

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
– June 13, 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, Mrs. Martin, Deputy Municipal Clerk; Mr. Sacalis, Police Chief; Mr. Fenimore, Dept. of Public Works; Scott Taylor, Township Planner

ORDINANCE 2011-22 AN ORDINANCE MODIFYING AN ORDINANCE GRANTING RENEWAL OF MUNICIPAL CONSENT TO CONSTRUCT, CONNECT, OPERATE AND MAINTAIN A CABLE TELEVISION AND COMMUNICATIONS SYSTEM DELANCO*2ND READING BY TITLE ONLY AND PUBLIC HEARING
HEARING OPEN TO THE PUBLIC FOR ORDINANCE 2011-22 - none
HEARING CLOSED TO THE PUBLIC
Passed unanimously

MEETING OPEN TO THE PUBLIC FOR GENERAL COMMENTS AND QUESTIONS
Resident of Wilmerton Place (had handouts for the Township Committee): I moved to Newton's Landing eight years ago. Property on Creek Road and Newton's Landing Blvd. – zoned commercial. Trailer for The Point was there. Trailer was removed and property was left bare and now is rezoned for residential use. On our website, residents have asked if John Rahenkamp should be cited for not maintaining that property. It's the first thing people see when they come into our development. We're not asking it to be leveled. It needs to be mowed. 72 out of 80 residents voted that Mr. Rahenkamp should be cited. Is there such a citation? Can a letter be sent?

Fitzpatrick: Question for Scott and Doug. How long can a construction site be a construction site?

Taylor: Nothing has changed on the zoning. It was required to be a medical office site and remains that way. There was a change in 2002 that eliminated the planned assisted living facility in favor of residential. In 2004 John Rahenkamp came before JLUB and asked for a temporary trailer. Condition 7 of that resolution required that the developer restore the property to its preconstruction condition. The construction is completed. Maintenance bonds have been released. It's completely finished. The developer is in violation of that approval and can and should be cited by the zoning officer.

Heinold: I will talk with Phil

Fitzpatrick: He [Rahenkamp] requested a zoning change to approve 20+ townhouses. We said no due to the density. We will cite him and have that area cleaned up. Township received an award from the Preservation Alliance of Greater Philadelphia. Joan, Jackie DiCarlo, Scott, and Doug accepted it with me. We bought it to preserve its historic value. Their booklet of the day has a picture of some of us

outside of the mansion. It was a proud moment for everyone who worked on this project for seeing it through. (Read description from the booklet.)

Resident of River Lane: (missed this – something about paving?)

Schwab: Verbal agreement on escrow so we could get work done but I haven't heard back from him.

Resident: I thought the bond was split between Ryan Homes and (missed name) How would that work?

Heinold: Goes back to original contractor through the bonding agent. Then to another contractor as needed.

Schwab: Talked about starting in the beginning of July

Resident: Residents are fed up.

Fitzpatrick: I remember that he was going to do it in August or September. It was May when Ryan finished.

Heinold: Start July 1 or Township Committee will take action through the bonds.

Resident: How long would it take to see some action?

Heinold: 60-100 days

Resident: So I can tell the community that he has until July 1.

Jass: When we had the bond that wasn't completed on Poplar?

Denton: Almost two years.

Jass: I've been on the other side. It doesn't mean that it's going to happen in 60 days or 90 days. There is a lot of legal and engineering work to be done.

Resident: Gazebo...is anything being done?

Denton: Several amenities still need to be put in place. He was talking about replacing it with something else.

Taylor: Putting green. May be people who bought with the expectation that there would be a putting green. Some benches are missing.

Fitzpatrick: He asked us to make changes on the plan. I told him that he would have to go back to the Joint Land Use Board.

Taylor: the JLUB would want to know that the HOA was onboard with that.

Resident: Was supposed to be a gazebo, tot lot, putting green, and a bocce court.

Taylor: He will be required to put them in.

Lord: How long do we give them at Newton's Landing if he refuses to do anything after we cite him?

Heinold: There is a process.

Schwab: Is there a difference since it was in a site plan?

Lord: Site plan is in my head.

Resident of Harlow Place: He has to put that back to the way it was? And you are giving him 30 days.

Fitzpatrick: Whatever it is.

Heinold: We're going to do both. We don't want to wait the whole summer to mow.

Taylor: A suggestion – a phone call from township or myself to mow. If it gets mowed, it's an interim step.

Fitzpatrick: What purpose does that mound serve?

Taylor: The soil has value.

Fitzpatrick: It's ridiculous. I realize that things change. That's his loss. I'd like to see it open space. It's an eyesore. He's never maintained it. We always have to tell him.

Resident: Before the bypass came in, he threatened us that he wanted our approval for his decision to go to the county to put in a cul de sac. If we gave him backing, he said we would see construction in six months. He said if we didn't agree, we wouldn't see anything for five years.

Fitzpatrick: County called and asked if we had agreed. I said absolutely not.

Jass: Is there a plan for overlay at Creek Road before JLUB?

Lord: Waiting to incorporate recently vacated state inspection facility.

Resident of Spruce: Compliments to fire and police department. They are doing a great job. Would like to see them supported by a three year contract. Would like to see them get another guy.

Fitzpatrick: We hired someone and put in for a grant to get another officer.

Resident of Pine: Emergency generator for the park...do you need one?

Fitzpatrick: Developer would have to supply that.

Taylor: Do you mean for a long term? I've never seen one go into a recreational facility. It's more the maintenance of keeping it up weekly. If we get into the process, ...

Resident: When some towns have events, they have emergency squad standing by. Will JIF require that? and...

Do you have funding for me tonight?

Fitzpatrick: Yes, it's for the full amount.

Resident: Information cards you purchased for seniors were great. Would you consider purchasing them again before Community Day?

Lord: High school always requires emergency squad. For tournaments, it's the host that provides that.

Resident: Community Day will be in October.

Fitzpatrick: Usually around the 2nd Saturday of the month.

MEETING CLOSED TO THE PUBLIC

COMMENTS - PROFESSIONALS COMMENTS -

Denton

-Edwards Ave - local aid grant - received bids. Recommending Meredith Paving. We will be able to extend the limits of improvements to the intersection and also more sidewalk, handicapped ramp, and stripe.

Resolution 2011-73 Passed unanimously RESOLUTION 2011-73 AWARD OF BID AND CONTRACT FOR IMPROVEMENTS TO EDWARD AVENUE RECONSTRUCTION PROJECT

-Anticipate bid for July 6 (missed project)

Heinold:

-new settlement offering regarding Vigilante legal matter

TOWNSHIP ADMINISTRATOR –no comment

COMMENTS - DEPARTMENT HEADS

1. Police

- county upgrading emergency management system
- DARE graduation this week

2.Public Works

- cut grass, took 40 yds of material off the street
- cut overgrown residential properties
- sprinkler system are working
- took ten days to turn over leaves
- passed our environmental inspection
- working on emissions for diesel retrofit
- clean up day – want to expand it – September right after yard sale

Fitzpatrick: Lien process is in effect for grass that we are cutting

Fenimore: If zoning officer sends a letter, you shouldn't start over again with another letter; just send a ticket

Jass: Is there a foreclosure process?

Fitzpatrick: Lien needs to be against the property for when they sell.

Schwab: That is through resolution from Township Committee. Ordinance provides sending the letter by mail to the last known owner. Then you can post it. You may want to document it. Right now we give 10 days. We should go to 5 days and have it cut on day 6 or have public works do a contract. Then it doesn't take away from what they need to do.

Fitzpatrick: Public works could do it as overtime and it should be billed like that.

Schwab: Sometimes people question when public employees are cutting private residents.

Fenimore: Willingboro is doing 200 properties a week.

3.Municipal Clerk

- records management grant – moving towards electronic system
- notice from state that Marie has successfully passed her state exam and is now a state registrar

Fitzpatrick: Mayor's Advisory that Public Works week was in May. League of Municipalities congratulates our public works employees. Proclamation will be on the agenda for next meeting.

COMMENTS - TOWNSHIP COMMITTEE

Lord:

- Rec – successful Memorial Parade, planning next year's parade; summer programs are about to start – day camp and theater. Not much interest in theater program – asking other towns.

-School Board Reappointed Mrs. Benke ; approved all 9 support personnel ; working

with mediator for teachers.

Hinkle:

- Preservation Awards – lunch at Crystal Tea Room – proud day
- Third year in a row for Tree City – shade tree members went into schools for Arbor Day

Jass:

- County award for Zurbrugg
- Awarded \$125,000 for rec complex
- (Missed this)
- School board
- Dunes – meeting with Mike, John Fenimore, Nancy Lawrence, Doug, Sue Sebold (sp?) delineated compost area. Trying to move forward with this through Green Acres.
- Attended Rev. Elliot's event on Sunday
- Reached out to highway department – they will be cutting the grass along the new portion every two weeks. We are responsible for the little island.

Templeton: Who is responsible for the area immediately to the right on the T intersection?

Jass: The county . That was the reason for reaching out to them. I will be reaching out to Powerhouse regarding their responsibility.

Fitzpatrick: I don't know how we can ask them to shovel it if we are plowing snow on it.

Templeton:

- Went to Trenton to meet with DEP regarding Dunes and Green Acres
- JIF annual renewal – departments will validate what they have. Mrs. Bray is working on that and adapting the previous set of files to JIF changes.
- Memorial Day – Could it be held Saturday morning? It's always hot. We have a year to think about it.
- Preservation Alliance – Was Fern available?

Fitzpatrick: no. He wasn't invited. Jackie was Deputy Mayor.

Templeton: Didn't Jackie DiCarlo have to recuse herself?

Fitzpatrick: No, it's in the minutes.

Templeton: I find that distasteful that a lot of people who worked on that weren't included. There were a lot of people in town who spent a lot of money.

Fitzpatrick: I don't know what you are talking about

Templeton: I'm talking about the \$50,000 the people of this town raised by passing the hat.

(There was more there. I couldn't type it fast enough.)

Fitzpatrick:

- VFW service at the monument
- attended Rev. Elliot's farewell luncheon

- Firehouse is having free community night in June. (missed dates) Will be posted on township bulletin boards.
 - teen excellence award was won by a student in town
 - Riversharks game June 25 benefits the library
 - June 30 7:00 concert at Hawk Island Marina
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CONSENT AGENDA:

ORDINANCE 2011-23 AMENDING CHAPTER 130 GOVERNING "BACKGROUND CHECKS" *1ST READING BY TITLE ONLY AND SET THE PUBLIC HEARING DATE FOR JULY 11, 2011

RESOLUTION 2011-65 PROVIDING FOR THE INSERTION OF ANY SPECIAL ITEM OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY PURSUANT TO N.J.S. 40A:4-87 CHAPTER 159, P.L. 1985)

RESOLUTION 2011-66 APPROVING DELANCO'S APPLICATION FOR FEDERAL DEPARTMENT OF JUSTICE, COPS HIRING PROGRAM (CHP) GRANT PROGRAM FUNDING

RESOLUTION 2011-67 ACCEPTING CORRECTIVE ACTION PLAN FOR 2010 AUDIT
RESOLUTION 2011-68 REFUND TAX OVERPAYMENTS

RESOLUTION 2011-69 RESOLUTION AUTHORIZING ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT PROGRAM APPLICATION

RESOLUTION 2011-70 AUTHORIZING EXECUTION OF AGREEMENT WITH EASTERN ARMORED SERVICES, INC.

RESOLUTION 2011-71 AUTHORIZING DISPOSAL OF OUT OF SERVICE OFFICE EQUIPMENT

RESOLUTION 2011-72 RESOLUTION AUTHORIZING PROFESSIONAL SERVICES ENGINEERING SERVICES FOR PHASE I IMPROVEMENTS FOR PENNINGTON PARK FARM PROJECT

PAYMENT OF BILLS

ACCOUNT AMOUNT

GENERAL \$891,944.75 PAYROLL 134,629.56 TRUST 56 212.75 PUBLIC DEFENDER 187.72 ACCUMULATED ABSENCES 1,892.80 HOUSING TRUST 6,000.00
MUNICIPAL Open Space 8,396.25

APPROVAL OF MINUTES - 5/2/2011 & 5/16/2011

APPROVAL OF CONSENT AGENDA

CORRESPONDENCE

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

DISCUSSION ITEMS:

1. RIVERS EDGE UPDATE
2. FIELD OF DREAMS - PHASE 1 UPDATE & PHASE II GRANT AWARD (This was moved and discussed as the first item on the agenda.)

Denton:

-contractor is e weeks behind. Seed and sod for the middle of next week. Damages can be charged by the township. Contractor should complete seed and sod as soon as possible. It's important to have this done so we can use the fields. Completion of fields for July. Next would be completion of the entrance on Creek Rd

Fitzpatrick: At subcommittee meeting, it was recommended that name be changed to Delanco Community Park since there will be more than fields there. It may make it easier to get grants from the county since they will not be just funding fields. This was the recommendation of Scott Taylor.

Taylor: The name of the park is still the Field of Dreams as a subdescriptor of what we're calling the park. From my experience, sometimes the name does matter. If people see it's a sports complex, the implication is that it serves children from 8 thru teen years. We're seeing a play area, walking trails, and a picnic area down the line. Calling it a community park is more broad range.

Fitzpatrick: My opinion was that if this is to benefit the community, which it is, and will benefit our process to get funds, it's to our benefit. Scott has written grants and worked on funding issues for years and for many municipalities. Thom, I know that you were not in favor...

Lord: In my world of grants, names don't really matter because they are given to acronymns. It's the narrative that gets the grant.

Fitzpatrick: Do you write grants?

Lord: Yes, I work for a non-profit. Scott's point is well-taken that it's all encompassing. My belief was that it should be the suggestion that came in - "sports complex"

Hinkle: After Scott explained the uses, it's not good to narrow it down. It's for the community. There will be a pavilion and some dances. Community complex would be better.

Jass: Scott and I have had conversations. Grants are about the narrative. I've reached out to many people who do grants. It's a balancing act. 90% of the project is fields. We already have Pennington Park. Will this be confusing for people?

Fitzpatrick: Pennington Park would be Pennington Park and Delanco's park would be Delanco Community Park.

Jass: I do because they are side by side. The narrative is important in grants. Scott suggested that this is just a subtitle. I feel very strongly about keeping it the way it was originally.

Templeton: I guess the emails went to spam because I didn't know there was a controversy. We received or will receive \$500,000 in funding without a name at all. It is mostly ball fields. I don't see the need to change the name.

Resident of (missed this): I like Field of Dreams. Can we add "at Delanco Community Park."

Resident of Pennington Ct: I don't care. If the reason is the playground, picnic tables, walking trails. Why is Delanco building a playground next to the playground, a picnic pavilion next to one, etc? They should be between the tracks and the river if they are needed.

Fitzpatrick: So parents with kids who are playing sports have something to do. Township can rent the pavilion out. Walking trails would be minimal. Benefit to town residents to have a shelter and tables for a sporting event. It wouldn't be redundant.

Resident of West Ave: A lot of to do about nothing. In the future, it's a valid point. As a member of DYSA, these fields will be used by all residents of Delanco.

Jass: When you look at sports complexes in Philadelphia, they do hold other events.

Resident of (missed this): If you hire a professional, you should listen to what he says. Since it doesn't seem to matter to anyone, we should listen to the professional.

Fitzpatrick: Change to Delanco Field of Dreams at Delanco Community Park

Passed with Jass and Lord voting no.

Fitzpatrick: Field of Dreams Phase II. Scott Taylor will preview our additional plans. We have received \$125,000 grant so far.

Templeton: Phase I. When contractor gets the seed and sod in, will he have water?

Denton: Well has been drilled. Pipes going in now. He will use a generator. He is responsible to keep it water.

Jass: What were the damages and when did they start?

Denton: June 1 and \$500 a day

Taylor: (had a board I couldn't see) Applied for \$250,000 grant. Small concession building that faces parking area, restrooms (2-3 units on each side), and picnic area towards the rear. Building is 34 ft. by 65 ft. including restrooms and concession. Pavilion is 30 ft by 30 ft, which is about the size of this room. Large enough to hold dances. (showed elevation views with horizontal siding perhaps Hardee plank; information board, dedication plaque [to Mayor Mueller] , detail of site entrance.) Met with Chief Sacalis regarding safety issues. Roll up concession windows are the most likely to be vandalized. They will be in the front facing Creek Road on purpose. Picnic tables face the rear so small children aren't near the parking. One motion sensor security light in the pavilion will work like an alarm. If the light is on, there is someone there. Police and county could do some cross check. Chief's suggestion was to modify the number of doors to move to the sides to be more visible. There will be one door on the back – a solid steel door for plumbing access.

Jass: Does John Fenimore have any concerns about the building?

Fenimore: Looks OK.

Taylor: As we move forward, we will include John in the discussion.

Fenimore: There should be some type of garage to put mowers in. When you do a sod field, you shouldn't cut everything in town and then go out there.

Templeton: County has a garage at Pennington

Fitzpatrick: Maybe we can work a deal.

Taylor: It would be easy to add that.

Templeton: On the plan view, Rancocas Creek Greenway connection– when is that going to happen?

Taylor: That is in the future. Rec hasn't identified any further phases at this time. There was a 300 ft buffer for a bald eagle. It's been federally deregistered so this area goes away. This land has potential with a permit.

Templeton: Where it bisects phase II, what will happen there?

Taylor: County could buy that piece. If not, there will need to be a slight realignment of the fields.

Templeton: What would be the capacity of the pavilion. How many people could stand under there in inclement weather? In lightning?

Taylor: Would have to check. You could fit 100 kids.

Fitzpatrick: I think this is 250.

Templeton: Is there a water fountain?

Taylor: No

Templeton: Do we need one?

Taylor: We are seeing a decrease in requests for water fountains. People are concerned about germs.

Jass: Will we be using the well for the bathrooms?

Taylor: No, due to the heavy level of iron. It sometimes makes more sense to stay on the public water. Will look as the project moves on.

Fitzpatrick: Request from the subcommittee. Since we do have \$125,000, request that the Township Committee match that so we could do the pavilion. I present that as a motion for discussion.

Jass: When we do this building, do we pour the whole slab?

Taylor: Pavilion sections come in 8 ft. increments. At minimum include restrooms, storage, concession, and utilities in the initial bid and then the 8 ft sections of the pavilion in stages. Concrete can be done in phases. Footings should go in before slab is poured. Whatever we do shouldn't paint us into a corner and impact us negatively.

Fitzpatrick: Maybe I should reword my proposal; we can break it down further

Lord: For pouring of concrete at different times, it will look different. Will it affect integrity?

Taylor: No, it's not a monolithic pour. Each footing costs about \$1000. If there are modifications to the building or the company modifies the footings, you've wasted footings you put in up front.

Lord: Can the areas of concrete look the same?

Taylor: Just two sections and there will be a variation.

Templeton: I'd rather see us design, bid, and pay for the building and get it done. The open space fund that the voters paid for gives us the muscle to get it done right the first time. Materials change, codes change. I think we are still in the period

where the cost might work for us.

Fitzpatrick: That's a good point.

Heinold: I don't know if we have information about how much money is in the open space fund. It requires a public hearing.

Fitzpatrick: We can when we get the bids in.

Heinold: Let's get a consensus first and input from the public and then see what we need to do.

Fitzpatrick: I like Mike's idea of getting it all done. I would entertain that motion.

Taylor: Having one contractor, you don't end up with potential for differentiated settlement of the slabs. We can get updated costs on fixtures.

Motion by Templeton to do the project with open space funds if available.

Passed unanimously

Open to public

Resident of Delaware(me): Good idea. Please save a few hundred bucks for benches for your property in front of the mansion.

Resident of West Ave Applaud the vote. Portapots aren't sanitary

McFadden (Rec Committee): Thanks to the committee. If you want benches on the river, come to a Rec meeting.

3. ADJOURNMENT

Submitted by Maureen Barrett