

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 on December 7, 2015

Present: Ciancio, Templeton, Jass, 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; Mrs. Lohr, Municipal Clerk

Dillenbeck opened the meeting with a moment to remember Pearl Harbor Day

Also *SPECIAL PRESENTATION* - 2015 DELANCO U13 SOCCER TEAM was honored

ORDINANCE 2015-14 AMENDING CHAPTER 110-6 GOVERNING DEFINITIONS TO AMEND THE DEFINITION OF "STORY"

2ND READING BY TITLE ONLY AND PUBLIC HEARING

REPORT ON CONSISTENCY REVIEW – JOINT LAND USE BOARD – deemed consistent with master plan

HEARING OPEN TO THE PUBLIC FOR ORDINANCE 2015-14 – no comment

HEARING CLOSED TO THE PUBLIC

Passed unanimously

ORDINANCE 2015-15 AMENDING CHAPTER 234 GOVERNING "RENTAL PROPERTY"

2ND READING BY TITLE ONLY AND PUBLIC HEARING

HEARING OPEN TO THE PUBLIC FOR ORDINANCE 2015-15 - none

HEARING CLOSED TO THE PUBLIC - Passed unanimously

COMMENTS AND REPORTS:

COMMENTS – PROFESSIONALS

Noll:

-Field of Dreams – phase 3 professionals and DYSA representatives met Punch list summary sent out Minor items left to be done. Looks good

-Sea walls – information was sent to DEP prior to application process

Heinold:

-Pursuing protection under immunity of court for towns providing affordable housing – plan submitted

-John Ciancio, pleasure working with you. You run a great meeting. Kind and professional – sets a tone. Difficult issues – have done a great job.

COMMENTS - TOWNSHIP ADMINISTRATOR

-Thanks to those who attended Field of Dreams meeting – items brought up were helpful from small to large items. Working on a number of those items. We all have to communicate more ahead of time. We all need to help to be sure we get what we want and what we are paying for. I will send out the summary to everyone. Have a complete email list so all can comment.

- Assessor's report received .
- Normal budget transfers – a little different due to \$15000 we had to place in emergency fund for vehicle repair – funds we available so we are canceling the \$15K emergency – followed procedures as needed

COMMENTS

DEPARTMENT HEADS

1. Police

- Rivers Edge traffic pattern – signs were put up. Drove through. May need one more at Eagle. December 10 between 6:30 and 7:00 is the transition time.

Assigning officer for two hours. Info distributed through Nexile, HOA, website, Facebook and email blast

Fitzpatrick: Were the no parking signs removed?

Fenimore: Yes

DeSanto: Striping still pending.

Fenimore: It should be reflective paint rather than plastic which will peel when snow plow hits it. Arrows on Burlington Avenue for entrance and exit.

Fitzpatrick: Has gone on for two years. They should know about it. Have met out there.

DeSanto: Creatures of habit. More about breaking the habit. 14th of December will be new parking areas.

-Sgt. Tilgher accepted to Commander and Leadership Program – 14 weeks – very prestigious. Helps develop future leaders.

-Ordinance may be needed – pawn shop database to give us access – we don't participate. Our detective has used it through his contacts and was able to recover stolen goods. We are looking at pricing. Most towns put that back onto the business.

Jass: Is that a database that you pay one time and then a yearly fee?

DeSanto: Yes

2.Public Works

-800 cubic yards of leaves – trouble with leaf picker, but back in service now.

Linkage in small dump went. Old dump needed repairs too. We will make 4-5 passes of leaves. We are doing piles which is great. Compost was an unbelievable mess – almost full. Willingboro was cut off a week ago. If the weather stays, will try to sweep streets before Christmas.

3.Municipal Clerk

-Staff is working on new website design – user-friendly, easier to navigate.

Recreation will have a tab as well. Online sign-ups for events and field usage will be possible.

TOWNSHIP COMMITTEE Comments

Templeton:

-Received from Joint Insurance Fund – Rutgers report for technology security – made some copies for committee members. Some email problems at home. Will

send link to the whole report. Encompasses range of internet security from person at station to keeping of records

-Attended FEMA Flood Mapping – different than what we were expecting. Flood maps that were about to be released prior to Sandy are expected in a March/April time frame. Then there will be a review and evaluation process. Maps won't be adopted for two more years. Legally binding maps are the paper ones from 1979. Interesting – went on FEMA website to print excerpt of map. During the discussion at workshop, they couldn't explain how I got this map – matches neither certified approved map. Lots of technospeak - 270 miles of streams – lots of inland flooding in the county. Some variation. Will have to wait and see what comes out.

Fitzpatrick: Are they in the lobby?

Templeton: They kept saying you would be able to view at township offices, but we don't know what form the data will be. Will be all digital. I wonder if communities will have IT ability to get the info out when they come.

-Attended Joint Land Use Board – Concerned about the proposed large illuminated sign for Dunkin Donuts. I had contacted franchise owner and corporate to try to convince them that that sign is inappropriate for a residential area. None of the signs at the franchisee's locations on Route 130 are near that size.

Jass:

-Attended JLUB meeting

-Attended Field of Dreams meeting – benefit that volunteers take such an interest.

-Reached out to Matt Johnson regarding Rancocas Greenway – meeting in January

-Tree lighting last Saturday – 97 children attended; Gingerbread houses – 48 – all slots were filled. Thanks to Erin and Janice for getting out the info. Carriage rides are this Saturday – tickets at John Browne's. Start at 6, last at 8:15. Hopefully it will stay warm.

-Attended Select Greater Philadelphia meeting at Roebling Museum as did Mr. Templeton – 11 counties. Overview of marketing techniques and business expansion techniques available. We are a day's run from DC and Boston. We have 42% of the nation's population in this corridor. Will be lots of construction for businesses. NBC 10 will be doing videos of Burlington and other counties. Half-hour segments. Vignettes for all the counties and municipalities as well. Museum was beautiful.

Templeton:

-Roebling Museum well done – met fourth generation Roebling. Saw the original Slinky. I learn a lot being in a room with a regional group as I did when I served on Delaware Regional Planning Commission.. Mr. Remsa has his focus on Bordentown area now. Mrs. Jass and I made out pitch for our area of the county.

Jass:

-Important that we go to these things. Opportunity to brand ourselves. We are the fourth largest media market; 6th largest personal income and 6th in employment out of the 11 counties.

Dillenbeck:

-missed fire meeting due to conflict with this meeting

- EMS submitted budget – meet Wednesday
- Sewerage Meeting – Tom Finan has done a great job.
- Saturday is Santa parade; Santa and Mrs. Claus did a great job. Watched the kids build gingerbread houses. Steven Jass got the houses at a reduced cost.

Fitzpatrick:

- Attended Fire Commissioners meeting – budget same -Dec. 22 will be budget meeting. Vote Feb 16. May have a question – need \$72000 for capital to purchase air tanks for new truck. Can't be in the budget. Did a resolution to have water bill for the Point fire hydrant sent to Fire Commissioners.
- Escorted Santa to the tree for lighting. Amazing to see how many children come out – excited.
- Delanco elementary school chorus – Dec 11 at 11am in Sears Court at the Moorestown Mall.
- Senior Christmas lunch at the Madison tomorrow
- Ron Naylor and Peter Fritz did a display for the library on Delanco Bank for historical preservation board

Ciancio:

- Attended JLUB meeting – looking forward to Dunkin Donuts project being completed.

MEETING OPEN TO THE PUBLIC FOR COMMENTS AND QUESTIONS SESSION ONE – Resident of Burlington: Sidewalk issue n 2012. Deputy Mayor Thom Lord and Mr. Heinold agreed that contractor broke my sidewalk. Township was going to reimburse from general fund.

Fitzpatrick: We did ask for receipts, but don't remember approving an amount.

Resident: Thomas Lord said you would reimburse \$1100.

Ciancio: If you will resubmit to Mrs. Lohr, she will share it with the committee and we can make a determination.

Fitzpatrick: Someone will definitely get back to you. It's been three years.

Mr. Browne: Who is Gravelly Hollow Road Associates at High Point under consent?

TC: Newtons Landing parcel. Mr. Rahenkamp's project.

COMMENT AND QUESTION SECTION OF THE MEETING CLOSED TO THE PUBLIC

CONSENT AGENDA ITEMS

RESOLUTION 2015-130 2015 BUDGET APPROPRIATION TRANSFERS

RESOLUTION 2015-131 RESOLUTION TO CANCEL EMERGENCY APPROPRIATION

RESOLUTION 2015-132 RESOLUTION APPROVING FAIR SHARE HOUSING PLAN

SUMMARY AND NARRATIVE

RESOLUTION 2015-133 AUTHORIZING DEVELOPER'S AGREEMENT WITH

GRAVELLY HOLLOW ROAD ASSOCIATES, LLC FOR THE HIGH POINT

DEVELOPMENT

PAYMENT OF BILLS

ACCOUNT

GENERAL \$693,327.52

PAYROLL 86,404.53

HOUSING TRUST 1,511.25

ESCROW TRUST 4,614.60

ACCUMULATED ABSENCES 6,845.96

APPROVAL OF MINUTES - 10/19/2015

APPROVAL OF CONSENT AGENDA Passed unanimously

Resolution 2015-125 authorizing fourth amendment to Zurbrugg property.

Passed unanimously

CORRESPONDENCE - none

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. 2016 TOWNSHIP COMMITTEE MEETING SCHEDULE

Lohr: Reorg is Jan 4 at 7 here.

Jass: Budget workshop – should have one in the evening.

Schwab: Feb. 8th is in the evening. We will meet with the regular groups.

Motion to approve passed unanimously

2. RECEIPT OF REPORT (TAYLOR DESIGN) – FENCE STUDY AND ORDINANCE
RECOMMENDATIONS FOR WATERFRONT PROPERTIES

Heinold: Very good report on this ongoing issue. Some residents have expressed interest in putting up a fence. Ordinance draft says fence has to be 25 ft from top of the bank which doesn't give people what they are looking for. We don't want to give residents that they can get a fence permit or a later visit from DEP. We are trying to reach out to DEP for clarification or a waiver. If it needs to be case by case, need to let the residents know. Recommendation regarding signage i.e. Private Property or No Trespassing.

Heinold: Hopefully by January we will have some feedback.

Fitzpatrick: Is there any reason why we can't do our ordinance with language regarding DEP approval.

Heinold: Has to do with water flow and the vents. We don't want someone to put in a fence and then have to remove it.

Fitzpatrick: Should be their problem.

Heinold: We do get involved sometime – for example, HOA's.

3. PERFORMANCE BOND AND ESCROW RELEASE REQUEST RECOMMENDATION–
MEARA/GAROFOLA

Fitzpatrick: Looks like someone else is building on the two lots someone else is building on.

Jass: Would be helpful to have pictures of the property.

Martin: Bond and guarantee were posted when they got approvals in 2006. They never built. They sold the lots to other people. Monies are from original owners.

Jass: They needed to provide sidewalks. Riverwinds areas with no sidewalk.

Lohr: We are trying to clean up a lot of these old guarantees. A different person built. The sidewalk is a no brainer. It would be a sidewalk to nowhere. They were looking for street trees and meandering fence to block noise from railroad.

Heinold: Conditions on the approval.

Noll: Recommendations here. Item 10 should be removed – not legal. Bond is \$7000.

Heinold: Should just follow normal process. Looking for some of these to be done. Could be reduction. Need an inspection.

Noll: Concrete curbing has been done.

Heinold: If board is OK with letting some stuff go, Chris should do review letter and whatever remains is the new number.

Fitzpatrick: This is still on the lot.

Heinold: Whether Chris or Hugh's office inspects, recommend reduction. Somebody got approvals and sold under the approvals. Just because they didn't address these items in their sale, doesn't mean we don't want these things done.

Martin: Three lot subdivision – existing house and two lots –one is being built on and one is vacant.

Fitzpatrick: Bond was on entire subdivision. How can we release?

Heinold: Hugh needs to make a recommendation to us for reduction. It's somewhat minor, but if you think about the purpose of bonds, this is what they are there for.

Noll: Another way to do it – don't have a bond, make sure improvements are in before you get a CO. How do you put a board on board fence if he doesn't own the property?

Martin: House is there, but no CO has been issued.

Noll: Needs a concrete driveway – no CO without it. Happens a lot with subdivisions. Can go on for twenty years.

Heinold: If they know they can't get a CO without the work done...

Martin: Who notifies?

Fitzpatrick: Joint Land Use Board

Martin: Will advise Hugh and Construction Official so no CO is issued.

Heinold: Person who owns the house needs to be notified.

Martin: Owners may not know.

Noll: They should if they have done their due diligence.

ADJOURNMENT

Submitted by Maureen Barrett