

The following are my personal notes, not official meeting minutes. For official minutes, please go to the Delanco Municipal Building, 770 Coopertown Rd.

Delanco Township Committee September 9, 2013 started at 7:40

Present: Ciancio, Templeton, Jass, Dillenbeck, Fitzpatrick

Also Present: Mr. Schwab, Township Administrator; Mrs. Martin, Deputy Municipal Clerk; Mr. Noll, Township Engineer; Mr. Heinold, Township Solicitor; Chief DeSanto, Delanco Police; Mr. Fenimore, Spt. of Public Works; Mr. Taylor, ; Ms. Lonrigen, Affordable Housing

Fitzpatrick read proclamation from Senator Diane Allen recognizing Recreation Commission for free concert series since 2002 including school and local bands, displaying student art, and collecting canned goods.

SPECIAL PRESENTATIONS

PROCLAMATION HONORING DR. MARIANNE HOLLER 2013 NJ Health Care Hero Physician of the Year servicing patients with HIV, AIDS, tuberculosis in Africa.

Leader in medicine. PROCLAMATION HONORING JULIA VICKERS – deployed to Afghanistan. Recognized for saving a choking victim in Moorestown.

Fitzpatrick: We'd like to recognize the individuals who worked so hard during the Deitz and Watson fire:

Fire Chief Ron Holt, Dept. Bob Hubler, Randy Johnson, Capt. Terry Hamlin, Emergency Management Coordinator Jen Salvado, Chief DeSanto, John Fenimore They worked with 60 different companies, the county, state. An incredible command center. Proud of how the Delanco officials handled everything. No serious injuries, though Ron broke his ankle. Thankful that no one was hurt and they were able to resolve the fire. No toxic chemicals in air; smoke does smell. Already taking debris out. Questions?

Jass: Does our fire company still go out at this time?

Holt: Yes. Have been called out. We do passes each day on our own. They are to call for high flame or embers. Most of the fires are under the collapsed roof.

Jass: Are the solar panels energized?

Holt: Solar panels – front part have energy.

DeSanto: Spoke with consultant. Solar panels up there produce 46 amps. Plan to have an electrician disconnect so they can dismantle the building. Some panels are still pumping electricity into the building.

Resident: Can any of it be saved?

DeSanto: Front office portion can be saved.

Holt: They plan to save mechanical room and front office and build from warehouse back. Statement from D&W - apologizes for inconvenience fire has caused. Will remove damaged goods after fire is extinguished Harper Fire Insurance can be contacted by residents.

Dillenbeck: We ran lines all over town.

Holt: NJ Water told us to cut back or we would drain their system. They need to rectify this problem.

Fitzpatrick: I would like to invite them to meeting. It would help if water didn't run out.

Resident: If the panels weren't on there, would fire have been controlled more quickly?

Holt: We would have gotten on the roof and trenched it out. With that many panels, we couldn't put someone up there.

Resident: We have homes in our community with panels on their roofs. Are there ordinances regulating that? We could lose more property.

Fitzpatrick: We were looking into an ordinance, but I don't think there is anything we could have done at this point. I read about California. Businesses are finding there isn't the recovery in the solar panels that they expected.

Holt: No codes now, just manufacturers' recommendation. California has codes. There will be codes in NJ following this fire – largest in Burlington County.

Regarding a house – most panels are only on one side, so we can still open up the roof. If you have both sides filled, it's coming down if there is nobody in there.

Templeton: Over the last few years, I've served on the Delaware Valley Regional Planning Commission – working on ordinances specifically for this, but they were focused on the land use part of it – set boundaries on size and bulk. Didn't touch on engineering. Whole country will be catching up on how to handle these. I had forwarded some info to planning office. I sent drafts to Delanco planning board – again, how high they should be etc. This fire will be a wake up call. The ordinance in Phila requires 3 or 6 foot perimeter around the edge – nothing regarding master shutoffs or density. I commend the chief for the professionalism of not letting people get in harm's way.

Dillenbeck: How much will this cost us?

Salvado: Everything is still coming in. So far, \$15,000 in fuel, food- big outreach nationwide, \$1000 since there were lots of food donations, \$25000 in foam, \$1000 in towing, all still coming in.

Dillenbeck: Who is responsible?

Salvado: No determination yet.

Fitzpatrick: It would take another month to get them in and review.

Salvado: Will take time to compile.

Dillenbeck: Trucks running 24/7 – needed to be fueled onsite. Had to go out and get fuel trucks on Labor Day weekend - pay double time.

Savado: Trucks as far as Somers Point. Trucks lined up to Burlington City. Tapped into Burlington Township's water supply to get a different line.

Jass: Mayor and I had tried to get out of town to get food. Difficult. Teamwork was incredible. Go to YouTube and see how these people come together and work.

Fireboat came up and ran a line. I can't say enough. I've learned a lot.

Templeton: It will probably smell for a few days. D&W is being aggressive cleaning up. If the wind is blowing your directions, common sense to stay out of the smoke.

ORDINANCE 2013-9 AMENDING SECTION 33 ENTITLED "PLANNED RESIDENTIAL DEVELOPMENT/AFFORDABLE HOUSING DISTRICT" OF CHAPTER 110 OF THE

CODE OF DELANCO ENTITLED "ZONING". 2ND READING BY TITLE ONLY AND PUBLIC HEARING

REPORT ON MASTER PLAN CONSISTENCY REVIEW BY JOINT LAND USE BOARD

Taylor: Ordinance to add additional housing type for 3.11 acre parcel commercial tract at Russ Farm. Original 125 assisted living revised to 55 units at The Point. In 2009, due to realignment of Creek Rd. by county, governing body realized impact. Joint Land Use Board studied the parcel - not on county road therefore non-residential was highly unlikely. Developer had been unsuccessful in finding non-residential prior to alignment. Board recommended additional single family zoning. Would allow up to 14 single family lots on the 3.11 acre parcel. JLUB determined that up to 4.5 units per acre would be appropriate. By comparison Newtowns Landing is 3 units per acre; The Point 9 per acre. Transition would be the 4.5 units per acre. Ordinance was referred to JLUB, which sent it back with a set back clarified. JLUB found ordinance consistent with master plan.

Lonergan: Zoning of 14 market rate units - because it is senior which township has an abundance of - requires the developer to provide 3 off-site family units. Will be rental in structure that needs renovation work. Developer would be required to use a list of properties provided by the governing body.

Resident of Pennington Ct: I sit on Land Use Board, but don't represent them now. New ordinance requires \$150,000 for purchase of three units. I don't know what the list provided entails. Is \$150,000 enough to provide three units or will we have to provide other funding?

Lonergan: Either/or developer will be responsible for development for 30 years. Township will then have the \$150,000 and four years to develop a plan to use that as sees fit.

Resident: Is the \$150,000 sufficient?

Lonergan: Yes, has been less than that for Abundant Life. Literally marking down a market rate

Resident of Delaware: Do the family units have to be rentals?

Lonergan: Ordinance is structured to be rental. Helps developer - has control over the rental over 30 years. Township would be stuck with the responsibility over the thirty years otherwise.

Resident: There is an impact on the schools.

Lonergan: They will be using existing rentals. Saves township money.

Resident: There is an impact of COAH rentals as opposed to purchase on a school system. The township may save some money, but the school district may spend much more than that offset on services.

Resident of Shipp's Way: I'm right behind that area. Has this development been laid out with parking? Will there be another meeting?

Taylor: This is the first step on zoning ordinance. Parking standards will be used. Joint Land Use Board will notify all residents within 200 ft.

Resident: As of now, it's still commercial?

Taylor: Commercial still in place. Allows residential.

Resident: We had done this a few years ago. There was a plan and it was just nixed.

Taylor: 55 units down to 14 units consistent with master plan.

Resident of Charles Circle: Will it be age-restricted?

Taylor: Yes

Craig Rahenkamp from Riverton, NJ: Supported recommendation of JLUB. Thanks to your professional to get from where we started to where we are now.

Resident of Harlow Place: Not all of the units at The Point have been sold?

Resident of The Point: There are so many rentals that is hard to get a mortgage.

Resident: If they can't sell the homes at The Point, if these homes don't sell, will that affect Traditions at NL resale?

Fitzpatrick: Market studies.

Rahenkamp: No effect for FHA underwriting. We started with multi-family units. We have come up with a cottage concept. They will be more expensive and shouldn't compete with Traditions or The Point.

Resident of The Point: Hearsay – Were only supposed to be five rentals there. Deed said number of properties being rented. Builder wants to keep his properties rented until price goes up.

Heinold: Township can't regulate that.

Fitzpatrick: We have no authority to direct how many rentals can be there. I'd like to see your by-laws. I'll send a copy to Doug and Scott to review.

Resident of Pennington: Mr. Taylor said JLUB clarified a few issues. Does that require another month?

Heinold: This isn't a substantive change, it's a clarification. We can proceed.

Templeton: I'm always troubled by these. These changes take a lot of faith that what you do now will work ten years down the road. The money seems a little light – that the developer will find a property for that price. I'm concerned about increasing the rental population in town. COAH doesn't live here. I understand the argument – the positive to rehab some of the properties in town. You hope that the developer isn't the one managing it. We've had good luck with some agencies – not good with others. I'm concerned that this new cohort be annexed with an existing HOA. HOAs with a minimal number of units have been a problem. In the absence of HOA participation, those responsibilities fall to the township. It would be nice if there was an agreement in hand that Newtons Landing HOA would annex. Lot of high hopes and I hopes in this one..

Ciancio: I'm in complete support. This development has been analyzed many times. We have a viable plan to add another great little development that would be an asset to everyone rather than a vacant lot. Concerns in terms of the future are purely speculative. No one can predict. You can only analyze what you have at the moment. Given all of the circumstances, we have a solid plan to create another asset.

Fitzpatrick: Township Committee has received a number of proposals 2008 - 55 units. Last year it was 18. It has been thought about a great deal. We didn't agree with 55. We waited for Joint Land Use Board subcommittee study and make a recommendation. There were several recommendations – asked for ordinances to comply with master plan. That one was that we hesitated on until now. After talking with professionals and looking at what the product will be, and I would prefer nine. I'm not in favor of density. This committee wouldn't agree to anything that would hinder Newtons Landing and The Point. Developments and people are an asset.

Ordinance; Jass abstained due to relationship with developer. Templeton: No, Ciancio: Yes, Dillenbeck: Yes Fitzpatrick: Yes Passed

COMMENTS AND REPORTS: COMMENTS - PROFESSIONALS COMMENTS –

Heinold: Dunes litigation – post trial brief submitted end of August – Could be by the end of September or a little after. Commend Mike for countless hours, Janice, Mayor and Marlene. Can't say enough about our expert Joann. We feel comfortable that we made our best effort to present our side of the case.

Noll:

-Field of Dreams: Contractor still amending. Date for drawings for review pending. Fitzpatrick: Finally approved the contractor for building but something about timbers.

Noll: Couple of items that have to be addressed by building manufacturer. They are a couple of months behind schedule. Contract date is Nov. 4

Fitzpatrick: Damages to date?

Noll: No. They are planning to accelerate construction..

-Maple Avenue project delayed. Didn't get response we wanted so extended the deadline. Should be able to get it done this fall. Met with Shade Tree and walked the site. Expecting comments from their Aug. 28th meeting re: species of trees.

-Underground storage tank - final documents should be submitted to DEP by the end of the week. That should close out that issue.

-Had proposal for long-range road program. Chestnut Street widening would be difficult based on existing improvements. Be happy to take a look at it with you.

Fenimore: If you were trying to plow that...if there were a fire.

Noll: I know – poles.

Fitzpatrick: We'll come back to this. You two will resolve.

TOWNSHIPADMINISTRATOR

-Assessor reports are in as well as his report to county regarding reassessment.

-Survey from Bridge Commission – wanted to resurrect shared services. Will circulate.

-Received “Best Practices” checklist – give a month to fill it out. Due October 15. There are the same questions in different language to see if you answer them the same way.

-Cap referendum –usually April 23 in case you have to have a school vote as well.

COMMENTS - DEPARTMENT HEADS

1. Police

-consulted as to no parking zones in Ordinance 2013-11. Limited parking hours helps us determine who should be there after certain hours.

-Barbara and Fred Thum donation \$100. They bought a mobile home to travel and work on Habitat for Humanity sites.

-Linda Lewis had a great idea. Crossing guards and police should attend back to school night to meet the parents. Helps the school meet its safety goals. Will emphasize going straight home from school – not stopping at 7Eleven and crossing where the guards are.

Templeton: Heard that some residents had received phone calls at 3 in the morning saying that the garage door is open.

DeSanto: That does happen. The officer will ask dispatch to call.

Templeton: Police car will be outside where they can see it so they know it isn't a ruse?

DeSanto: Yes. Officer wouldn't leave unless another call came in.

2. Public Works

-collected 72 yds of brush

-replaced 10 stop signs. Redoing stop lines.

-attended seminar regarding signs. Eased up on street signs that we were supposed to replace. The only ones we have to take care of are the ones that are white, green and red – warning signs. If your signs are in good shape, they can be refaced. We're going to try ten and see how they come out.

-1/2 ton of patch,

-cleaned 6 drains

-cut all township property 4 times.

-piling up leaves to get them out – takes two weeks.

-clean up of Hawk Island – 43 people – over a ton of trash. Did things differently – small dumpster. They did a half a mile along the beach.

-Clean up at the garage on Friday, Saturday – Tires, TVs, logs.

-Willingboro has painted machine for doing stripes. 1/2 cost of getting paint.

Templeton: Residents have to contact county regarding single stream recycling. Can you put one of each size out in the lobby so people get a better idea of what the sizes look like? More info at burlcorecycles.com

Fenimore: We can do that

3. Municipal Clerk

-Fire situation – busy with OPRA requests for plans and copies. Thank you to Fitzpatrick and Jass coming in to help.

COMMENTS - TOWNSHIP COMMITTEE

Jass:

-Doug reported on Dunes. He did a wonderful job on brief.

-Out at the fire. Great teamwork. Firemen had to be fed. Thanks to the firefighters from all over the county and surrounding states.

-Attended Rec concert for proclamation from Sen. Allen. Tremendous success.

-Rec is working on master plan and a survey of township needs. To be posted on township website, Bee and Positive Press

Dillenbeck:

-FEMA storm meetings – Lohr, Noll, Salvado – did a ton of paperwork.

- Fire Company meetings- new outboard engine for boat. Training by Cooper Hospital brought one manquin cost \$90K
- attended concert
- worked fire at D&W
- Please support hoagie sale to support the fire company – funds are depleted. Fern Oullette sent three hundred hamburgers which were gone in 15 minutes. The cooperation...portapotties. Jennifer had to do a declaration – Janice was there. Opened building so people could use restrooms. Something none of us would dream that something like this would happen at such a little town.

Templeton:

- Joint Insurance Fund inventory complete
- Crossing guards had their training
- Health fair for EMT's will be open to the public.

Ciancio:

- School Board – 29 students at summer school. Kindergarten registration. Ms. Wagstaff is liaison for Riverside High School.
- Shade Tree – reviewed resident's request for limb removal. Discussed conference participation.
- JLUB – Master Plan consistency 2013-9 at Emory Way. Attorney re: Use variance for ice cream parlor
- thanks to fire and emergency personnel...ordinary people doing extraordinary things is inspiring. People in our town can handle a storm, the shooting of a police officer, a fire

Fitzpatrick: All volunteers – 60 companies – all volunteers

Fitzpatrick:

- attended surprise party for Janice Lohr for graduation
- attended Historic Preservation Advisory Board – Boost 100 year anniversary. Presentation on Native Americans from our area.
- attended concert at Hawk Island
- attended DYSA – Sept 21st \$15 fundraiser at Ott's Sept. 28 opening day at soccer fields.
- Feral cats – still working on that
- received letter from freeholders – approved Laurel Street reconstruction for \$65,000
- Letter from Maureen Barrett regarding Saturday opening – nice to see that library will be open on Saturday thanks to the Township Committee and school board..
- Get your request in for your recycle cart so the county pays for it. It's a one-time purchase according to the county.
- meet the mayor this Saturday – 10-12 at the library

MEETING OPEN TO THE PUBLIC FOR COMMENTS AND QUESTIONS SESSION ONE

Resident of Pennington Ct: Planned unit developments rely on segments each working together. I hope that the township is aware that there are certain drainage ditches and parcels of land that need to be maintained. Ultimately it may be that

just as you accept streets and trees, you may end up having to accept additional land that you had not thought you would be receiving since it no longer fits in the development. I know there has been discussion of Newtons Landing HOA taking on responsibility of maintaining areas. Hope you are aware that just because it comes before JLUB, doesn't mean that problems won't exist.

Resident of Union: 2013-11 – what is the sense of making this change to the parking? What's the good and the bad? It seems to have worked ok so far.

Heinold: Ordinance is being put into place to back up the signage. That's the meat of the ordinance. When the redevelopment process took place, parking on the mansion side of Union and Willow are lifted.

Fitzpatrick: There are signs that will be removed.

Heinold: Surrounds of mansion property will be permitted on street parking.

Fitzpatrick: What Jesse was referring to, that won't affect you because you are a resident.

DeSanto: Officers know what cars belong where. We've discovered that we need an ordinance to be able to get people to move on.

Resident: My recall that all of the mansion property parking was to be on the property.

Heinold: That's not the case as of the townhouses.

Templeton: I didn't understand it last meeting. You are eliminating the hour restriction on the mansion side of the street. Why is that any different from Mr. Devinney's side?

Fitzpatrick: The redevelopment agreement.

Templeton: The riverfront has historically had problems with late night activities. The parking has been restricted to help control drinking, loud noise, damage to property.

Heinold: Key is how it will work. Let's assume that this goes into place. We'll have to see how that works. It can be resident only .

Resident: It would be good to have something in place to remove people who shouldn't be there. It seems odd that on my side there is no parking, but on the other side there is.

Fitzpatrick: Activities or groups at the mansion. Women's club has to park on the street. Open houses. That's the reason why. There wouldn't have overnight parking. We need the ordinance to back up the sign.

Templeton: There are tens of pages of amendments to the redevelopment agreement. We bend over backwards to be accommodating. This could be amended.

Resident: As it is now, the police department knows what's happening and you can park there for activities. .

Fitzpatrick: We should revisit it.

Jass: Permits could be used for parking.

Heinold: I would suggest that we proceed to get these on the books. This is going to be a police enforcement issue. We need feedback from the chief.

Templeton: Can this be amended?

Heinold: Yes. First reading.

Fitzpatrick: Let's leave it as it is and we'll address it later if we have a problem when the new residents move in.

Ciancio: I can't support that. (Ordinance was reiterated.)

Templeton: Our neighbors are sick of the graffiti, the obscenities, the noise, the damage to properties. My neighbor is replacing fence sections that are broken.

Heinold: It's a reasonable solution to keep both sides in. We have time to work with Randy Cherkis to work it out.

DeSanto: Recommendation is to leave it as it is for now.

Salvado: Thanks to all who were there at the fire. Special thanks to John. We realize that Emergency Management could use a committee to keep things a little more organized. It would be nice to have the additional help.

Fitzpatrick: Bill and I had talked about the emergency management team – meets the fifth meeting of the month. Every member of the Township Committee is a member. John suggested a telephone chain. If John or Mike hadn't called, I wouldn't have known about it. We need to work on a notification plan – phone chain. You ladies did an incredible job. We should meet on September 30th.

Salvado: Would like to attend conference.

Township Committee will reimburse through check.

COMMENT AND QUESTION SECTION OF THE MEETING CLOSED TO THE PUBLIC

CONSENT AGENDA ITEMS

ORDINANCE 2013-10 AMENDING THE TOWNSHIP CODE BY CREATING CHAPTER 256 GOVERNING "TAXATION" 1ST READING BY TITLE ONLY AND SET PUBLIC HEARING FOR OCTOBER 7, 2013, 7:30pm

ORDINANCE 2013-11 AMENDING CHAPTER 295-33 GOVERNING SCHEDULE OF "NO PARKING CERTAIN HOURS" AREAS 1ST READING BY TITLE ONLY AND SET PUBLIC HEARING FOR OCTOBER 7, 2013, 7:30pm

RESOLUTION 2013-104 AUTHORIZING EXECUTION OF MEMORANDUM OF UNDERSTANDING AGREEMENT BETWEEN THE STATE OF NEW JERSEY AND THE TOWNSHIP OF DELANCO RELATING TO GRANTS UNDER THE FEDERAL EMERGENCY MANAGEMENT AGENCY PUBLIC ASSISTANCE AND/OR HAZARD MITIGATION PROGRAMS

RESOLUTION 2013-105 AUTHORIZING AGREEMENT WITH LAUREL MANUFACTURERS TO REMOVE/TRIM TREE TOPS FROM TOWNSHIP TREES IMPACTING PROPERTY

PAYMENT OF BILLS ACCOUNT 8/16/2013 AMOUNT 9/7/2013 AMOUNT
GENERAL PAYROLL PUBLIC DEFENDER FUND DOG TRUST UNEMPLOYMENT FUND
TRUST MCPL OPEN SPACE

	8/16/2013 AMOUNT	9/7/2013 AMOUNT
GENERAL	\$ 102,597.94	\$ 614,495.79
PAYROLL	80,320.82	68,846.14

PUBLIC DEFENDER FUND 195.35
DOG TRUST 47.00
UNEMPLOYMENT FUND 99.00
MCPL OPEN SPACE 13,348.89

APPROVAL OF MINUTES 8/05/13
APPROVAL OF DEPARTMENT REPORTS
APPROVAL OF CONSENT AGENDA Ciancio abstained due to not understanding
2013-11

CORRESPONDENCE

MEETING OPEN TO THE PUBLIC FOR COMMENTS AND QUESTIONS SESSION TWO
COMMENT AND QUESTION SECTION OF THE MEETING CLOSED TO THE PUBLIC

DISCUSSION ITEMS:

1. 2014 NJDOT STATE AID PROGRAM GRANTS AND AUTHORIZING RESOLUTIONS
RESOLUTION 2013-106 – 2014 MUNICIPAL AID PROJECT

Washington from Burlington Avenue to where it connects to county road.
Orchard provides access to river from creek.

Noll: Have to put priority on it.

Fitzpatrick: Chris, you should look at both.

Schwab: We will do the resolution on the 16th.

RESOLUTION 2013-107 – 2014 SAFE STREETS TO TRANSIT PROJECT

Schwab: Keep applying until we get it.

Fenimore: Burlington from Iowa on river side – No sidewalk. People have to walk
in the street.

Fitzpatrick: New West Avenue section – no sidewalk – all crumpled. From West
Avenue – Iowa to Kansas.

Schwab: Grant won't do that.

Noll: you don't get these grants that often.

Fitzpatrick: Think we should resubmit Burlington

RESOLUTION 2013-108 – 2014 BIKEWAY PROJECT

Templeton: Heritage Trail was county as a work in progress. All you need is a little
sign. I went to the meeting – stripes, decals...I don't know what the planners are
thinking.

Fitzpatrick: Burlington Avenue for safety.

Templeton: That's different, but for the other areas, people ride there right now and
there's no problem.

Fitzpatrick: Then we can do what we want to do.

Templeton: Why do we need it if it isn't a problem?

Fitzpatrick: Let's take it off.

Jass: Sidewalks from train to Newtons Landing.

Heinold: Will be part of Hovnanian.

Announcement: Sept. 30 Emergency Management Meeting here at 7:30.

Submitted by Maureen Barrett