

**TOWNSHIP COMMITTEE MEETING – FEBRUARY 11, 2008**  
7:30 PM MUNICIPAL BUILDING 770 COOPERTOWN ROAD, DELANCO NJ

**ROLL CALL:** Devinney, present; Fitzpatrick, present; Hinkle, present; Templeton, present; Ouellette, present

**Also Present:** Mr. Corcoran, Twp. Administrator; Mr. Denton, Twp. Engineer; Mr. Kearns, Twp. Solicitor; Deputy Municipal Clerk, Karen Zimmermann; Lieutenant George Sacalis, Police Department

**FLAG SALUTE**

Mayor Ouellette led the flag salute.

**SUNSHINE STATEMENT**

Please be advised that proper notice of this meeting has been given in compliance with the Sunshine Law in the following manner. Written notice has been mailed to the Burlington County Times and the Courier Post and published in the January 7, 2008 editions. Written notice has been posted on the official bulletin board of the Township of Delanco at least 48 hours prior to the meeting.

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

**RESOLUTION 2008-40 (Tabled)**

**HONORING COBY FRIER OF SURF & TURF POWER SPORTS**

Mayor Ouellette announced that Mr. Frier was unable to attend the Township Committee meeting tonight due to an illness. The resolution will be tabled to another meeting when Mr. Frier will be able to attend.

Mayor Ouellette announced that the Township CFO, Mr. Bob Hudnell, was ill and would be out of work for a few weeks. Mayor Ouellette assured the public that the bills are being paid and everything is being taken care of until Mr. Hudnell returns.

**CONSENT AGENDA ITEMS:**

(“Consent Agenda items are considered to be routine and will be enacted with a single motion. Any item requiring discussion will be removed from the Consent Agenda; all Consent Agenda items will be reflected in full in the minutes.”)

**CONSENT AGENDA:**

**RESOLUTION 2008-41**

**REDUCE PERFORMANCE GUARANTEES FOR RIVERS EDGE PROJECT, PHASE I, PHASE II, PHASE III & PHASE IV**

**WHEREAS**, Gres & Kaluzny has been granted preliminary approval and final approval of development plans for Rivers Edge, Phase I, subject to certain terms and conditions including, but into limited to, the filing for Third Party Performance Guarantees guaranteeing the satisfactory installation of certain on-tract and off-tract public improvements; and

**WHEREAS**, Gres & Kaluzny has notified the Township in writing and in accordance with the procedures set forth in N.J.S.A. 40:55D-53.d that the required improvements

have been completed which are the subject matter of the aforementioned and has requested the reduction of said Performance Guarantee for said sections; and

**WHEREAS**, the Township Engineer has inspected all the improvements of which notice has been given and has filed a report in writing with the Township Committee and has recommended that the Township Committee approve a second reduction to the Performance Guarantees for Phases I, II, III & IV As indicated in the Engineer’s letter of December 5, 2007; and

**WHEREAS**, the Township Committee has reviewed said request and report and desires to act favorably with respect to the Engineer’s recommendations in accordance with N.J.S.A.40:55D-53.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Delanco, in the County of Burlington and State of New Jersey, as follows:

1. That the Township Committee, for the aforementioned reasons, hereby approves the revised reduction of the aforementioned Performance Guarantees filed for Gres & Kaluzny for Phases I, II, III & IV which are the subject matter of the aforementioned December 5, 2007 Engineer’s letter. All applicable property taxes and other escrow charges shall be current.
2. That the Township Committee, for the aforementioned reasons, hereby declares that the reduction of the Performance Guarantees for Phases I, II, III, IV are subject to the payment of all outstanding professional review and inspection escrow fees and review and approval by the Township Solicitor.

**PAYMENT OF BILLS**

<u>ACCOUNT</u>	<u>AMOUNT</u>
GENERAL	\$483,261.75

**APPROVAL OF CONSENT AGENDA**

Motion by Kate Fitzpatrick, seconded by Mike Templeton to approve the consent agenda

**Roll Call:** Devinney, yes; Fitzpatrick, yes; Hinkle, yes; Templeton, yes; Ouellette, yes

**RESOLUTION 2008-42**

**A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF DELANCO, BURLINGTON COUNTY, NEW JERSEY, EXPRESSING CONDOLENCES TO THE CITY OF KIRKWOOD, MISSOURI, ON THE TRAGIC MURDER OF TWO MEMBERS OF THE CITY COUNCIL, TWO POLICE OFFICERS, THE PUBLIC WORKS DIRECTOR AND THE SERIOUS WOUNDING OF THE MAYOR**

**WHEREAS**, the Township Committee of the Township of Delanco, in Burlington County, New Jersey, has read of the tragedy suffered by the City of Kirkwood, Missouri, on Thursday, February 7, 2008, when two members of the City Council, two Police Officers, and the Public Works Director were murdered and the Mayor was shot and critically injured at a meeting of the City Council, and

**WHEREAS**, the tragedy is of great concern to all who serve their communities in public office,

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Delanco, in Burlington County, New Jersey, assembled in public session on this 11<sup>th</sup> day of February, 2008, that the Township Committee expresses, on behalf of the Township of Delanco, its condolences to the City of Kirkwood on the loss of its dedicated public officials and its best wishes for the recovery of the Mayor, and

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution shall be forwarded to the City Council of the City of Kirkwood, Missouri.  
Motion by Mike Templeton, seconded by Kate Fitzpatrick to adopt Resolution 2008-42.  
**Roll Call:** Devinney, yes; Fitzpatrick, yes; Hinkle, yes; Templeton, yes; Ouellette, yes

**RESOLUTION 2008-43**

**A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF DELANCO, BURLINGTON COUNTY, NEW JERSEY, AUTHORIZING THE CONTINUED PROCESSING OF AN APPLICATION FOR FUNDING UNDER THE NEW JERSEY GREEN ACRES PROGRAM**

**WHEREAS**, the Township Committee of the Township of Delanco, in Burlington County, New Jersey, has initiated an application to the New Jersey Green Acres Program for funding for the acquisition of property, generally known as the Zurbrugg Mansion waterfront property, Block 201, Lots 1.01 and 1.02, and

**WHEREAS**, the Township Committee has determined that it is important to pursue that application in the interests of the citizens of the Township of Delanco,

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Delanco, in Burlington County, New Jersey, assembled in public session on this 11<sup>th</sup> day of February, 2008, that the Township Committee authorizes and directs the Township Administrator and Special Counsel Douglas Heinold to continue with the application for Green Acres funding.

Mayor Ouellette explained that the Township had applied for Green Acres funding and were approved for it and will take this money to offset expenses at the Mansion. Committeewoman Kate Fitzpatrick commented that she had recommended this several meetings ago to the Township Committee. Ms. Fitzpatrick commented that the Township does not have a buyer or contract for the Mansion and that this is \$300,000 in acquisition funds that will help out the budget process. Ms. Fitzpatrick stated that she recommends that the Township continue the application through Doug Heinold to acquire the funds for acquisition of the two waterfront properties.

Mayor Ouellette commented that this would give the residents of Delanco Township more land along the waterfront to enjoy.

Motion by Kate Fitzpatrick, seconded by Mike Templeton to adopt Resolution 2008-43

**Roll Call:** Devinney, yes; Fitzpatrick, yes; Hinkle, yes; Templeton, yes; Ouellette, yes

**DISCUSSION ITEMS:**

**1. MANSION UPDATE – Township Administrator – Mr. Steven Corcoran**

- has been contacted by two other organizations interested in the Mansion
- completed the exploration of the fields and located the two oil tanks on the Mansion property
- reported that there is a one page article on the Mansion in the South Jersey Magazine that was given to him by Committeewoman Joan Hinkle
- waiting for Verizon to hook up the two phone lines to allow the Township to make a final determination of the condition of the dialer system and what they need to do to make a final connection to the alarm system
- reported that the sprinkler system is alarmed and is functional

- reported that he heard from the State Police who are the representatives for FEMA and they took our quotations and forwarded them onto FEMA – stated that the estimate was only an estimate and to proceed with the work and that once it is done, to submit the invoice to the State Police and FEMA will process it for payment
- reported that the Township received a number of quotations and he is recommending that the quotation from National Properties Damage Experts LLC be awarded the contract for \$19,985.00 – work could be completed within the next two weeks
- reported that once the mold remediation is taken care of, he will be asking the Township Committee for authorization to purchase two or three de-humidifiers with pumps – noted that FEMA will pay for the dehumidifiers and engineering costs

Committeeman Ed Devinney publicly thanked Committeewoman Joan Hinkle for coming up with the suggestion to apply to FEMA.

**RESOLUTION 2008-44**

**AUTHORIZING THE AWARD OF CONTRACT FOR MOLD REMEDIATION SERVICE FOR “ZURBRUGG MANSION”**

**WHEREAS**, the Township Committee of the Township of Delanco (hereinafter “Township”), previously acquired Block 1201, Lots 1.01 and 1.02, also referred to the Zurbrugg Mansion Waterfront Properties on Delaware Avenue; and

**WHEREAS**, mansion is in need of mold remediation for certain part of the building; and

**WHEREAS**, quotes were solicited and received for this purpose; and

**WHEREAS**, National Property Damage Experts, LLC of West Berlin, NJ submitted the lowest quote in accordance with the specifications of work to be done.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Delanco, County of Burlington, State of New Jersey that a contract is hereby awarded to National Property Damage Experts in accordance with the RFP in the amount of \$19,985.00

Motion by Ed Devinney, seconded by Joan Hinkle to adopt Resolution 2008-44

**Roll Call:** Devinney, yes; Fitzpatrick, yes; Hinkle, yes; Templeton, yes; Ouellette, yes

Deputy Mayor Mike Templeton questioned whether the knowledge of the oil tanks had been disclosed at the time of the purchase of the Zurbrugg Mansion. The Township Administrator, Mr. Steven Corcoran answered, “No” and said that the Township was unaware of their existence and suggested that once the engineer’s reports are received that any discussion regarding this matter be in executive session.

**2. DISCUSSION OF PROPOSED ORDINANCE TO LIMIT “TEMPORARY PORTABLE HOME STORAGE CONTAINERS”**

Committeewoman Joan Hinkle questioned the Township Solicitor regarding the use of dumpsters and if this was covered under the proposed ordinance. The Township Solicitor, Mr. Kearns stated that storage containers are one thing and dumpsters are another. Mr. Kearns felt that the dumpster issues should be addressed separately because it is tied into construction times.

Committeewoman Kate Fitzpatrick stated that she has a problem with a specific apartment rental property and that the Code Enforcement Official has become involved.

The Code Enforcement Official has suggested that the Township revise the ordinance to include five or more units and that the private drop off program for source separation and delivery of designated recycled material to a recycling drop off from all multi family complexes comprised of five or more units within the municipality. A discussion ensued.

Mayor Ouellette stated that this subject will be continued at another Township Committee meeting.

### **3. DISCUSSION OF PROPOSED ORDINANCE TO ESTABLISH STANDARDS FOR DRIVEWAY AND ACCESS POINTS**

- Mayor Ouellette stated that he was concerned with the wording of the proposed ordinance regarding the size and width of the driveways.
- Committeewoman Kate Fitzpatrick stated that the Fire Department had a lot of issues and concerns about the ordinance and she delivered it to the Fire Chief the day after Community Day and has not received a response regarding the issues they had. A discussion ensued regarding the driveways. Ms. Fitzpatrick stated that she would like to have a letter from the Fire Chief stating that he has reviewed the proposed ordinance and would like their response regarding any suggestions they may have. Deputy Mayor Mike Templeton questioned whether this has been presented to the Joint Land Use Board and if not, suggested that they are aware of this proposed ordinance.

### **MEETING OPEN TO THE PUBLIC**

Mayor Ouellette opened the meeting to the public.

1. Ralph McCullough, 308 Buttonwood Street, questioned what was wrong at the end of Buttonwood Street about two week ago. Committeewoman Kate Fitzpatrick stated that she believed New Jersey American Water Company was working on a line at the end of the street.
2. Marlene Jass, 4 McCay Way questioned the length of time for a POD permit and extension and how many times the permit could be extended. Mrs. Jass also asked if there was a limit on the size of the POD's, and would someone be allowed to have more than one POD.
3. Jack Hoefle, 44 Pennington Court, stated that it has been several months since he has attended a meeting, and he wanted someone to bring him up to date on the status of the time frame for the reconstruction of the basins at Newton's Landing. The Township Administrator, Mr. Steven Corcoran, stated that all the estimates have been provided and the project will begin in the Spring. Mr. Corcoran stated they are waiting for Pulte Homes to post the bond for the basins. Mr. Hoefle stated that he has seen Public Service and the Delanco Sewerage Authority marking out along Creek Road and Coopertown Road, and asked if this marking was for the Creek Road relocation and asked for its time frame. The Township Administrator, Mr. Steven Corcoran stated that survey work is being done for the construction drawings. Mr. Hoefle also questioned the sprinkler and alarm dialer system at the Mansion.

### **MEETING CLOSED TO THE PUBLIC**

Since there were no further comments or questions from the public, Mayor Ouellette closed the meeting to the public.

### **COMMENTS – PROFESSIONALS**

**Township Engineer – Mr. David Denton**

- with regard to the Community Development Block Grant project on Walnut Street (between Hickory and Laurel Streets) – documents are being prepared and expect to have ready to bid in March - will also have plans and specs ready for review
- will submit plans for proper trees to be planted for review by the Shade Tree Commission
- received the plans he requested from Creek Side for the flood damage prevention ordinance – it is consistent with the ordinance and won't require a variance – at the end of the project flood certification letters will be provided to the lots that need them and a letter will be provided for the lots that are not located in the flood plane

**Township Solicitor – Mr. William Kearns** – nothing to report

**Township Administrator – Mr. Steven Corcoran**

- reported that the Township Mayor, the Township Professionals, and himself met to discuss issues on COAH – Mayor will raise question of forming a sub-committee of members to meet during the day since there is a deadline in March to get comments back to COAH
  - latest report from New Jersey American Water Company regarding broken water line under Rancocas Creek is that it cannot be repaired
  - as a result of the Kirkwood Missouri tragedy, he has held two meetings with the Chief of Police to determine what recommendations or suggestions they may have so the Township Committee can consider adopting for the Township's own use
- Committeewoman Kate Fitzpatrick stated that she had two questions for the Township Administrator:
- questioned who was working on the draft to the New Jersey American Water Company regarding the Township's stance against the proposed increase
  - questioned who would be attending the meeting for the Community Development Program

**Police Department – Lieutenant George Sacalis**

- announced that the Delanco Police Department received a grant in excess of \$15,000.00 for computer equipment
  - reported that he attended the JIF annual breakfast on February 7, 2008 and stated that Delanco Township received a few awards and a plaque to be displayed with the Bronze Award for 2007
- Committeewoman Joan Hinkle thanked Steve Corcoran, Lieutenant Sacalis and Karen Zimmermann for their efforts to make this happen.

**COMMENTS – TOWNSHIP COMMITTEE**

**Committeewoman Joan Hinkle –**

- attended the JIF annual breakfast and was pleased to see that Delanco Township did so well in receiving numerous safety awards
- attended the NIMS course in Riverside
- received a call from Mayor Wetherill from Beverly – there will be a “tea party” on Saturday, February 16<sup>th</sup>, where they will meet at Wheatley Avenue and then tour the Dunes
- reported that there was a River Route meeting and she was unable to attend, but asked Marlene Jass to give a synopsis of what transpired

Committeewoman Kate Fitzpatrick announced that Marlene Jass was elected as Vice President of the River Route Committee and that the Township Committee is very proud of her.

Marlene Jass displayed a new slick ad for the River Route that will be distributed to developers and real estate people throughout the Country. Mrs. Jass stated that the

County will also attend trade shows and will have booths to encourage growth along the River Route. Mrs. Jass reported that the County went from 1 billion to 2 billion dollars of new investment on the River Route. Mrs. Jass also noted that there are an additional 208 businesses on the River Route. Mrs. Jass stated that the most important thing at this time is the marketing information form update that has to be filled out and returned to the County. Mrs. Jass questioned who had the DVD for Delanco and stated that she would like to do an update on the DVD.

Committeewoman Joan Hinkle stated that the Delanco Sewerage Authority will have their reorganization meeting tomorrow night. Mrs. Hinkle stated that she is pleased to announce that they have a new member and his name is Tom Fynan from Second Street.

**Mike Templeton –**

- attended the NIMS training course in Riverside
- attended the COAH meeting at the Municipal Building
- attended the EAB meeting on Thursday and they discussed the dredging issue
- went to press conference two weeks ago about the dredge spoils
- went to the County and knocked on doors trying to get the facts on the Dunes and the original agreement for Palmyra Cove – working with Beverly, Edgewater Park and elected officials from the State on this issue

**Kate Fitzpatrick –**

- attended the Historic Perseveration Advisory Board meeting and they are currently working on designations of historic places in the Township – looking into a new presentation of the history of the Sea Scout troop in Delanco – still doing oral interviews with the senior residents in the Township to gain knowledge about its history
- attended the Recreation Commission meeting and the following upcoming events are: Flower Show (March 7<sup>th</sup>), Easter Egg Hunt (March 15<sup>th</sup>) and Movie Night in March for the older students (no date scheduled yet)
- reported that the signs are up for the Delanco Township Library and thanked John Fenimore, Superintendent of Public Works for installing them
- attended the NIMS course in Riverside and stated that she is compliant with Emergency Management requirements
- announced that DYSA is having a meeting Wednesday night at the Walnut Street School that is a reorganization meeting of their officers
- the Senior Meeting is tomorrow at 12:00 Noon and two Delanco Police Officers will be in attendance to talk about home security and provide information to the seniors
- announced that the Washington Fire Company Fire Commissioner election is Saturday, February 16, 2008 from 2:00 to 9:00 PM at the firehouse and encouraged the residents to vote

**Ed Devinney –**

- attended the NIMS training in Riverside and thanked the people in Riverside for hosting the program

**Mayor Ouellette –**

- attended the NIMS training in Riverside
- attended the JIF Annual Breakfast and was pleased that Delanco fared well in the awards for the Safety Incentive Program for 2007
- spoke to Mr. McGowan's law and public service class in Delran High School about being the Mayor of Delanco Township and a member of the Township Committee
- had a meeting with Kevin Sheehan, Marybeth Lornegan, Steven Corcoran, Janice Lohr,

and Mr. Kearns dealing with the COAH guidelines – decided to form a subcommittee to make sure that Delanco Township is protected in their COAH obligations - Committeewoman Kate Fitzpatrick volunteered to serve on the subcommittee as she stated she had been quite involved in COAH for the first and second rounds - Deputy Mayor Mike Templeton will also represent Delanco Township and Ed Devinney will be the alternate – deadline is March 25<sup>th</sup> to have the information into the State

**ADJOURNMENT**

Motion by Joan Hinkle, seconded by Ed Devinney to adjourn the meeting.

**Roll Call:** Devinney, yes; Fitzpatrick, yes; Hinkle, yes; Templeton, yes; Ouellette, yes

Karen E. Zimmermann  
Deputy Municipal Clerk  
February 11, 2008

