

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 September 19, 2016

Present: Browne, Templeton, Jass, Dillenbeck, Fitzpatrick

Also Present: Mr. Schwab, Township Administrator; Mr. Heinold, Township Solicitor; Mrs. Lohr, Township Clerk; Mrs. Martin, Deputy Township Clerk; Mr. Taylor, Township Planner; Chief DeSanto, Delanco Police; Mrs. Lohr, Municipal Clerk

\*\*\*SPECIAL PRESENTATION\*\*\*

SITE DEVELOPMENT PLAN PROPOSAL FOR BLOCK 1900, LOT 8 (1000 Coopertown Road)

Heinold: This is an introduction to the proposal which will be referred to JLUB for review. Living, breathing document. Conversation was just held regarding some items. There will be a public hearing on this.

Taylor: Redevelopment plan – 32 acre Dietz and Watson site in I-2 district. In 2002, was zoned for redevelopment, in 2003 was approved for Price as warehouse, 2005 purchased by Dietz and Watson – fire in 2013. Some of the improvements i.e. building demolished. Parking areas with solar do remain. Township, Burl County and state of NJ spent a year trying to retain Dietz unsuccessfully. Proposal – addresses statutory requirements of redevelopment, clarifies and expand permitted uses in zone. Existing zoning doesn't include some proposed uses. Master Plan – river, highway and rail access to be used to buoy ratables. This is consistent. Area was farmland when approved for Price; has been improved.

Concept plan proposed by Stanker and Galetto Inc. Utilizing existing parking and road frontages with similar traffic circulation and parking as prior as Dietz, maintain plantings. Expansion to 425,000 square feet and rear expanding parking. Modified and included principal permitted uses – similar to Dietz uses and their anticipated expansion. Identified storage and cafeterias for employees. Identified bulk standards that follow geometry of concept plan. Coopertown Road is to be considered the front roadway with Enterprise being defined as more industrial development. Due to logistical requirements, increasing maximum height from 3 storeys to 75 feet in height in some areas. For reference, Abundant Life Church and apartments are at around 54 feet. What is addressed here will turn into the ordinance and supercede township ordinance. Modified signage provision to allow for free-standing signs to 120 square feet to allow for identification of tenants who may not face Coopertown Road. Plan is consistent with continuous municipalities as well as Burlington County.

Tadesco (Stanker and Galetto attorney): Worked for them for 35 years. Attractive site since it was previously approved as redevelopment plan. Client has been working on this for 3-4 months. Project 425,000 industrial building – one tenant RLS as of now. Rest of the property will be marketed to attain similar tenants.

Galetto: (all in response to question by his attorney) Second generation. Father started the company. Been involved for 40 years. Built industrial for GE, RLS, Fed Ex, Cumberland Farms.

Plan is to build one or more industrial buildings. Building both ends to the middle once we know who the other tenants are. Looking for something complementary to RLS who is in the food cold storage business. Have had experience in locating clients like that.

Previously built for RLS – heard about their planned expansion. Stayed in contact with Tony. Know that Dietz was trying to move away from the property.

Tony Leo, RLS: 3rd generation family owned business started in Newfield, NJ. Our father got into cold storage in 80s. Brother and I have been involved since we were teens. 50-50 partners. Already have a site in Newfield, two others in Vineland, one near Scranton, PA. We need to expand and have been looking at Burl Co. We like proximity to highways and airports. Customers include what you would see in supermarkets or fast food restaurants. Frozen food products. 200 employees. Excited and appreciate time of township so far.

We did a project completed in July 2014 with Stanker and Galetto. Freezer facility built in Vineland. Great experience. Excellent and top notch contractor. They stand out.

Heinold: Statute is designed as a partnership. When it works well, it is a win-win. Suggest the public look at websites for Stanker and RLS – generational well-established businesses. Neat to see these generational businesses.

Templeton: For the Leo brothers, from Vineland seems to be a reach. Who are you looking to draw?

Leo: Lot of business from NYC ports and Phila. ports. This is not a reach for us. Been our goal to expand into Burl Co for proximity to customers in North Jersey and Long Island due to the service we provide. Gets us closer to our customers.

Templeton: On Google Earth, I see a lot of truck docks. Facility at Newfield has 200 trailers on site. Is that a constant thing? Are they moving or storing?

Leo: One thing we do in Newfield is a packing business. Trailers to store packing components.

Templeton: You referred to the designated redevelopment. What is the thing that works for you – working with governing body? availability of long-term tax abatements?

Tedesco: Client looks at site for costs for transportation and taxes and utilities. This site has the best mix. PILOT program with it. Redevelopment is a long-term solution to what the site standards are.

Templeton: What we have been hearing through Taylor and Heinold...we got the latest plan an hour and a half ago. What are you looking for in the PILOT?

Tedesco: Several ways to approach.

Templeton: I'm hearing a phased arrangement.

Tedesco: Yes. RLS in first phase, next tenant starts at zero when they come in. Start when each improvement is made. Can't go on forever.

Templeton: If you are staggering the PIOTs, it will go on forever.

Heinold: More conversation to come.

Templeton: Seems unfair to residents that for the life of someone's mortgage, they don't get a discount. For me to explain to residents why a business gets to pay 50% of their taxes...sell me. Why should I do it?

Tadesco: To make project start, need to build in as much flexibility as possible to provide for opportunity for additional users to come in. Redevelopment agreement drafted hasn't yet been shared with Mr. Heinold. Premature to discuss. What I would say sitting in your seat, municipality reaps the majority of the benefits – you don't have to share with county and school board.

Templeton: It would seem that these tax abatements should help you kick start what is an obvious expense to you. It would seem that a 3-5 year arrangement would be fair and then you could be part of the community by shouldering your fair share of the taxes. These 20-30 year agreements seem grossly unfair. Seems like a distortion of the intent of that law which is to put out the bait to attract business. People leave NJ due to high taxes. Here is a reason the taxes are high.

Heinold: Big picture look – if only NJ is offering these programs it would be one thing, but PA and Delaware do as well as other states..

Templeton: Yes, and Dietz played one against the other.

Heinold: If Supreme Court of US decides not to allow PILOTs, it would level the playing field.

Templeton: True. Would like to finish with this. you are coming here. This town is amenable to PILOT. Dietz saved 2 million dollars on theirs. I would expect a noticeable portion of what you save roll back to this community- EMS, schools, fire department, library as a new neighbor and part of the community.

Jass: You have existed for 65 years. Have you done this type of redevelopment – where you keep adding?

Galetto: Franklin Townshp – several lots. Four different buildings.

Attorney didn't use the microphone. He was difficult to hear. Gave example of another project with phasing.

Jass: Projection for completion?

Galetto: Hoping to complete as early in 2017 as possible and complete in the next few years.

Jass: Is that how your other projects have progressed?

Galetto: (Couldn't hear him)

Tadesco: With their investment, the sooner they can have it built out, the better. Not as much activity in South Jersey.

Jass: How big is phase 1?

Leo: 60-70,000 square feet with 20 employees.

Jass: Using latest equipment?

Tony: Semiautomated facility

Jass: Anticipate raw materials?

Tony: 20-30% raw materials – everything is frozen or refrigerated.

Browne: I just want to welcome you to Delanco. Looked you up on the internet. I initiated that PILOT program at Deitz. We do understand the redevelopment process and PILOT deals. We can work on that.

Dillenbeck: I have a shovel in the back of my truck if you want to start right now.

Jass: Wonderful that infrastructure is in place and you can move forward.

Fitzpatrick: Welcome to Delanco. Good for Delanco. Think you will be a great corporate neighbor.

ORDINANCE 2016-9 ADOPTING A “SINGLE SITE REDEVELOPMENT PLAN” FOR 1000 COOPERTOWN ROAD, BLOCK 1900, LOT 8 (FORMER DIETZ & WATSON SITE) \*1ST READING BY TITLE ONLY AND SET PUBLIC HEARING DATE FOR OCTOBER 17, 2016

Passed with Templeton voting no.

Templeton: Would have liked to have the document you are working on and the plan prior to an hour and a half before the meeting. This will last decades. I would have liked more time to review them rather than doing a slam dunk.

Fitzpatrick: I understand what Mike is saying – this is a work in progress and changes will be made. JLUB will review in October. October will be our public hearing.

#### COMMENTS AND REPORTS:

##### COMMENTS - TOWNSHIP ADMINISTRATOR

1. Email from Harry that Tieman building is down
2. I will miss October meetings due to Jewish holidays. I will provide what you need from me in advance.

##### COMMENTS - DEPARTMENT HEADS

###### 1. Police

-222 Walter St... regarding farm animal issue – 4 ordinance violations scheduled for court this week. Defendant has entered plea of not guilty. Spoke to son of the owner. Reiterated that farm animals are illegal and need to be removed. Would be in their best interest to remove before they go to court.

-Boise Cascade – spoke to transportation manager. He doesn't want the trucks in his parking lot over night. I suggested Wawa and gave him the physical address.

Templeton: They are trucks doing business with Boise so they should be able to impact where they are parked.

Browne: SCP parking lot could become future problem. CO could be contingent on gating that lot.

Martin: They need to go through administrative review

DeSanto:

- Delanco police were directing traffic at a house fire – car was parked and hit by Delran fire truck. Needs bodywork. Officer who was in it is OK.
- Aug statistics: 113 tickets for motor vehicle violations, 94 MV warnings, 1104 calls for service, 25 arrests
- Class 2 officer started on Friday. Very nice, polite young man. Will be a good addition to the department.
- 2 additional potential candidates

### 3. Municipal Clerk

- Townwide yard sale –request that police monitor Burlington Ave.
- Fitzpatrick: Take back drugs isn't yard sale day?
- DeSanto: No

### COMMENTS - TOWNSHIP COMMITTEE

Templeton:

- Joint Insurance Fund – passed suggested park regulations to township administrator and Recreation.
- AED's for fields. Will see what other towns do when I attend meetings tomorrow. JIF safety bulletins sent to committee members so we stay within our insurance policies when running activities.
- Resolution 2106-106 – questions arose last week about why I voted no. I voted no because I felt that the plan realignment had changed enough that it really wasn't the same plan. Felt that needed to be looked at and fixed prior to authorization.

Jass:

- Met with Joe Mersinger and reviewed his goals for the year.
- Library – discussion of board affirmations, standing committees, and a mission statement. Friends of the Library will be having a table for yard sale. Library is exploring possibility of Smile at Amazon for donations. Paypal is available for online donations. Library has done a wonderful job. Can pick up flyer or check website for activities.
- Recreation had an additional meeting. Concert on 22<sup>nd</sup> at Hawk Island is the last of the evening. Proceeds from refreshment benefit 8<sup>th</sup> grade. Adult volleyball every Wednesday at 7 at Pearson. On Oct. 15 11-3 Community Day at Fire House – petting zoo, pony rides, scouts will have an activity. Rec has always complied with what JIF suggests. We read the requirements and meet them. Also talked about regs for active recreation areas – sports complex
- River Route survey to be completed by next meeting.

Browne: Privately funded program – rubber sidewalks. Stop by my house and check it out.

Templeton: Does water go through it?

Browne: Yes. It's recycled tires.

Jass: How far can you go without using an expansion joint?

Browne: Don't need one. I replaced the whole sidewalk. Right now, may not be economical for homeowner.

Fitzpatrick: How many pads?

Browne: 2. I have a little extra if someone wants to try it.

Templeton: Morris Arboretum in Philadelphia has this in their parking lot.

Browne: The only downfall is that you can't dig your snow shovel or plow into it.

Contractor said you can put a tarp on it before it snows.

Fitzpatrick: Lots of trees that are growing from their roots. When a tree has shoots from the bottom, they should be cut off.

Browne: Public Works will trim them. Arborist wants us to buy handsaws so we can cut them. You can request from Shade Tree. Don't want homeowners doing it.

There is a way to prune.

Fitzpatrick: I will make my list.

Dillenbeck:

-Community Day is also Fall Fest – Rec has a program

-This Saturday is hoagie sale. Banner wasn't up. Need to check with John.

Fitzpatrick: Will help you sell them.

Fitzpatrick:

-Attended Senior meeting with Marlene and Mike. Maureen Barrett did a great job presenting to the seniors about the library – updates at the library and the access they have to Burlington County system.

**PUBLIC COMMENT:**

Resident of Pennington: I apologize for not coming more often to hear the wonderful attitude each of you have for certain things that affect the township. Mr. Templeton, I too was concerned about the PILOT program. First house I bought \$10,500 brand new. I pay that now annually for taxes. As much as I come here not intending to speak, we have a competition going on. Of course we want to see Deitz and Watson property developed. We see development up and down 130. This company could be even closer to NY. I hope they don't find out about 250 cars per hour that will be coming down Creek Road for the NJ Motor Vehicles Center. They will be competing with all of those other cars. Certainly I would hope in negotiating the PILOT, it wouldn't be for an amount less than Deitz. Rumor that Deitz made some contribution to library.

Fitzpatrick: They gave \$500 once to the library because I asked them to and \$1000 to EMS every year.

Resident: Read that Progressive Foods in Vineland is closing down. Wondering if facility there will be coming on the market and would be so inexpensive for them. Difficult negotiating PILOT – we want the tenant, but at what cost?

COMMENT AND QUESTION SECTION OF THE MEETING CLOSED TO THE PUBLIC

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**CONSENT AGENDA ITEMS**

**RESOLUTION 2016-110 AUTHORIZING CHANGE ORDER #1 FOR ACCESSIBLE CURB RAMP REPLACEMENT PROJECT**

RESOLUTION 2016-111 REFUND TAX OVERPAYMENT

RESOLUTION 2016-112 AUTHORIZING PROFESSIONAL SERVICES - WEST AVE.  
FIELD IMPROVEMENT PROJECT

PAYMENT OF BILLS

ACCOUNT GENERAL \$ 95,613.38 + 274.50 (Court postage)

PAYROLL 35,258.28

CAPITAL 2,570.00

APPROVAL OF DEPARTMENT REPORTS

APPROVAL OF CONSENT AGENDA Passed unanimously

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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: none

ADJOURNMENT

*Submitted by Maureen Barrett*