

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 August 3, 2015

Present: Ciancio, Templeton, Jass (absent) , Dillenbeck, Fitzpatrick

Also Present: Mr. Schwab, Township Administrator; Mr. Noll, Township Engineer; Mr. Heinold, Township Solicitor; Mrs. Martin, Deputy Township Clerk; Mr. Fenimore, Supt. of Public Works; Chief DeSanto, Delanco Police; Mr. Taylor, Township Planner; Mrs. Lohr, Municipal Clerk

PLAN AMENDMENT PROPOSAL - ZURBRUGG SITE

Henry Kent Smith, attorney for Randy Cherkis: Striving to complete project at Zurbrugg. A bit of history – mansion was acquired by township. Mansion area was declared in need of “redevelopment.” Started process in 2008 – not a good economic time. Worked cooperatively with township to do redevelopment project. Initial approval was for 3 townhouses facing the river, 2 on the other side facing the river and 3 at rear corner at Willow and Second. Federal funding through tax credits required changes as per park service standards. Buildings in front were broken up, front building was moved back. The three unit building was broken into 2 - back to back. Committed to and implemented projected so far. Mansion is done, occupied, and successful. Five year tax credit from fed government expires in October; then, federal park service requirement expires. We would like to take this opportunity to complete this project. So far we have been able to sell and construct the two units Union and Delaware and have contracts for other front two. Lots behind the two occupied units are being built under spec. Asking for an amendment to redevelopment plan. It will bring a greater variety of housing type to the project. Lot 7, 8, 9 and 10 are all constructed. Looking to move the two unit building at Delaware and Willow closer to Delaware for same appearance and set back as units currently built. Want to bring rear two units into scale and offer at a lower price – split into four smaller units – 1600 square foot and 1900 square foot units. Replicating a little bit of carriage house and lesser scale. In original design, open area. We can recapture that open area and can preserve large beech tree. Can give more variety, better transition, opens center part of the lot, increases parking space, doesn’t significantly increase impervious cover. Under redevelopment, Committee controls the plan. Asking you to allow Heinold and Taylor to prepare an amendment.

Templeton: Have you had any feelers regarding smaller scale option?

Cherkis: No, not approved yet. Average selling price of ones in the front is \$400,000. No interest in \$330,000 on the ones in the back. The price point on these proposed units would be the high twos.

Templeton: Parking slots?

Hart: Approved plan had 53 parking spaces. This plan increases by 7. Less than 10 percent increase in impervious surfaces.

Cherkis: Building would be larger to accommodate four units instead of two. Increases number of units in a building to be increased from three to four.

Fitzpatrick: Seems to make sense to me to be able to sell the units. We get \$12,500 per unit sold. We need a bit more time to access and look at it in subcommittee.

COMMENTS AND REPORTS:

COMMENTS - TOWNSHIP ADMINISTRATOR COMMENTS

-Assessor's monthly report received.

-Burlington County Board of taxation not moving forward with the Monmouth program which as recommended by our assessor. Less than a year ago they were definitely doing it. Timing of data and appeals would have been helpful in terms of budget. Gaps between market value and assessed values. Goal to keep up with the data all the time.

PROFESSIONALS COMMENTS

Heinold:

-Still waiting for Dunes litigation decision

-Affordable housing – Thursday meeting with Judge Bookbinder and Fair Share Housing. With the consent of Fair Share Housing, we have an order for protection to move forward. DeDuca's application is in on their project. They are doing an in house analysis considering other applicants to determine the chances of their application.

Noll:

-Illinois Avenue – final inspections – punch list

-Field of Dreams – rough grading – getting ready to start rest of project.

DEPARTMENT HEADS

1. Police

- July Report– 41 investigations, 77 traffic violations, 75 traffic warnings 765 calls for services, 26 arrests

-receiving new in-car panel system. Does have capability for expansion as per attorney general has issued guidelines for body cameras – not mandated yet

-Living Springs – National Night Out tomorrow afternoon at 2PM – Officer Hoffman to speak

2. Public Works

-picked up 65 cubic yards of brush

-removed a tree on Walnut

-1.5 tons of asphalt

-cut 6 properties as per Ron Holt

-cut 4 of township properties

-worked on ball park

-received new loader

- dump trucks ordered

-(missed one item)

Fitzpatrick: Did you get my email regarding trash and recycling? Do we have funds to add recycling containers? Could township empty those trashcans on Monday?

Fenimore: We have 68 cans. We try to get to them on Monday.

Fitzpatrick: It would be a benefit to the people who live there. They overflow and smell. Are you sweeping the streets? Newtons Landing resident asked.

Fenimore: Trying to get back to sweeping. Grass is growing fast. Need to clean out storm drains. Debris should be dumped on concrete pavement and be tarped. Right now people are blowing grass clippings into the street. You would not believe the amount of debris that comes off the street.

Fenimore: Washington is a new street. Full of debris.

Fitzpatrick: Stopped my car to pick up trash. Some people don't take pride.

3. Municipal Clerk

-Fall town-wide yard sale will be Sept 26 – in August *Beverly Bee*

-Meeting scheduled for Aug. 17th if necessary – can put out cancellation notices

Next would be Sept. 21. Need authorization for chief financial officer to pay bills rather than wait until Sept. 21.

Motion made and passed unanimously

COMMENTS - TOWNSHIP COMMITTEE

Templeton:

-Met with Assemblyman Singleton along with Marlene Jass and Maureen Barrett representing Delanco Public Library - spoke of affordable housing, Dunes, and library funding. Very interested in our points. Tried to stress the iniquity of state and federal regs that significantly small communities left holding the bag in terms of school system. 30 year tax abatement doesn't allow any funds to local school system.

Regarding Dunes, we took our world famous map with tidelands boundary.

Singleton said DEP had shown him a completely different map of their view of the world. We showed the map the court had agreed on. Singleton confirmed our thoughts of continued state interest in finding a dump spot for dredge spoils in our area.

-Attended two recreation concerts

-Joint Insurance Fund – monthly meeting – Employee Wellness Day – Nancy Bray September 30 – 11-2. Debbie (missed last name) coordinates vendor and health screenings for employees. Thanks to Chief DeSanto for his support.

-JIF requires yearly inventory of assets – somewhat archaic computer base. Meeting with Steve Walsh tomorrow to finalize in two weeks. Our insurance bill \$150,000 based on our assets. That is a lot of money. We try to get the inventory to be correct.

-Attended Shade Tree meeting – dedicated and professional volunteers –lots of technical expertise.

Dillenbeck:

-Attended Fire meeting - Discussed Kate's project at The Point.

Fitzpatrick: Scott, were you involved in The Point? They are paying for the fire hydrants and they are paying fire tax. They feel they don't have a legal obligation. We haven't adopted the streets. Do we need to look at that plan? Do we plow the streets?

Fenimore: Yes

Taylor: Birdsall project. Mr. Noll may need to delve in.

Lohr: At the time, the township wasn't adopting the streets because they didn't meet township RSIS standards.

Heinold: Decision was made as a result of Newtons Landing issues. Doesn't apply to plowing.

Noll: Will look into it.

Dillenbeck: EMS fund drive about to start.

Mike Furey, EMS : Money is used for squad training Narcan, CPAP device, EpiPen. Since Jan, 11 new members who are currently in classes. From Sundays – Thursday nights, the station is staffed with volunteers. Looking to expand that to every evening. CPR training class is full. Welcome donations of bottled water. EMS Explorer – joint with Fire Department, but they don't have any participants right now. Forming our own group. Just rewired phone system. In the past, during a storm, there was only one line for incoming and outgoing calls New line for incoming calls for residents. Also worked on flow of calls.

Fitzpatrick: Thank, Mike. We had OEM drill and checked out phones with Terry and the Chief. Did 911 reverse call test. Mike wired all of the phones. Very impressive. Great team.

Dillenbeck: Hoagie sale at yard sale used to fund. Phones were donated as was IT work. We operate on a shoe string. Amazing what we accomplish

Dillenbeck: Sewerage discussed removing Hickory substation. Was planned to be oversized to accommodate houses that would have been at Pennington Park. Those houses won't be built. Could save \$30,000 a year. Will pay for itself in five years.

Fitzpatrick:

- Met with Richard, Janice and Marie regarding proposal for township website.

- History meets Wednesday at 7.

- DYSA – came up with the idea of honoring two Delanco soccer players by naming two of the fields.

- Front porch ordinance and graffiti – circulated wording. Bill said he isn't happy with it. I want it on the agenda for September. Can't enforce without an ordinance.

- USPS regarding zip code. We can make a formal request to be evaluated for our own zip code. Lots of confusion with streets that are also in Riverside.

Ciancio:

- Echo Templeton's comments on Shade Tree. Attended their meeting. Responsible for township trees. Compliment to Fenimore for keeping up with requests for trimming.

MEETING OPEN TO THE PUBLIC FOR COMMENTS AND QUESTIONS SESSION ONE

Resident of Rancocas: It is a coincidence that I am here to hear Mr. Cherkis's proposal to change the agreement. I asked Mr. Cherkis to stay for my comments and he agreed. When we negotiated, the initial proposed plan was for nine buildings; we negotiated for eight. Over the years, concessions were made for more units inside the mansion. Two buildings on Union and two in between that and carriage house I

guess due to Park Service regulation. That would have left us some open space. Now we are talking about moving the building. The initial setback was so that it didn't impede the view of the house across the street. Now Mr. Cherkis is coming in for four units in the back, it's just a way to get more economic dollars out of the property.

Fitzpatrick: Randy, do you have comments? I thought the property for Willow and Delaware, it was the National Historic Registrar that required it.

Cherkis: May have been after Fern was off council. Everything else that Fern said is true. Park service wanted them moved back so it would have been 5 and 3, but it became 4 and 4. I agree that they are very close. One of the benefits to this plan is to make them less close, but adding two more units. All would face the river.

Taylor: I agree with both Cherkis and Ouelette. Town wanted to shift as far back from Delaware as possible. One plan had buildings sitting proud of mansion.

Cherkis: Negotiations from nine to eight were before I was with the project.

Lohr: I have a question. Two additional units to be created. Would that increase the COAH obligation from that site?

Heinold: I don't think so. COAH number is so far over the marketable units. 27 affordable –

Taylor: Worth an email to Mary Beth.

Lohr: \$12,500 was the division of money. You won't get additional \$12,500 for each of the additional properties.

Cherkis: If we don't sell them or build them, I guess we would be back to (missed this) We wouldn't want to pay \$12,500 for each, but would be open to discussion. I want it to be a win-win. Take in context of whole site. 36 and 9 for sale to 38 units. Not a huge change in terms of scope. We had to agree to only build a certain number of townhouses before mansion was completed. We completed the mansion first. Due to real estate market, we waited on townhomes.

Resident of Peachtree Street : Little confused – no meeting in July, July 8 was Armageddon day for COAH. Delanco wasn't on the list of compliant towns listed in *Burlington County Times* article.

Fitzpatrick: At the end, it said some towns were already dealing with the courts.

Heinold: We have been a court town – not a COAH town. Delanco has found court more efficient than COAH. We did file before the deadline. Thursday's order continues our protection so some developer can't come in and say we haven't dealt with it.

Resident: Were there new numbers?

Heinold: That question remains. Court told COAH to adopt rules but didn't adapt them so courts took issue back to the courts. Any town that was a COAH town now has to be a court town.

Resident: Emergency Management – severe thunderstorms. When power goes out, nothing works. Neighbors have asked where we go if there is a tornado. The last I inquired, we have to go to Palmyra for evacuation.

Dillenback: Initially, we would open school or municipal building. May be referred to a place where shelter has been established.

Mike Furey, EMS: Tree falls – fire squad comes up, we can open up our local shelter for a small group – short period of time. Larger group – county model – regionalized due to staff demands.

Resident: During Sandy, you were busy all night. My neighbors are female. They are scared to death.

Fitzpatrick: You would come here for four hours. Then county will bus you to wherever they decide.

Resident: Immediate answer is to come here.

Fitzpatrick: Call 911

Resident: Your phone is out. If you can't communicate, you need a destination.

Fitzpatrick: These instances change all the time.

Dillenbeck: Police are here. We can open the building. I will come up and man. Limited kitchen facilities here. Be here an hour or two. This is where you would come. Fire house is too hectic.

Resident: People think they come here.

EMS: Plan to roll out this new phone line which can be used from anywhere.

Ciancio: Best we can plan...what happens if tornado blows this building down? Can only have a plausible, reasonable plan for residents.

Dillenbeck: Since Fern is here, if we do need refreshments, ...

Resident of Rancocas: My wife and are part of county team and have taken seven classes. They want you to be able to take care of yourself at home. I would encourage everyone to take them.

Lohr: Protocol is to 1. Shelter in place. 2.Shelter with family and friends. 3.Shelter in a shelter. There is a protocol. This is a staging area. Last resort is always a county shelter.

Templeton: Mr. Heinold has prepared a great history of affordable housing.

Resident of Union Avenue: Attended Shade Tree Commission. I had a good experience. They listened. I have a tree that will fall on my neighbor's house. I am a single woman and want Mr. Brown to know that I can take care of myself in an emergency.

McFadden, Recreation: Planting of tree at Field of Dreams is on the agenda– why hasn't Recreation been noticed?

Fitzpatrick: I just found out too.

Lohr: Letter was addressed to Township Committee.

McFadden: Feel like we are being overlooked.

Fitzpatrick: Subcommittee for new grant proposal. You will be there.

COMMENT AND QUESTION SECTION OF THE MEETING CLOSED TO THE PUBLIC

CONSENT AGENDA ITEMS

RESOLUTION 2015-97 MEMORIALIZING THE TRANSFER OF OWNERSHIP OF OUT OF SERVICE COMPUTERS TO THE DELANCO EMERGENCY SQUAD AND DELANCO FIRE DEPARTMENT

RESOLUTION 2015-98 AUTHORIZING PROFESSIONAL SERVICES APPOINTMENT FOR SPECIAL COUNSEL – EMPLOYMENT LAW ATTORNEY

RESOLUTION 2015-99 SPECIFYING THE SALARIES OF CERTAIN EMPLOYEES WITHIN DELANCO TOWNSHIP

PAYMENT OF BILLS ACCOUNT AMOUNT GENERAL \$ 727,455.59 PAYROLL
108,923.05 CAPITAL IMPROVEMENT 9,710.00 GATEWAY PRK BRICK
FUND 158.00 DOG TRUST 30.00 TRUST 34,922.75 MUNICIPAL OPEN SPACE
474.31

APPROVAL OF REQUEST FOR USE OF RIVERBANK PARK FOR SEPT. 6, 2015

APPROVAL OF DEPARTMENT REPORTS

APPROVAL OF CONSENT AGENDA Passed unanimously

Removed from Consent Agenda at Templeton’s request so that it could be explained.

ORDINANCE 2015-10 TO AMEND THE CODE OF THE TOWNSHIP OF DELANCO SPECIFICALLY CHAPTER 110 ENTITLED “ZONING” TO AMEND THE PRD/V PLANNED RESIDENTIAL DEVELOPMENT/ VILLAGE DISTRICT AT §110-34 1ST READING BY TITLE ONLY AND SET PUBLIC HEARING DATE FOR SEPTEMBER 21, 2015

Heinold: This is a result of discussions regarding The Crossings in light of revisions on Rhawn site. Hovnanian is restricted from pursuing anything other than age-restricted housing. This ordinance limits use to age-restricted use in this zone whether it is Hovnanian or anyone else.

Passed unanimously

Lohr: Does this go to JLUB for consistency review? Requires 200 ft. notice?

Heinold: Yes and no. We aren’t changing boundaries for the zone so we don’t have to provide notice.

Lohr: Notice to county planning board required?

Heinold: No

CORRESPONDENCE

MEETING OPEN TO THE PUBLIC FOR COMMENTS AND QUESTIONS SESSION TWO

Resident of Union: Mr. Ouelette and Brown reminded me that there is an election coming up. Maybe when there is no concert going on, we could put a notice on the board that voter registration.

Fitzpatrick: *Burlington County Times* publishes those dates.

Resident: People don’t get the paper.

Lohr: Can post and send out an email blast.

Templeton: CPAP units – how much?

Furey, EMS: 35-65 dollars. Oxygen tanks need an adaptor at \$100.

Dillenbeck: These require a special adaptor.

Templeton: One time use?

Furey, EMS: Yes. If you keep any old cell phone charged, it can be used to call 911 regardless of carrier. Keep it charged in your kitchen.

COMMENT AND QUESTION SECTION OF THE MEETING CLOSED TO THE PUBLIC

DISCUSSION ITEMS:

1. REQUEST FOR MEMORIAL TREE PLANTING AT FIELD OF DREAMS

Fitzpatrick: Scott Taylor should come forward. Shouldn't have a lot of memorial trees at Field of Dreams.

McFadden: Same thing with the naming the fields after people. You will be naming everything including the toilet seats after someone.

Fitzpatrick: We should offer her a brick in Gateway Park.

McFadden: Should be through Recreation. That's the procedure.

Fitzpatrick: He just said it to me tonight.

McFadden: Should go to Rec.

Fitzpatrick: I would recommend that that is what we do. Township Committee doesn't make the decision.

Cianico: I recommend that we ask the Recreation Commission to review and make a recommendation to Township Committee.

Lohr: Would you like me to do memo to refer to Recreation?

Heinold: Wherever we send it, I would ask that Scott be included. If it's not done well, it will have a cemetery appearance.

Fitzpatrick: I will send you a request to name the two soccer fields.

Lohr: I will refer tree request letter to Recreation for review and recommendation.

2. BURLINGTON COUNTY MUNICIPAL PARK GRANT APPLICATION

-Freeholders approved another round of grants – due Sept. 28. Our proposal is significantly done, but you should get subcommittee together so we can approve a resolution at September meeting.

Lohr: Scott, you will send amounts etc.

Taylor: Based on recommendation of subcommittee.

3. PROPOSAL FOR TOWNSHIP WEBSITE UPDATE

-From Qusend(?) Technology – special deal for current customers. Current website is cluttered and not as visually pleasing as it could be. It's not available on smart phones. Cost for upgrade is less than \$5000. We've had other proposals for \$8000. Sufficient funds in clerk's account.

Ciancio: Important to maintain a proficient website to communicate with public.

Schwab: For an example, a similar website to what we would be getting is MonroeCT.org.

Templeton: Does that change the annual cost?

Schwab: No, it is a one time charge.

Fitzpatrick: Presentation was incredible. Our website is crowded. Proposed one would be much easier. Even I can't find things on the website. For \$5000 we are getting a deal.

Templeton: A lot of us had dropped the email they used due to spam. There wasn't a firewall.

Fitzpatrick: I dropped out because I didn't need another email not because of spam.

Schwab: I will mention that.

Templeton: The current text architecture is somewhat primitive. Will that be changed?

Schwab: Yes. Waterbury, Connecticut is an example of a more expensive upgrade. It's a bit more fancy.

Motion to update website not to exceed \$5000. Passed unanimously

4. REQUEST TO JOIN MULTI-JURISDICTIONAL PETITION TO BOARD OF PUBLIC UTILITIES (BPU) REGARDING VERIZON SERVICE LEVELS AND MAINTENANCE REQUIREMENTS

Lohr: This was email as a result of teleconference. Cumberland County is lead agency. Verizon wants to stop serving copper lines. There are concerns about poor coverage. Delanco has no FIOS. Cost \$1200-1500 to join the petition.

Ciancio: Fees?

Lohr: Delanco lacks FIOS. Board of Public Utilities –not servicing copper. Areas most affected are bayshore and Pinelands. Landlines not good either.

Ciancio: So they have to power to make Verizon ...

Lohr: We could be part of the financial cost or sit back and hope to reap the benefits.

Fitzpatrick: I have Verizon. We would have no service. I don't think we are going to beat the BPU if they decide to make that decision.

Ciancio: I am not in favor of this.

Templeton: Someone always has their hand out for us to pay money. Legislators in Trenton and Bureau of Public Utilities are supposed to be the watchdogs and make the utilities provide the full range of services. Verizon is known in this area for poor service. There is a form online. Anytime it rains we lose service. I filled out the BPU and Verizon responded. Talking with Verizon techs, they say they are dealing with a crumbling system. They want to be the least dirty pig in the pen. Less expensive options are out there than joining the petition..

Ciancio to Lohr: We are not in favor of doing it.

5. OPEN SPACE PROPERTY ACQUISITION REFERRAL (ASH STREET PROPERTIES)

Letter from Matt Johnson – proposal from individual to county to ask county to buy property for park. Forwarding that to Recreation for response to Mr. Johnson.

Dillenbeck: Park of it is deplorable. John did a nice job on it. I say no on buying it.

Fitzpatrick: We don't even know what money they are asking for.

Dillenbeck: Still working out of one of the three.

Fitzpatrick: Rancocas Avenue.

Templeton: Is that the canvas company?

Dillenbeck: Other two. Not sure about brown fields. Wouldn't want to touch it unless it falls into our hands.

Ciancio: Not appropriate to refer to Rec unless we would move forward on it.

Dillenbeck: Has best boat launching in the county.

Templeton: Worth asking the price?

Schwab: Three listed for sale. You could buy them and then buy his. We would have to spend money to negotiate. Funds from same pot we are using for Fields of Dreams.

Ciancio: Consensus that we don't want to be involved at this time.

Schwab: I will respond.

ADJOURNMENT

Submitted by Maureen Barrett