

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 May 15, 2017

Present: Browne, Dovey (absent), Jass, Fitzpatrick, Templeton

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

ORDINANCE 2017-10 A BOND ORDINANCE OF THE TOWNSHIP OF DELANCO, IN THE COUNTY OF BURLINGTON, AUTHORIZING THE ACQUISITION OF A MULTI-PURPOSE VEHICLE, THE CONSTRUCTION OF A PUBLIC WORKS BUILDING AND THE CONSTRUCTION OF VARIOUS SECTIONS OF SEA WALL ALONG THE DELAWARE RIVER; APPROPRIATING THE SUM OF \$493,000 THEREFORE AND AUTHORIZING THE ISSUANCE OF \$468,350 BONDS OR NOTES OF THE TOWNSHIP FOR FINANCING SUCH APPROPRIATIONS; AND MAKING CERTAIN DETERMINATIONS AND COVENANTS AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING.

*2ND READING BY TITLE ONLY AND PUBLIC HEARING

HEARING OPEN TO THE PUBLIC FOR ORDINANCE 2017-10

Resident of Third Street: Wondering about bulkhead along the river.

Browne: Only township street ends will be done. Three of them are really bad. We have to address.

Resident: I thought you meant you were doing the walls in front all of the houses along. They are falling. Who is responsible?

Browne: Homeowners. Many of them have already fixed them. .

Resident: Can you make them fix it?

Browne: We have to do our part first.

Resident: We don't have to pay for private homeowners?

Browne: No. Once they see us do ours, they will do theirs.

Resident: Streets and curbs? I don't have any curbs. My father and brother put in big slate. I need normal curbs. Some of Third Street has it.

Browne: We are addressing infrastructure repairs. We used to depend on grant money. Lots of that ran dry. We are taking action. Engineer is taking a street survey. Wasn't Third Street done?

Fitzpatrick: It was an overlay.

Resident: They didn't dig it up. Just covered up the holes. Made my curb less of a curb.

HEARING CLOSED TO THE PUBLIC

Passed unanimously

ORDINANCE 2017-11 AUTHORIZING THE INSTALLATION OF VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE TOWNSHIP OF DELANCO, COUNTY OF BURLINGTON, NEW JERSEY; APPROPRIATING THE SUM OF \$265,000 THEREFOR FROM THE CAPITAL IMPROVEMENT FUND

*2ND READING BY TITLE ONLY AND PUBLIC HEARING

HEARING OPEN TO THE PUBLIC FOR ORDINANCE 2017-11 – no comments

Schwab: For road work and \$10K for this building, sidewalks, tree work, basin behind this building, crosswalk on Burlington Avenue

HEARING CLOSED TO THE PUBLIC

Passed unanimously

RESOLUTION 2017-75 AUTHORIZING EXECUTION OF REDEVELOPMENT AGREEMENT WITH DESIGNATED REDEVELOPER, STANKER & GALETTO, INC., FOR FORMER DIETZ & WATSON SITE AT 1000 COOPERTOWN ROAD (BLOCK 1900, LOT 8)

Heinold: We have worked extensively in public and executive sessions to hammer out the terms of the redevelopment agreement and the financial terms. Agreements were reached. There will be comments from Mr. Schwab and Mr. Templeton. This is the redevelopment agreement - not the PILOT(payment in lieu of taxes). We changed the percentage of minimum rent from 10 to 13% to 15%.

Fitzpatrick: We are voting on the agreement and not the PILOT.

Heinold: PILOT is Exhibit C – form, but that is not what we are signing. We will actually have real numbers. Each of the different PILOTs will be approved by resolution.

Templeton: Do we have to do this tonight with no numbers? This agreement is 54 pages. We got it Friday and haven't had discussion. For something that is going to last several decades, we should take the time. It's expensive to untangle later. Mr. Raimon, our tax assessor, has done a huge amount of work, but it is all what if. Numbers show full build out at year one. That's not going to happen so it's somewhat deceptive as to what the township's revenue will be. Very complicated agreement. Each entity comes in under its own PILOT. PILOTs beget more PILOTs. For our staff to manage will cost time and money. This is a shell, but it is a complex shell. I've gone through a couple times. Conflicts in terminology. Frustrating. I've stated my objections to this property being an area under redevelopment since 2003. This will place it there for several decades. When will it walk on its own feet? An eighth grader at Walnut could be on the verge of being a grandparent before it becomes a full ratable. I read background on PILOTs around the state. There is an impact on schools. Lowers your town's valuation which lowers the state aid to your school. Developer has provided no financial need. We have some lovely pictures of what a warehouse is going to look like. Speculation on the part of the developer with guaranteed tax abatement on whoever and whenever.

Browne: Thank you for comments. Not here to argue PILOTs. We do have a redevelopment zone. Developer is entitled. If nothing is done out there, this property sits for 20 years. Numbers are in the redevelopment agreement. PILOTs start upon first CO and each PILOT gets its own identity. These are 20 year deals.

Templeton: Let them go and get a business that wants to be part of the community.

Browne: PILOT is the name of the game here. We have the right to abandon it.

Jass: How long has it been a redevelopment zone?

Browne: 2002. NVR has been in there.

Templeton: Hasn't done anything for Winzinger.

Fitzpatrick: We have been working on this since when I was mayor. I thought we went over this agreement. It's not 54 pages- it's 30. I did review and state my

concerns. It's in a redevelopment zone and that isn't going to change. Looking forward to receiving taxes on the property. I think it's a good thing that we are moving forward. Employment for some people.

Resident of Third: Is that purchased? It's just a tax write off.

Browne: Not a tax write off.

Jass: We do get monies – land tax.

Browne: If that land sits vacant, we get \$4006. By doing a PILOT, at the end of the 20 years. town will take in \$(missed it)

Templeton: That's not true, these numbers are for full build out.

Mr. Galetto, are you seeking state EDA loans tax credits from state?

Galetto: Could only apply on \$20million. Hard but not impossible. Would be through the customer.

Fitzpatrick: We met with state regarding that. If it had 250 employees... they have to apply individually – not the developer.

Galetto: First developer at first phase doesn't hit the numbers. If you get it, you have to pay prevailing wage for construction. That's the way customers look at it. Out of the total square footage, it is possible that someone will come in \$25 million and 250 . 20 year period – had it phased in. Not trying to buffalo anyone. We understand so much in the first, second and third years. 23 years of PILOTs due to phasing.

Heinold: Might have been my suggestion. Got complicated

Galetto: Trying so hard to be honest. Didn't want to show false numbers. Spending several million on this project. We have an incentive to get customers in. I can't go out to market unless I know what the taxes will be.

Resident of Delaware: 52% of my tax bill is school taxes. What will this operation pay in school taxes?

Browne: Nothing. They don't pay school taxes.

Resident: The school needs a certain amount of money regardless of who is paying it. When a business doesn't pay, everyone else has to make it up. I was in the room in 2003 for the first deal 14 years ago so with the additional 20 years, I will be 6 feet under before this property is paying school taxes. When I drive by one of the properties that doesn't pay school taxes, I feel a little resentful.

Some of those businesses haven't been very supportive of the 501c3 organizations in town.

Fitzpatrick: Dietz was generous to DYSA and supported with food. Gave \$5000 to EMS. Didn't give to library other than one year since they didn't use it, but they did use EMS.

Resident: That just points out that they aren't connected to the community.

Browne: Many businesses don't have PILOT deals and do pay the taxes.

Resident: I know and am grateful.

Jass: Homeowners at Newtons Landing pay the taxes and don't have children in the schools.

Resident: I don't either and I pay them too.

Jass: All of us have worked extremely hard. We have learned from our past. Mike, you have contributed a lot even though you don't like PILOTs. When we let

properties sit fallow, we lose money. Something is better than nothing, We've don't the best we could.

Browne: Mr. Dovey has been hospitalized. He wanted you to know that he is 100% behind this. My vote is yes.

Passed with Templeton voting no.

Heinold: This has been thoroughly vetted. Great job across the board.

MEETING OPEN TO THE PUBLIC FOR COMMENTS AND QUESTIONS - SESSION ONE

Resident of Delaware: Verizon story. Tried to upload 6GB of data to the cloud. Said it would take 4 hours, still said that in the morning. Visited my sister and it took 4 minutes. Points out the poor quality internet service Verizon is providing.

Fitzpatrick: Having trouble with my internet. Keeps cutting off. My daughter was on the phone with Verizon for 2 hours. They are sending me a new modem.

Browne: Going to all wireless – no copper in the future.

Resident: Maybe there is something you can do with other river towns to create a better broadband system here. Would be an economic benefit – something businesses would appreciate.

Browne: Verizon still wants permission to survey for the nodes.

Schwab : Have not heard from Verizon representative who was here a few meetings ago. New FCC rules – we may be an impediment.

COMMENT AND QUESTION SECTION OF THE MEETING CLOSED TO THE PUBLIC

CONSENT AGENDA ITEMS

ORDINANCE 2017-12 TO AMEND “AN ORDINANCE OF THE TOWNSHIP OF DELANCO PROVIDING FOR AND DETERMINING THE RATE OF COMPENSATION OF OFFICERS AND EMPLOYEES”

*1ST READING BY TITLE ONLY AND SET PUBLIC HEARING DATE FOR JUNE 12, 2017 7:30PM

PAYMENT OF THE BILLS

General \$944,149.73

Payroll 151,695.11

Dog Trust 40.00

Escrow Trust 9,931.75

Municipal Open Space 21,069.80

ACCOUNT AMOUNT TBD

APPROVAL OF MINUTES 5/1/2017

APPROVAL OF BUSINESS LICENSES - 2017-47, 2017-48, 2017-49 2017-50 and 2017-51 APPROVAL OF DEPARTMENT REPORTS

APPROVAL OF CONSENT AGENDA

CORRESPONDENCE

Lohr: Received request to have assistance for Land Use Board work for Edgewater Park until August for 10 hours a week. They have a meeting this week. Proposed shared services agreement to loan Kitty Martin to them for temporary assistance. It's a two part agreement

Browne: Is Kitty OK with that?

Martin: Yes

Passed unanimously

MEETING OPEN TO THE PUBLIC FOR COMMENTS AND QUESTIONS – SESSION TWO

-none

COMMENT AND QUESTION SECTION OF THE MEETING CLOSED TO THE PUBLIC

COMMENTS AND REPORTS

Professionals

Township Administrator

-Security cameras for this building– quotes – low bid \$7,237 from Protection One

Jass: Additional camera cost?

DeSanto: About \$200 - one camera for internet.

Fitzpatrick: Starting in the lobby?

DeSanto: 11 total with 6 additional and 5 that are replacements.

Jass: To add another camera for exterior for internet sale safety zone?

DeSanto: Already included.

Schwab: Needed a purchasing program first.

Motion to authorize passed unanimously

Schwab:

-Chief DeSanto did a plan for security cameras for West Avenue. Graffiti is a warning to think about it. One will be at the entrance to The Dunes. \$5154.00 - can expand later. One camera can be added through maintenance money. Open Space park funds that haven't been committed could be used. Roll down door for Field of Dreams.

Templeton: How does the imagery come back? Not Verizon.

Browne: Writing bills. Internet for this and that.

DeSAto: One time fee for line and fee for service. That internet line flows into DVR and becomes a server.

Browne: How do you get signal in?

DeSanto: Internet.

Browne: Every time we do improvements, there is recurring cost.

Schwab: You build a field, you have to mow and water. Grant money used to build.

Browne: Concerns about camera.. Not fool proof. People pull up hoods. Can't pick up a license plate. Got a view of someone eating two rings in my store and couldn't do much about it.

Passed unanimously

Department Heads:

Chief of Police:

- April stats – 35 investigations, 156 tickets issued, 85 warnings, 1530 actions, 30 arrests.
- Street lamp is up and facing the wrong way. Made contact. Work order to turn it around.
- Received request from 617 Delaware – request for block party on May 28, Sunday. Told them it wouldn't occur until after the parade. They need to put up and take down the barricades which will already be there for the parade. Told them that open container and noise ordinances don't go away. Can park in the barricades, but not out of them. Only daylight hours from 3-7pm.
- Reviewing ordinance book regarding stop signs and parking. Will do changes all at one time.
- Hidden driveway sign on Rancocas – looked for a place for a sign, but only place is on the No Parking sign. Defeats the purpose.
- Fitzpatrick: I saw an officer park there for a while. Helps. They will drive a little slower.
- Safety Committee meeting with Janice re cybersecurity. May 17th at 1
- Fitzpatrick: Do you have DARE grad date?
- DeSanto: I think it's the 14th.

Municipal Clerk

- Thought there would be more people here with bond ordinance. New Monday evening hours for township offices. As of July 5 Mon office hours 5:30-7:30pm. Feedback so far is very positive.

Township Committee

Templeton:

- Attended Dunes clean up – nice turn out – Walnut IMPACT Club 19 people. Appreciate their efforts.
- JIF tomorrow
- May 3 JIF seminar – Erin and Chief attended. Mrs. Lohr attended afternoon session. JIF focus on cyber security.
- Environmental Advisory had workshop last week – proceeding with Sustainable NJ application. Another workshop next week.
- Attended McArthur town hall in Willingboro. Didn't get in. Interesting spending time with people who are distressed at what is going on in Washington.

Fitzpatrick:

- missed Dunes clean up – waiting for water company for 6 hours
- attended Burlington County presentation to ours and Riverside's Historic Board for Zurbrugg Celebration. (read from the award presentation)
- Babe Ruth Day July 1

Jass:

- Attended award ceremony for Historic Preservation for Zurbrugg.
- Chaired Dunes clean up. IMPACT Club did a great job.
- Seniors did armchair yoga. Nice for anyone. Would be good for the health day.

- Joint Land Use Board approved mosque and Winzinger as solar farm.
- Recreation had no quorum – no meeting in June. June 1 is first concert at Walnut Street
- Library – Meet the Mayor on Saturday, May 20.
- Yoga on the River – moved to Zurbrugg
- Memorial Day Parade May 28th

- Economic Development meets here tomorrow
- Shade Tree –had tree give away
- Saturday Vic Vittorino walk at 9. I am working that day
- Apartment inspections are ongoing. The mayor failed. I need to put in another smoke detector.

-Issue with tenants on Burlington putting trash into the public receptacle instead of using their own.

Fitzpatrick: I had one removed. Residents need cans with covers. We should find other places for the one we removed.

Browne: We could move this one across the street.

Fitzpatrick: Talk to John.

Browne:

-Meeting about apartments – two many cars there. Small side streets – Ash, Buttonwood, Poplar. Could we allow two spots in front of each home? More and more cars in the streets.

Fitzpatrick: Saw five cars on corner lots in the yards.

Browne: Mt. Holly has an ordinance that you can only have so many cars per unit. We did something about parking on the river. Maybe we can do something here.

Jass: We already had signs on the river, but no ordinance.

Fitzpatrick: When we did Franklin, we did diagonal. The people on the grass could park there.

Browne: Since the letter went out, I caught slack from landlords. I have noticed a clean up.

Fitzpatrick: That one property has been a mess for years. Asked Richard to get in touch so I can talk about the property.

Browne: WE have code enforcement.

Fitzpatrick: I have taken pictures.

Jass: When we went to the MEL meeting, drug and alcohol rehab facilities were discussed. Looking through the zoning, we are lacking. Would like to have Michelle Taylor look at our zoning.

Browne: When does Master Plan take place?

Martin: Was done in 2008 so we are coming due.

Jass: Don't want to get caught. Short term and daily programs. Vivitrol – started in Ohio.

Browne: If we don't have zoning for drug and alcohol, they can go anywhere.

Jass: State funding out there to have them. So much revenue involved.

Lohr: You would have to provide a place as a permitted use as per sexually oriented businesses. If you don't, they can apply for anywhere. You would be a sitting duck for a suit.

Jass: There are properties on Burlington with parking near the light rail. We should be proactive and not get caught and reactive. We got caught with Zurbrugg.

Schwab: Would have to ask planner for proposal. You can or go through JLUB.

Martin: Doesn't have to go through the board.

Browne: Would like to since it is their master plan. Can't we just add it to the zone?

Why do we need the planner? Land Use Board can decide.

Lohr: They could be in commercial zone.

Jass: Lots of different terminology from state to fed.

Fitzpatrick: We can cover permitted zone.

Lohr: Run by Doug in next executive.

Browne: Table until next executive.

ADJOURNMENT