANCE 2011-7 CALENDAR YEAR 2011 MODEL ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14) *1ST READING BY TITLE ONLY AND SET PUBLIC HEARING DATE FOR MARCH 7, 2011

ORDINANCE 2011-8 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 MARCH 7, 2011

ORDINANCE 2011-9 AMENDING THE TOWNSHIP CODE AT CHAPTER 224-2 GOVERNING “FEES” FOR PUBLIC RECORDS *1ST READING BY TITLE ONLY AND SET PUBLIC HEARING DATE FOR MARCH 7, 2011

RESOLUTION 2011-25 SPECIFYNG THE SALARIES OF EMPLOYEES WITHIN DELANCO TOWNSHIP

RESOLUTION 2011-36 RESOLUTION AUTHORIZING THE EXECUTION OF A MUNICIPAL SOLID WASTE/RECYCLING SERVICE CONTRACT WITH THE COUNTY OF BURLINGTON FOR THE PROVISION OF SOLID WASTE/RECYCLING SERVICES

RESOLUTION 2011-37 RESOLUTION AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT WITH THE TOWNSHIP OF WILLINGBORO FOR THE PROVISION OF ANIMAL CONTROL SERVICES

RESOLUTION 2011-38 RESOLUTION AUTHORIZING EMPLOYEMENT CONTRACT WITH THE DELANCO DEPARTMENT OF PUBLIC WORKS/CWA BARGAINING UNIT

RESOLUTION 2011-39 RESOLUTION AUTHORIZING ENTERING INTO A CONTRACT WITH AN ADMINISTRATIVE AGENT FOR THE ADMINISTRATION OF THE RE-SALE OF OWNER OCCUPIED AFFORDABLE UNITS

RESOLUTION 2011-40 AUTHORIZING AGREEMENTS WITH DENDRITE ENERGY, LLC FOR OPERATING LEASE AND SITE LICENSE OF GENERATOR AND RELATED EQUIPMENT AND SPACE

PAYMENT OF BILLS

ACCOUNT AMOUNT

GENERAL \$1,318,721.69 PAYROLL 140,417.12 TRUST 7,294.88

RECREATION DEVEL. 1,150.00

APPROVAL OF MINUTES

1/10/2011

APPROVAL OF DEPARTMENT REPORTS

APPROVAL OF CONSENT AGENDA

Motion by___seconded by___to approve the consent agenda

ROLL CALL: Hinkle___Jass___Lord___Templeton___Fitzpatrick___

OLD BUSINESS:

CORRESPONDENCE

DISCUSSION ITEMS:

ADJOURNMENT

Submitted by Maureen Barrett