

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 October 17, 2016

Present: Browne, Templeton, Jass, Dillenbeck, Fitzpatrick

Also Present: Chief DeSanto, Delanco Police; Mr. Taylor, Township Planner

Moment of silence for Greg Allen

ORDINANCE 2016-9 ADOPTING A "SINGLE SITE REDEVELOPMENT PLAN" FOR 1000 COOPERTOWN ROAD, BLOCK 1900, LOT 8 (FORMER DIETZ & WATSON SITE)

*2ND READING BY TITLE ONLY AND PUBLIC HEARING

Heinold: Adoption of plan is done by ordinance. Requires referral to Joint Land Use Board which was done. This is the final step in the adoption of the plan.

Lohr: JLUB reviewed and found it to be consistent with master plan.

Taylor: Three comments about signs were addressed and circulated to redeveloper. Recommendation from JLUB re: storm water management to be meadow habitat with infrequent mowing to reduce carbon footprint and create habitat.

HEARING OPEN TO THE PUBLIC FOR ORDINANCE 2016-9

Resident: Not the time for tax abatement discussion, but I am hoping that if you are doing a tax abatement, you will limit it to a reasonable amount of time – not the life of someone's mortgage – a reasonable amount of time.

Templeton: Single-site redevelopment – how would that be different if it were not in redevelopment zone?

Taylor: Handful of minor changes to setback and covers limitation within 5% deviation or so. Items were identified in first version of the report.

Templeton: I attended planning board hearing and arrived at the same conclusion. I didn't see why the exceptions of the redevelopment law need to be exercised here. It's nothing special. The property is what it is. What was needed in redevelopment law to accommodate?

Taylor: It was redevelopment in 2002

Templeton: I know that, but we are here now in 2016.

Taylor: Multiple variances – when marketed by Dietz. Their program requested some relief from maximum lot coverage and height to facilitate this project.

Reconstruction of Dietz as it was would have required some too. Standard development hadn't been successful in bringing in developers.

Fitzpatrick: That redevelopment zoning was done in 2002.

Templeton: Seems like what is in here could have been handled through regular process. Pattern of redevelopment law seems to be wholly inappropriate. From the early 70s – was designed for Camden, Atlantic City, Newark, etc. Primary attribute now is access to tax abatements and dealing with governing body.

Heinold: Agree. Then there was a liberal period applying without restriction and we are seeing some press back on that. Seeing some effort to restrict redevelopment. You are right that someone could come in and just develop that as

in an industrial zone. Developers are attracted to Delanco because it offers tax incentives.

Templeton: Certainly true of this developer. That's fine if it's your niche market. This property is ready for building – clear, flat, has utilities. Certainly you would expect to pay a premium for that. Troubled by continuing the redevelopment designation. Grossly unfair to this community. Each successive tenant starts at zero on the proposed PILOT (payment in lieu of taxes). An eighth grader could be living in town as an adult without it ever being fully ratable.

I'd like to see the developer come back with a plan with tenants for full utilization.

The current verbal description of the PILOT – we will never see the end of it.

Fitzpatrick: I think the developer will want to build as soon as possible. It will be filled with tenants much sooner than you think.

Browne: Is this building going higher?

Taylor: Yes. Changed at time of introduction.

Browne: Does fire company need to be talked to.

Taylor: Allowance for additional water tanks for fire.

Jass: JLUB reviewed thoroughly.

Passed with Templeton voting no.

RESOLUTION 2016-129 DESIGNATING STANKER & GALETTO, INC. AS REDEVELOPER TO IMPLEMENT THE REDEVELOPMENT PLAN FOR SINGLE SITE REDEVELOPMENT PLAN 1000 COOPERTOWN ROAD (BLOCK 1900, LOT 8) (FORMER DIETZ & WATSON SITE)

Passed with Templeton voting no.

Taylor and Heinold left at this point.

ORDINANCE 2016-10 TO AMEND “AN ORDINANCE OF THE TOWNSHIP OF DELANCO PROVIDING FOR AND DETERMINING THE RATE OF COMPENSATION OF OFFICERS AND EMPLOYEES”

*2ND READING BY TITLE ONLY AND PUBLIC HEARING

HEARING OPEN TO THE PUBLIC FOR ORDINANCE 2016-10

HEARING CLOSED TO THE PUBLIC

RESOLUTION 2016-120 (Tabled from October 3, 2016 meeting) AUTHORIZING THE TOWNSHIP OF DELANCO COUNCIL TO ASSIGN THE CERTIFICATES OF TAX SALE FOR CERTAIN REAL PROPERTY, IDENTIFIED AS BLOCK 1414, LOT 3 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF DELANCO

Tabled

COMMENTS AND REPORTS:

COMMENTS - DEPARTMENT HEADS

1. Police

-Comcast installed the service at concession stand at Field of Dreams.

-Operation (missed it) – positive “tickets” to youth for good behavior. Card for free small slurpie at 7Eleven. 103 – half private donation and half 7 Eleven donation.
-Recommendations for curfew on Oct. 30-31 as per last year. Same as last year. Worked out well. Could consider an ordinance.
-Scary clowns – hoax at Walnut led to a charge. Seems to have made an impact.
Fitzpatrick: Washington – curbs painted. Entering from Burlington – another 2 feet would enable better traffic flow.
Templeton: Was the police car damaged in Delran repairable?
DeSanto: Yes. Back in service

2. Municipal Clerk rabies

-Sat Nov. 5th 1-3pm at Public Works.

COMMENTS - TOWNSHIP COMMITTEE

Templeton:

-Drug Take Back this weekend too?

DeSanto: Yes. Old prescriptions. 10-2. Oct. 22nd

Templeton:

-Environment Advisory Board working on Sustainable NJ Grant – mountain of paperwork so can't make the date for this month. Hopefully for next submission date. EAB members (named EAB members) put in an awful lot of work. Many NJ grants take a huge amount of work.

-Joint Insurance Fund – tort claim from Delran fire truck – damage to our police car – 40 page document for carrier for Delran Fire Department. JIF mtg. tomorrow afternoon.

-Working on FEMA flood maps – info in lobby – maps will be law this time next year. Talked with people on Community Day – lots of inquiries. One resident had a jump in insurance from \$400 to \$4000.

-Meeting with DEP and township engineers tomorrow regarding Zurbrugg waterfront. Hopefully can negotiate a solution to restore shoreline.

Fitzpatrick: and other three street ends.

Templeton: Yes

Jass:

-Will miss DEP meeting due to state and county town fair – will market Delanco – redevelopment and industrial areas.

-Attended Joint Land Use Board – redevelopment plan approved

-Economic Advisory Breakfast – 29 responses from area businesses for 8:00 breakfast on Wednesday

-Recreation EMS and Fire – Community Day – turnout surpassed previous years. Biggest event was dedication of 9/11 monument. Brought tears to our eyes. None of us will forget the lives lost or those who assisted. Reminder to all past, present and future.

-Recreation is preparing events for next year. Rec hasn't confirmed all events yet. Rec is reviewing spec bids for full maintenance of Field of Dreams – subcommittee will have it ready late Nov or early Dec.

-Greg Allen was a volunteer for sports association when it was one with recreation committee for four years. It's a long time to volunteer for a town. He will be missed

Browne:

-Community Day was awesome – gets better all the time. Quite impressed. –

-Condolences to Allen family. Were always there when I needed them.

Dillenbeck:

-Community Day – Terry Hamlin does a great job. 640 hot dogs given away.

Dunkin' Donuts showed up with doughnuts and drinks. 9/11 memorial started a few years ago by Bob Hubler. I offered a couple of letters. When they went up to get it, Mike went up to help them. Done with a lot of participation of people in the township. Three of the biggest contributors are here right now. Two pillars that depict the north and south towers change colors. Flag behind the monument was the one that draped the monument. Cement contractor did an outstanding job.

-Met with EMS, Fire – new group of captains.

Fitzpatrick:

-Attended senior meeting – Medicare program presentation. Some were unaware of programs that are available at no cost. Confusing when there are so many program; often seniors don't know about ones that are available at no cost..

-Board of Ed meeting – PARC results were to be online. They weren't online yet. I asked for them to send to TC members. I was a little disappointed again. Mr. Mersinger indicated that when they reflect on scores, there hasn't been any continuity in leadership. He hopes to see that continuity and the curriculum team reflect on the scores. 4th 90% proficient in NJ Ask language arts. No more common core.

-Met with some residents regarding issues with their properties.

-Community Day – pictures in *Burlington County Times*. They didn't hang around for the service. It was heartwarming. One of the gentlemen who was there constructed the steel piece that goes 4-5 feet in the ground – John Force. He dedicated his time and talent.

-Resident passed away – Mr. Payne. Tax collector has asked to waive the interest of \$48.

Lohr: We can assign a resolution.

Jass: Have we done it for anyone else?

Fitzpatrick: Yes. Can we do it tonight?

Resolution 2016-131 to waive interest on 1506 Second Street. Added to consent agenda

Fitzpatrick: 5K run this Saturday for Women's Club.

-Read River Route quality of life questionnaire. Needed an adjustment under senior housing.

Browne: We can do that.

Fitzpatrick: Economic Development – video of Delanco incredible. Top notch job by Barbara Towel and her son.

Jass: Delanco Township See You Here on You Tube.

Fitzpatrick: Thank you for the work Economic Development is doing.

Jass: Will be on township website.

MEETING OPEN TO THE PUBLIC FOR COMMENTS AND QUESTIONS SESSION ONE
Resident (Maureen Barrett, President, Delanco Public Library Board of Trustees)
read a letter requesting a letter of support from the Township Committee for an
electronic message sign project as recommended by Tom Casey, Delanco
construction official.

COMMENT AND QUESTION SECTION OF THE MEETING CLOSED TO THE PUBLIC

CONSENT AGENDA ITEMS

RESOLUTION 2016-124 SPECIFYING THE SALARIES OF EMPLOYEES WITHIN
DELANCO TOWNSHIP

RESOLUTION 2016-125 PROVIDING FOR THE INSERTION OF ANY SPECIAL ITEM
OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY PURSUANT TO
N.J.S. 40A:4-87 CHAPTER 159, P.L. 1985) (Library Aid)

RESOLUTION 2016-126 PROVIDING FOR THE INSERTION OF ANY SPECIAL ITEM
OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY PURSUANT TO
N.J.S. 40A:4-87 CHAPTER 159, P.L. 1985) (Body Armor)

RESOLUTION 2016-127 REFUND OF TAX OVERPAYMENT AND APPLY PART TO
DELINQUENT SEWER - TAX EXEMPT PROPERTY IN 2016

RESOLUTION 2016-128 CERTIFYING LIENS AGAINST CERTAIN PROPERTIES FOR
COSTS INCURRED BY THE TOWNSHIP IN ACCORDANCE WITH CHAPTER 135 OF
THE TOWNSHIP CODE

RESOLUTION 2016-130 APPOINTING MUNICIPAL TAX COLLECTOR

PAYMENT OF BILLS ACCOUNT

GENERAL \$ 134,867.00

PAYROLL 64,792.47

ESCROW TRUST 2,858.17
MUNICIPAL OPEN SPACE FUND 6,184.75

APPOINTMENT – TAX COLLECTION CLERK Erin Provenzano

APPROVAL OF DEPARTMENT REPORTS FACILITY REQUEST – GATEWAY PARK/
Zurbrugg Riverfront Park
Friday, 10/28/16 (Bain/Krieger)

APPROVAL OF CONSENT AGENDA

Ordinance 2016-12 and 2016-123 were pulled from Consent Agenda for discussion at the request of Mr. Browne.

ORDINANCE 2016-12 AMENDING CHAPTER 154 OF THE CODE OF THE TOWNSHIP OF DELANCO, GOVERNING CURFEW

*1ST READING BY TITLE ONLY AND SET PUBLIC HEARING DATE FOR NOVEMBER 14, 2016

Browne: I saw this last year and said if I got a chance to vote it down, I would. I have children who come over from other towns to visit. We shouldn't be in the business of limiting trick or treat hours. I don't think we have a problem on mischief night.

Dillenbeck: The ordinance doesn't stop trick or treating.

Browne: How did this come about?

DeSanto: It fell on a weekend last year.

Browne: I think we need to leave parenting to parents.

Templeton: Been good because we've had 200+. Had people still banging on the door much later even when the lights are out. Trick or treat hours have been effective in other towns.

DeSanto: Other problem is that we would be the only town without an ordinance. None go later than 8:30. I'm more concerned about mischief night. We try to be proactive and tell the children they need to go home.

Fitzpatrick: For these two nights the curfew is at 9 with trick or treating stopping at 8.

Passed with Browne voting no.

RESOLUTION 2016-123 SETTING CURFEW AND HOURS FOR TRICK OR TREATING (2016)

Passed with Browne voting no.

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. Tax Collector Hours-Change for Monday, Oct 31, 2016 (Retirement Transition)

Fitzpatrick: Due to retirement of tax collector.

Lohr: Her last day after 27 years is Oct. 31. Auditor will be coming in for final count. To facilitate that, we would like to have 10-1 hours only that day so auditor can finalize. Would be very difficult to do at night. Sewerage Authority is already closed, so building wouldn't need to be open from 7-9pm. Assessor can accommodate that.

Motion passed unanimously.

2. New Health Benefits Voluntary Financial Incentive Pilot Program

Lohr: Incentive for employees who would move to tiered network – cost savings. Completely voluntary. If employee chooses to go into such a program, there would be a financial reward – township would be sharing the savings with the employee. ex. Aetna Freedom vs. Aetna Tiered Plan – Savings \$6000 per year for family plan. Employee would receive \$2000 and township would save \$4000. Tiered network programs didn't include Burl County hospitals last year, but they do now.

Templeton: Is Cooper included? That is the area trauma center.

Lohr read list of included hospitals. Cooper is not one

Templeton: So you would be out of network there.

Lohr: You can go anywhere on a 911 call. I just checked all of my doctors. All of mine were there. I did an analysis – for me, I would save \$4400 a year, but I would have to use a doctor in network or there is no coverage. We pay the incentive, not the state.

Fitzpatrick: We would have to set up an account.

Templeton: First paragraph says it will be solely the township's responsibility.

Lohr: State is now allowing you to offer it.

Browne: Wouldn't this be executive session issue?

Lohr: No, it's a resolution.

Browne: I read this but I'm not ready to move on it. Not sure if we are going to be hurting an employee.

Fitzpatrick: Up to the employee to opt in.

Lohr: If you don't do this, someone could still go to Tiered program to save on premiums, but the township wouldn't get the savings.

Browne: (missed it)

Templeton: Do employees still get the menu of options– was a dozen?

Lohr: Still has 18 plans.

Templeton: So this is 18 + 3

Lohr: Tiered were available, but without financial incentive.

Jass: When you offer this, there is more administrative work..

Templeton: Yes, but it will be the person at the end of the counter who will be doing it.

Lohr: Last year, Burl Co hospitals weren't in though there was interest. Employees need to be more aware.

Fitzpatrick: Employees need to be enrolled for at least 2 years.

Lohr: You would need to pay the township back if you dropped it.

Fitzpatrick: I would rather ask the employees if they are interested.

Lohr: You would need to do the resolution tonight.

Fitzpatrick: Have you had any employees ask this year?

Lohr: No, but SHBP really pushing the tiered package.

Fitzpatrick: Employees need to know about the program. Should have a presentation.

Lohr: It is explained in the health capsule.

Jass: I signed up for this. No guarantee that they will use the same hospitals next year.

Lohr: SHBP can change the in-network providers each year.

Jass: They are asking for a commitment for 2 years from me.

Templeton: We have to do this tonight?

Lohr: Yes. Using my own scenario, if I went into the tiered network, I would save \$2,340, but if there was a financial incentive, I would save \$4,354. I would save \$4400.

Templeton: What bookkeeping does the township have to do?

Lohr: Know what employees are opted in, pay out in the first quarter. Employees will be taxed on their savings. If they leave employment or change plans, they have to pay it back.

Templeton: And you are OK doing that?

Lohr: We already offer a financial incentive for people who don't take our coverage.

Browne: If we do pass the resolution, the employees have a decision. That's on them. If they find out their doctors aren't covered, it's on them.

Jass: And they have to pay taxes on it.

Browne: Don't like to get slammed into a decision.

Lohr: Came out into October and this is our first meeting.

Fitzpatrick: Motion to accept the State Health Benefits Financial Incentive tiered program –can be a benefit to employee and it is their decision. I don't think we should have the right not to accept this.

Lohr: Resolution 2016 – 132

Passed unanimously

3. Delaware Avenue Seawall Repairs (continued discussion)

Fitzpatrick: Mike is going to deal with the issue. You have Environmental Solutions report.

Jass: We have the Community Development Grant due Dec. 9th.

Fitzpatrick: Phil is here. Rec decided that they wanted to do riverfront park instead of West Avenue field. Opportunity to apply for \$250,000 grant. TC should do a vote on it. Previously Rec was adamant that they didn't want to start anything else before finishing Field of Dreams.

McFadden: Cochair of organization put the squeeze on. Wanted to stick with Field of Dreams, then West Ave. We were under the impression that funding was only for fields. Discussion of what sports program it should benefit. Money should benefit all of the residents, not just one group. Want to reclaim Zurbrugg park to secure seawalls. Losing land and trees. We have neighbors trimming trees and Jesse is

involved. West Ave fields are good and could use improvement. Zurbrugg is a park and riverfront property.

Fitzpatrick: Just making clear what Rec. wants.

McFadden: Wanted \$65,000 spread over all three fields. That opened us up to the position that we can use this for other locations. If we had 100% of kids playing each sport, I would feel justified, but they don't have the numbers. Some of the sports, we have more of Riverside than Delanco and we have Beverly and Edgewater for basketball. They are paying the same fee. They always say when we charge for an event, we are taxing twice.

Fitzpatrick: I wanted to hear it from Rec. We need a resolution or a motion to apply for the grant?

Lohr: Grant is due Dec. 2. At Nov. 14th meeting, have official resolution for grant application. Should act tonight to direct professionals to do a concept plan and start preparing for this grant.

Motion passed unanimously

COORESPONDENCE:

Lohr: Letter from Community Development Block Grant – program underway Thurs Oct. 20th workshop. I can attend. I think this is our year to apply. December 9th.

Fitzpatrick: Continue handicapped ramps since they also do a couple of panels.

ADJOURNMENT

Submitted by Maureen Barrett