

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 meeting February 9, 2015 started at 7:32 pm
Present: Ciancio, Templeton, Jass , Dillenbeck, Fitzpatrick
Also Present: Mr. Schwab, Township Administrator; Mr. Heinold, Township Solicitor; Mrs. Martin, Deputy Township Clerk; Chief DeSanto, Delanco Police

SPECIAL PRESENTATION Crossings at Delanco Station – Hovbros Coopertown Road, LLC

Mr. P. Hovnanian: Happy New Year! We would like to kick off the new year with new and creative ideas for The Crossings at Delanco Station. We already have final approval as the community of 161 homes of which 25 are single family homes, 62 are twins, 50 are townhomes, and 24 at the entrance are COAH rentals.

Looking at the market which drives funding. Banks are careful in where they feel the market is. Have analysts as do we. Best use is to compliment community next door at Newtons Landing. Consider an alternative use as active adult community. Here to share conceptually the outcome of that consideration. Proposal would be for just about the lot sizes at Newtons Landing using existing roadways and setbacks. (named team present, didn't catch names) Total number of units 103 +/- single family detached homes. Lot sizes similar if not almost the same as Newtons Landing. Same type 55+ governed by same fair housing laws etc. and restrictions on children. No proposal for club house or proposing to share NL's. Village green on site. No large boards with plans for public to view, but will be working through that process. Tonight we are introducing the idea for us to try to get a sense of time needed to make amendment from one use to another. Looking to get job started in 2015. Part of our strategic plan. Great market as per research. Active adult market alive and well. No burden on school system. Harmony between two communities. Can get financing a little easier.

Ciancio: Public comment just for this item. Alerting audience that questions may not be answered if Mr. Hovnanian hasn't planned to that point – preliminary.

OPEN TO THE PUBLIC:

Resident of Russ Farm Way: This is good news. I like the proposal. Lot size similar to NL. Does the quality of homes match NL now?

Hovnanian: Quality community- we pride ourselves. That is our trademark. Steven Hovnanian can address that.

Steven H: As part of our presentaton, we have lot size 50 x 110 – some deeper – all 50 ft. wide. 18 feet setback minimum to primary structure. 10 ft. aggregate side yard setback. Similar to NL. Prices without options \$239K – 1500 square feet, \$249K 1695 sq. ft., \$159K 1756 sq. ft. without options. Lofts possible with additional square footage.

Resident of Shipps Way: Is he here for zoning variance?

Ciancio: No.

Resident of Shipps: Better presentation

Resident of Shipps 2: Nice presentation. A lot of what they are asking for are variances that were given to Pulte from the original plan at NL which required 30 ft

between houses. Required drainage. Coming from zone (missed this). 1/3 of property has to be green acres. Problem is that they are supposed to have 75 feet of green. Are you going to make hybrid. (Asked about a specific zoning by number – sorry I didn't get it.)

Ciancio: Mr. Hovnanian will consider.

Resident of Shipp's 2: COAH portion?

Heinold: That is an issue. They are asking for a zoning amendment for additional permitted use. The process is that we would have to adopt ordinance to make that density a permitted use. Existing setbacks for zone they have been approved for (multifamily) doesn't work.

Resident of Shipp's 2: NL was required to have 1/3 green space.

Heinold: We would have to do ordinance here first and then go to zoning board. Takes a couple of months – goes to planning board and then here and then back to planning for 200 ft list notice and public hearing. We do the zoning and JLUB approves details and thoroughly reviews.

Resident: PR-V zoning was designed by Mark Remsa at county – every town with Riverline station was supposed to get a transit village. Do we need county approval?

Heinold: No. I was here close to the beginning of that process. Lot of people didn't think what was going to be there was what was going to be there. Need to plan and be receptive to changes. Hovnanian has approvals, but if bank isn't financing available for those plans...

Resident: Changes to I-1 property?

P Hovnanian: Collaborative effort

Ciancio: Best not to get into the details now. Proper place and time.

Resident: COAH housing? I was under the impression that the I-1 property was going to be used.

Ciancio: In discussion, but not ready to present.

Resident: Has this committee been approached to change the I-1 use to COAH?

Fitzpatrick: Until we know the figures and where it is going to go, hard to determine at this time. Idea is to let people know we are considering this. Mayor and I went to economic summit. People in their 20s aren't purchasing, 30s one adult and one child, 55+ is the big seller. The only one alive at this point.

Resident: Sounds like you have some idea, but aren't sharing it.

Heinold: We have to address COAH. They are less concerned with it than we need to be. That is why we are in conversation with them. This conversation is only a week old. The issue with affordable housing is that we only get so much credit with senior affordable housing. We have to look for family units. We are talking to them about Rhawn factory site.

Ciancio: We aren't withholding information. Letting it evolve as it evolves.

Resident 2: Last COAH housing was supposed to abut our property line. Last time it was in violation of village zoning. Third phase of COAH hasn't passed yet. We are working blind. We are in compliance with the second phase.

Ciancio: We do have a COAH expert. Your comments are noted.

Fitzpatrick: The Rhawn property has been introduced to us to look at for COAH. Other properties in town in other areas that could possibly have COAH. It was discussed. I feel I have an obligation to tell you.

Resident 2: Will that come before this board?

Fitzpatrick: At the same time.

Heinold: Right now approval for 24. I know you don't want them there. We need to think of it as a good thing. This will move the COAH units from where they are.

Fitzpatrick: Still obligated for 24 + 8 even though this is a lower amount.

Resident: Final question. When you rescind the zoning, will you make a specific zoning for this property?

Heinold: May make it an amendment. Don't see us rescinding everything that is on the books. They have to abide by those regulations.

Ciancio: Township Committee's feelings about moving forward on ordinance?

Fitzpatrick: Are we ready to do that?

Heinold: Are we ready to start having the conversation? In concept, yes or no

Jass: Concept is fine. Want to see more information including the COAH. Extremely important. Changing the I Zone as well. Like it to be more inclusive.

Templeton: Regarding age-restricted. Always thought NJ not the most hospitable for retirees. Surprised that the bank has found that market growing.

Hovnanian: Ability for younger generation to afford housing is challenging. Active adults don't have that problem. They stay to be with their families. When they come back from Florida, they come up to be near their families. Lifestyle that they enjoy. Our 55+ have always been successful. Built communities of this size without club houses – more the neighborhood. Importance of this is we are close to perfecting Crossings as proposed [see above numbers]. We have to make a decision as a company whether to move forward on that. The other choice is to reduce the number of units and compliment NL with a successful market. We need some direction from all of you. Not looking to reinvent the wheel. We've done that.

Template is set from NL. That is the reason why we looked at NL for that guidance. Looking for guidance and leadership from you. We were ten years younger when we first walked through the door. We want to add economic energy and excitement to the community.

Ciancio: Concept is admirable. Should undergo scrutiny. More benefit than the original proposal.

Fitzpatrick: I agree. We should start the ball rolling so we can find out about the COAH issue.

Dillenbeck: Second that. Why wait another ten years? Like age-restricted.

Concerned about lack of parking. People want to see their families. Streets get crowded. Residents have two cars.

S. Hovnanian: Two car garages with two car driveways.

Jass: That always comes up. RSIS – width of the street. When you look at 50 feet across, there isn't enough room for car and mailbox. Spoke with Mr. Moran about the approved development. Needs to be addressed. Better if they are to the forefront.

COMMENTS AND REPORTS:

COMMENTS -TOWNSHIPADMINISTRATOR COMMENTS

Schwab:

- Assessor's report received

-Budget session tonight and final one is scheduled

DEPARTMENT HEADS

1. Police

-January – 48 tickets, 18 arrests, respond 659 calls,

-Rivers Edge parking – One suggestion is to designate areas where you can park as well as where you cannot. Looked at putting lines and found it would reduce spaces, but maybe a box for the whole area.

Fitzpatrick: A good idea. You don't want to make community look all painted up.

DeSanto: A shoulder so they are aware of where to park. A suggestion

Fitzpatrick: Run by engineer so we are ready on March 2 for second reading.

DeSanto: Will reach out to him.

Fitzpatrick: Been out there so many times – want to resolve it.

Jass: Did engineer show you the signs they plan to put out?

DeSanto: Talked about the types of signs.

Jass: Engineer showed sign "Park here" Planned to paint Belgian block. It would be a problem to paint each one. Reach out to him and John.

Templeton: The Narcan drug antidote- what is the cost of that?

DeSanto: \$45

Templeton: Comes out of your budget or state?

DeSanto: County purchased original three kits. We used one and are down to two. Have three cars on the road at the same time. Temperature sensitive. We bought two additional kits. Found good pricing. Has gone up about 30%.

Templeton: Had some episodes in town. Do the people get charged for the substance abuse?

DeSanto: If it is in their possession. If they are just under the influence, no.

Fitzpatrick: No criminal action unless they are using it in front of you.

DeSanto: Disorderly conduct offense, but it is usually in their house. State passed statue for people who are calling to have immunity.

2. Municipal Clerk

-Community Block Grant \$65,000 – handicapped ramp is looking to be approved. Home program and heater replacement for qualifying families is in effect.

COMMENTS - TOWNSHIP COMMITTEE

Templeton:

-Attended JIF Safety Breakfast – Chief DeSanto , Nancy Bray, Marie DeSibio, John, Kate, Marlene, and I all attended. Seminars – education, wellness, machinery of the fund.

Jass:

-PARC Testing – Common Core Testing – parent night- Mike also attended.

Computer click and drag instead of writing the answers to the test.. Evening to inform parents of how they can help students with math, literacy, and art.

Dillenbeck:

- Fire House Elections – Two Commissioners – not this weekend, but next Saturday
- New secretary for sewerage authority – 46 applicants. – hope to make decision tomorrow.

Fitzpatrick:

- Attended Historic Preservation Advisory Board – program on March 6, Ducks on the Delaware at the library. Display there now. Contacted author David Giannetti to come and speak. \$5 admission You will be well fed. Historic Preservation Advisory Board presenting Domestic Life of Jersey Devil here on March 15 at 3:00.
- March 28 Women’s Club Trivia Night
- Attended JIF meeting- Safety and Wellness excellent – focus on obesity. Less claims for accidents in fit employees. One coming up on safe driving. We could all use another course in that.
- Attended Civil War presentation at middle school. Ron Naylor provided Civil War trunk and presented to social studies classes all day today.

Ciancio:

- Dept. of Transportation meeting – Replacing railroad crossing on Burlington Ave. on March 12 and 13.
- Historic Preservation Advisory Board – involved people who are knowledgeable
- Kudos to Templeton and Nancy Bray for all of their work on the Joint Insurance Fund – safety, health and welfare of our employees.

MEETING OPEN TO THE PUBLIC FOR COMMENTS AND QUESTIONS SESSION ONE - none
 COMMENT AND QUESTION SECTION OF THE MEETING CLOSED TO THE PUBLIC

CONSENT AGENDA ITEMS
 RESOLUTION 2015-37 ISSUANCE OF CONTRACTS TO THE MOST QUALIFIED
 BIDDER TO PROVIDE OFF-SITE INSPECTION SERVICES

RESOLUTION 2015-38 REFUND OF TAX OVERPAY

RESOLUTION 2015-39 ENDORSING RECYCLING TONNAGE GRANT

RESOLUTION 2015-40 RECYCLING TAX CERTIFICATION

PAYMENT OF BILLS
 ACCOUNT AMOUNT
 GENERAL (CURRENT) \$381,456.87 PAYROLL 35,753.78
 PUBLIC DEFENDER FUND 199.25
 APPROVAL OF DEPARTMENT REPORTS
 APPROVAL OF CONSENT AGENDA

CORRESPONDENCE - none

MEETING OPEN TO THE PUBLIC FOR COMMENTS AND QUESTIONS SESSION TWO-
none

COMMENT AND QUESTION SECTION OF THE MEETING CLOSED TO THE PUBLIC
DISCUSSION ITEMS:

1. Changes to Yard Sale Ordinance

Ciancio: Items under discussion – considering revision of the number of yard sales to 2 town-wide and 4 individual yard sales. If an individual wants to place an item in their yard, they aren't prohibited. We don't want the item to be out there for six months. There will still be some restrictions on that.

Dillenbeck: Mt. Holly proposal for township employees – Monday-Thursday – expanded hours, closed Friday Saturday and Sunday. The extended hours add early morning 7:30 – 8 on Monday and 7:30 – 5 on Tues – Thursday.

End of regular meeting. Township Committee went into budget workshop from here.

2015 MUNICIPAL BUDGET PREPARATION

ADJOURNMENT