

TOWNSHIP COMMITTEE MEETING – JUNE 23, 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; Municipal Clerk, Mrs. Lohr; Ms. Zimmermann, Deputy Municipal Clerk; Supt. Of Public Works, Mr. John Fenimore; Lieutenant Sacalis, Police Department; Mr. Goffredo, Code Enforcement Officer; Township Auditor, Mr. Bob Stewart; Land Use Board Planner, Mr. Scott Taylor

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.

******OATH OF OFFICE – TONY CANNONE (Historical Preservation Advisory Board)**

The Township Solicitor, Mr. William Kearns read the Oath of Office to Mr. Tony Cannone for a position on the Historical Preservation Advisory Board.

******SPECIAL PRESENTATION******

RESOLUTION 2008-91

HONORING BRENNA WELSH – NEW JERSEY ANTISO NATIONAL MISS 2008

WHEREAS, *Brenna Welsh*, a resident of Delanco Township is New Jersey ANTISO (America's National Teenager Scholarship Organization) National Miss and she will be representing New Jersey in a competition in the National Pageant in Nashville, Tennessee; and

WHEREAS, *Brenna* is a Dean's List student in the Global Scholars' Program at Fairleigh Dickinson University majoring in Communications with a minor in Art History and hopes to become a curator in a National Museum when she completes her education; and

WHEREAS, *Brenna* has continued with her volunteer work in community services and various charitable organizations and is the recipient of the President's National Lifetime Volunteer Award.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of Delanco Township, Burlington County, New Jersey, on behalf of all of the residents of Delanco, is proud to recognize and honor *Brenna Welsh*, and extend our sincere congratulations to her for her continued successes and extend our best wishes to this outstanding young lady in her upcoming competition and future endeavors.

THE MUNICIPAL CLERK is hereby directed to spread upon the minutes of the meeting at which this resolution is adopted the comments of this resolution so that all may understand the high esteem in which *Brenna Welsh* is held.

Committeewoman Kate Fitzpatrick stated that before the presentation is given to Brenna Welsh, she would like to say a few words. Ms. Fitzpatrick commented that in 2001 Brenna Welsh was recognized by Delanco Township as America's National Teenager; and in 2005 as New Jersey's National Teenager and tonight she is being honored for New Jersey ANSA National Miss 2008. Ms. Fitzpatrick read Resolution 2008-91 honoring Brenna Welsh.

******SPECIAL PRESENTATION******

RESOLUTION 2008-92

HONORING MIRANDA PAWLINE – NEW JERSEY PRETEEN SWEETHEART 2008

WHEREAS, *Miranda Pawline*, a resident of the Township of Delanco, has been selected this year as *New Jersey's PreTeen Sweetheart*; and she will be representing *New Jersey in a competition in the National Pageant in Nashville, Tennessee*; and

WHEREAS, *Miranda* is a shining example of today's youth who is committed to making a difference in her school as well as in her community; and

WHEREAS, *Miranda* has implemented the DROP Bags Program (Delanco Recycles Our Plastic Bags) as well as other volunteer work in our community; and

WHEREAS, *Miranda* excels academically while also being active in several athletic programs, Student Council and the Impact Club at the Walnut Street School.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of Delanco, Burlington County, New Jersey, on behalf of all of the residents of Delanco, is proud to recognize and honor *Miranda Pawline* as an outstanding young lady in our community, and this year's *New Jersey PreTeen Sweetheart*; and

BE IT FURTHER RESOLVED that the Committee further extends to her our sincere congratulations and best wishes in her upcoming competition.

THE MUNICIPAL CLERK is hereby directed to spread upon the minutes of the meeting at which this resolution is adopted the comments of this resolution so that all may understand the high esteem in which *Miranda Pawline* is held.

Committeewoman Kate Fitzpatrick read Resolution 2008-91 honoring Miranda Pawline as the New Jersey Preteen Sweetheart 2008.

Motion by Kate Fitzpatrick, seconded by Joan Hinkle to adopt Resolution 2008-92.

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

2008 MUNICIPAL BUDGET HEARING

Mayor Ouellette asked the Township Auditor, Mr. Bob Stewart to comment on the proposed Township Budget and how we stand with the State. Mr. Stewart stated that initially while working on the budget, the Township was notified by the State that they

would be losing most of their State Aid. This reduction in State Aid would have an impact on the tax rate for the budget. Mr. Stewart stated that today the State has adopted their budget and their budget will give municipalities that were reduced state aid, money back. Mr. Stewart stated that the municipalities don't know how much they will be getting back. Mr. Stewart stated that the Township will amend its budget as soon as they know how much aid they will be receiving from the State to reduce the tax impact to the taxpayers. Mr. Stewart stated that the original proposed budget had a 9.7 cent increase. Mr. Stewart reported that the Township's portion was only 3.4 cents and the 6.3 cent difference was due to the loss of State Aid. Mr. Stewart stated that there will be a public hearing on the budget; but there will be no adoption or amending resolution until they know the number given from the State.

HEARING OPEN TO THE PUBLIC

Mayor Ouellette opened the hearing to the public.

1. Jerry Resnick, 83 Pennington Court, commented that he couldn't understand the proposed budget readout. Mr. Resnick commented that individuals are tightening up and he hopes the Township is as well. Mr. Resnick feels that municipalities should get together and vote down the budgets so the State will step in and put the responsibility where it belongs.

Deputy Mayor Mike Templeton asked the Township Auditor, Mr. Stewart to inform the public of what happens when the municipal budget is not adopted. Mr. Stewart stated that if the municipal budget is voted down; the State will step in and prepare a budget for the Township, and he stated that this is not a good idea. A discussion ensued with comments from the Township Administrator and Township Committee members regarding consolidation of services and capping of certain positions to cut the budget.

2. Steve Jass, 4 McCay Way, questioned the fact that the salary and wages has gone down approximately \$40,000 and asked for an explanation. Mr. Jass asked if the proposed budget contained the raise figures and asked what the percentage would be. The Township Administrator stated that the proposed budget increase for the non-contractual (not including public works and police) is 4%.
3. Marlene Jass, 4 McCay Way, questioned whether the State required a minimum for the Township surplus. The Township Auditor, Mr. Stewart stated that the State will only allow the Township to appropriate certain amounts and it is based on your cash balance.
4. John Rahenkamp, 1700 Second Street, asked the Township Auditor, Mr. Stewart, what impact the sale of the Mansion has on the budget and if the sale didn't happen; what would the impact be on this year's budget?
5. Steve Mastalesz, 97 Shipps Way, asked for an explanation for the increase in the debt service of \$1.7 million dollars.

HEARING CLOSED TO THE PUBLIC

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

Motion by Ed Devinney, seconded by Kate Fitzpatrick to continue the budget hearing to the July 14, 2008 Township Committee Meeting.

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

Deputy Mayor Mike Templeton reiterated that a good part of the Township's financial difficulties are due to things that the State has done to us. Mr. Templeton encouraged everyone to talk to your neighbors and call or write a letter to your elected officials, Senators, Assemblyman, and Governor to let them know the Township is being "starved out" by Trenton.

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.")

Committeewoman Joan Hinkle asked to have the approval of minutes removed from the consent agenda.

**RESOLUTON 2008-93
AUTHORIZING AGREEMENT WITH GPG PROPERTIES, INC. FOR
PAYMENT OF COOPERTOWN ROAD SEWER LINE FAIR SHARE PAYMENT**

WHEREAS, the Township Committee of the Township of Delanco ("Township") appointed a subcommittee of its members to review outstanding fair share payments with regard to the Township's Coopertown Road sewer line; and

WHEREAS, that subcommittee consists of Deputy Mayor Templeton and Committee Member Devinney; and

WHEREAS, that subcommittee conducted a series of meetings and communications in an effort to obtain payments from those parties that remained unpaid and had failed to connect in accord with Township Code, at Chapter 87-1, et seq. and Chapter 237-1, et seq.; and

WHEREAS, collection letters were sent jointly by the Township and Delanco Sewer Authority ("Authority") to pursue such collection; and

WHEREAS, the Township has received execution of a letter obligating GPG Properties, Inc. to pay its obligation of \$18,660.68 in equal monthly installments over a 36 month period; and

WHEREAS, a copy of that May 21, 2008 letter is attached hereto and incorporated herein by reference.

NOW, WHEREFORE, BE IT HEREBY RESOLVED by the Township Committee of the Township of Delanco, County of Burlington, State of New Jersey hereby authorizes the acceptance of the letter of May 21, 2008 as executed by GPG Properties, Inc., which letter is incorporated herein by reference; and

BE IT FURTHER RESOLVED that the terms of that letter shall be conditions to this approval, and failure to meet said conditions shall be cause for an action to seek immediate payment of all amounts due and owing, as well as any other legal remedy the Township may have available under law.

PAYMENT OF BILLS

ACCOUNT
TRUST

AMOUNT
\$22,667.00 (Creekside at Delanco, LLC)

Motion by Ed Devinney, seconded by Mike Templeton to approve the consent agenda.
Roll Call: Devinney, yes; Fitzpatrick, yes; Hinkle, yes; Templeton, yes; Ouellette, yes

Committeewoman Joan Hinkle commented that they received five (5) sets of minutes from February 2008. Mrs. Hinkle commented that the minutes from a meeting that was held on March 10th, 2008 are not included and asked why the minutes weren't in sequential order. The Municipal Clerk, Mrs. Lohr stated that the meetings on March 8th and March 10th were workshops and the minutes are in progress. Mrs. Hinkle also questioned why the minutes are late. Mrs. Lohr stated that she was out on medical leave for a month and a half and in a four month period the Township had twenty two (22) meetings in addition to executive sessions. She and the Deputy Clerk are working on the minutes.

APPROVAL OF MINUTES

2/25/08, 3/3/08, 3/15/08, 3/17/08, 3/31/08

Motion by Kate Fitzpatrick, seconded by Mike Templeton to accept the minutes from 2/25/08, 3/3/08, 3/15/08, 3/17/08, 3/31/08.

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

Mayor Ouellette commented that prior to the meeting being open to the public; there will be a presentation by Zurbrugg Partnership of the Mansion and its layout. Randy Cherkas commented that at the last Land Use Board Meeting a few issues arose as part of the redevelopment agreement with the Township regarding the review and approval of the architectural elements of the design. Mr. Cherkas stated that their architect, Mr. John Perry is present tonight and will present the complete package of the architectural designs for review tonight. Mr. Cherkas stated that the floor plans that Mr. Perry had submitted at that time was for 27 units, but stated that the agreement is for 24 and that is what the updated designs reflect.

Mr. Jack Perry, a Moorestown Architect, exhibited samples of siding and roofing and the designs for the Mansion. Mr. Perry showed a drawing of the first and second floor plans. Mr. Perry stated that they have plans for four apartments in the basement of the addition and over the top of that will be six new apartments with an additional six apartments over them. Mr. Perry stated that there will be a total of 16 units in the rear of the building, however there will be no units planned in the actual basement of the Mansion and they have nothing planned for the first floor in terms of units. Mr. Perry stated they plan to reconfigure five units on the second floor of the Mansion and three units for the third floor.

The Township Administrator, Mr. Steven Corcoran asked about the phasing schedule. Mr. Perry stated that his company is in the process of posting these plans and pictures on their corporate website. Mr. Perry reiterated that they plan to stay with the same style of Frank Furness for the town homes. A discussion ensued regarding the materials and design for the buildings. Mr. John Rahenkamp added comments and details about the plans for the Mansion. The Township Planner, Mr. Scott Taylor, stated that the Township will ultimately approve the final decisions for materials and colors of the buildings prior to the issuance of building permits.

Mr. Cherkas concluded by stating that the closing for the Mansion is on Friday, June 27th, 2008 at 2:00 PM in Moorestown, New Jersey. Deputy Mayor Mike Templeton questioned Mr. Cherkas regarding the financing for their project at the Mansion site. Committeewoman Kate Fitzpatrick added that the Township Concerts and other activities

will still be held at the Mansion waterfront. The Municipal Clerk, Mrs. Janice Lohr asked about the storage of the records in the basement of the Mansion. Mr. Cherkas added that the mold remediation team came back and did a walk through of the Mansion. They stated that some mold had returned but they didn't feel it was a problem. Mr. Cherkas stated that two things were recommended as a result of the walk thru. It was recommended that dehumidifiers be in the building and that the documents stored in the basement are one of the biggest dangers in terms of creating mold. The Township Administrator, Mr. Steven Corcoran stated that the Township has secured a trailer that was installed at the Public Works area where the records will be stored.

MEETING OPEN TO THE PUBLIC

Mayor Ouellette opened the meeting to the public.

Peter Fritz, 303 Union Avenue, asked about the façade of the building. Mr. Fritz also asked about the EBAY sale of some items. Mr. Corcoran stated that the sale of the poles and luminers stored in the Jevic trailer that were not used from the Streetscape project could be sold through an internet based Government site.

MEETING CLOSED TO THE PUBLIC

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

CORRESPONDENCE – Municipal Clerk – Mrs. Janice Lohr – Nothing to report

DISCUSSION ITEMS:

1. **MANSION UPDATE** – Mayor Ouellette stated that this has already been discussed
2. **SALARY ORDINANCE 2008-6**

The Township Administrator, Mr. Steven Corcoran stated that this is merely a salary range that is required by the State to be adopted on an annual basis. Mayor Ouellette stated that the Township was considering raising a few of the top rates, noting that this does not reflect the actual salary. Committeeman Ed Devinney noted that the Crossing Guards are paid according to a fee scale that is a little different from previous years.

Motion by Kate Fitzpatrick, seconded by Mike Templeton to introduce Salary Ordinance 2008-6, first reading by title only and set public hearing for July 14, 2008.

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

3. **AGREEMENT WITH NEW JERSEY TRANSIT CORPORATION FOR SITE IMPROVEMENTS AT DELANCO LIGHT RAIL STATION (PARKING LOT)**

Committeewoman Kate Fitzpatrick stated that she was not happy with the language in the agreement and the rest of the Township Committee members agreed with her.

The Township Engineer, Mr. David Denton stated that this agreement is a standard agreement for any Township along the River Route Line. Mr. Denton will draft responses for review by the Township Committee members, and send it back to New Jersey Transit and request a meeting to get some participation from them. Deputy Mayor

Mike Templeton asked the Township Engineer to send a copy of his letter to Senator Allen, Assemblyman Connors and Conaway for some leverage.

4. REGULATIONS FOR COUNTY PARKS – PENNINGTON PARK

The Township Administrator, Mr. Steven Corcoran stated that the Burlington County Freeholders adopted Resolution 328 on May 4, 2008; Rules and Regulations of their Park Systems. The Burlington County Freeholders has requested that Delanco Township adopt an ordinance adopting these rules and regulations for enforcement in Pennington Park.

Motion by Kate Fitzpatrick, seconded by Mike Templeton to introduce Ordinance 2008-07, first reading by title only and set public hearing for July 14, 2008

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

5. ZURBRURGG WATERFRONT STABILIZATION

The Township Engineer, Mr. David Denton furnished a memorandum to the Township Committee members dated June 5, 2008. Mr. Denton prepared a preliminary report on the possible methods of stabilization for the waterfront at the Zurbrugg Mansion. Mr. Denton stated that it is approximately 400 feet of frontage and another 50 feet on either side of Union and Willow Streets. Mr. Denton stated that this involves 500 foot of frontage and the most economical method of stabilization is to use stone rip wrap. Mr. Denton estimated the construction cost to be about \$60-\$75,000 and the engineering cost to be about \$16-\$20,000; so the entire project would run about \$100,000. Mr. Denton stated that they have been unable to locate any grants to fund this project at this time. Mr. Denton suggested developing a plan of the amenities desired to help in seeking grants. A discussion ensued regarding the Union Street boat ramp.

6. ANNUAL RENTAL REGISTRATION/STATE INSPECTION

Mayor Ouellette commented that the State does rental inspections every five years and the Township does them every year. Mayor Ouellette stated that one property owner suggested having the State and Township inspection at the same time to make it more convenient for the tenants. The Municipal Clerk, Mrs. Janice Lohr stated that the property owner is requesting that the year the State comes out for inspection; that the Township forego their inspection for the same year. A discussion ensued. Committeewoman Kate Fitzpatrick said that the Township will check with the Township's insurance provider to see if the Township can waive the inspection the same year the State does theirs. Mrs. Lohr stated that the Township should also check with the State and the local inspector to see what they are looking at. Mr. Malone will provide a list of what the State inspects during their inspection.

7. PARKING REGULATIONS – RIVERS EDGE AND NEWTONS LANDING

(Tabled until the July 14, 2008 Township Committee Meeting)

8. OPEN SPACE TAX

(Tabled until the July 14, 2008 Township Committee Meeting)

9. RECYCLING CART UPDATE

Mayor Ouellette met with Ann Moore; the County Recycling Coordinator in regard to the Delanco Township's recycling carts. Mayor Ouellette stated the Delanco will receive

1000 of the large carts in the Fall. Mayor Ouellette was informed that eventually all recycling will go into these carts, so it was their recommendation to go with the larger unit. Mayor Ouellette stated that distribution will start with West Avenue in the Fall.

COMMENTS – PROFESSIONALS

Township Engineer – Mr. David Denton

- reported that he held the pre-construction meeting this morning for the Walnut Street project and they anticipate that the contractor will begin work next week – will distribute letters to adjacent home owners to inform them of the project

Township Solicitor – Mr. William Kearns – nothing to report

COMMENTS – TOWNSHIP ADMINISTRATOR – Mr. Steven Corcoran – nothing to report

COMMENTS – DEPARTMENT HEADS

POLICE DEPARTMENT – Lieutenant George Sacalis – Nothing to report

PUBLIC WORKS DEPARTMENT – Superintendent of Public Works – Mr. John Fenimore –

- reported that he received estimates for the removal of the tree in the Delaware River that came down in the storm
- reported that the street sweeper has done all the streets in Delanco twice
- mailing out a lot of brush notices to residents that are putting their brush out too soon
- announced that he has to be certified as a recycling coordinator and he has to take a course in September
- reported that the Township Administrator was telling him about the mandates the State is requiring of the towns and it is presenting a burden on the Public Works Department

ZONING AND CODE ENFORCEMENT- Mr. Phillip Goffredo

- contacted the County because he received complaints about Pennington Park not mowing the grass – also received complaints about grass at NJ Transit and Pulte Homes properties
- has an issue at River's Edge with recycling of cardboard – he and John Fenimore are working on it

MUNICIPAL CLERK – Mrs. Janice Lohr

- announced that voters in Districts 1 and 1 will vote at Pearson School; not at Walnut Street School
- attended a course in Trenton regarding the Civil Service training

COMMENTS – TOWNSHIP COMMITTEE

Joan Hinkle –

- reported that the budget has not been easy or fun because of the cuts from the State
- reported that she has ordered a brochure for the mock election for the seventh grade Walnut Street School students

Deputy Mayor Mike Templeton –

- reported that he has been working with Committeeman Ed Devinney on the street light project survey
- attended Delanco Municipal Court last Wednesday and feels it is very interesting and commended the Court staff for their work and stated that he was very impressed with everyone and how they handled their positions

Kate Fitzpatrick -

- attended the Library Meeting and is pleased to report that the Library has collected donations this year in the amount of \$4,000.
- attended the Board of Education Meeting and she was able to meet the new

superintendent (Mr. Walt Boyer)

- announced that the PTO presented a check to the Board of Education in the amount of \$7,000.
- attended the Joint Land Use Board meeting after the Board of Education meeting and was pleased that the Joint Land Use Board approved the redevelopment plan for the Zurbrugg Mansion
- attended the budget work shops and they are still chopping away at the budget
- attended the PTO Luncheon and she gave presentations of Resolutions to Mr. Mike Livingood for 20 years of service to Delanco Schools and Grace Harding for 27 years of service to Delanco schools
- attended the Walnut Street School Eighth Grade Graduation ceremony and was pleased to present an award for the Rotary for a service award to Brett Harris – also presented two art awards; 1 to Alex Reuter and 1 to Amber Perlmutter from the Women’s Club\
- announced that the Summer Concerts start this Thursday June 26, 2008 at the Mansion

Ed Devinney –

- reported that he is working with Deputy Mayor Mike Templeton to survey the street lights in Delanco Township to determine which ones they can do away with or move to save dollars – determined that it is more cost effective to turn off the lights than to lower the wattage
- attended the Joint Land Use Board Meeting to review progress and get the commentary from the Planning Board in regard to the setbacks on properties in the Township
- attended the Walnut Street School Eighth Grade Graduation Ceremony and stated that it was a pleasure to attend a graduation in a small town

Committeewoman Joan Hinkle reminded everyone of Deputy Mayor Brett Harris that passed away about eight years ago – his son graduated and received seven awards and received the Outstanding Student Award that is voted on by his peers - Mrs. Hinkle said that if Brett Harris had been present; he would be very proud of his son

- reported that the band sounded terrific

MAYOR OUELLETTE –

- attended the Walnut Street School Eighth Grade Graduation Ceremony and it was nice to see the students progressing in their lives
- attended the DARE Graduation and there were about 50 children present with their parents
- commented that the Scout Park on Vine Street and Burlington Avenue is very nice and is a great addition to our gateway into the Township

Committeeman Ed Devinney extended special Thanks to the Washington Fire Company for providing water to the Scout Park

Committeewoman Kate Fitzpatrick stated that she has called the NJ American Water Company daily to get water for the Scout Park.

The Municipal Clerk, Mrs. Janice Lohr stated that the water has been installed at the Scout Park and they also installed a hose bib and thanked Committeewoman Kate Fitzpatrick for all of her help in contacting the water company.

Mrs. Lohr also extended her thanks to the Washington Fire Company for their help in the hot weather to help provide the water for the Scout Park.

Committeewoman Joan Hinkle questioned Lieutenant Sacalis as to whether all towns had the DARE program – Lieutenant Sacalis stated that not all towns provide this program

Mr. Malone, 1604 Rivers Edge Drive, asked the Township to compose a letter for the residents to notify them of the information for the rental inspections. Mr. Malone also

suggested a petition for the residents to sign regarding the cuts from the State.
Committeewoman Kate Fitzpatrick stated that the petition is available on the Township website.

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

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

Janice M. Lohr, RMC
Municipal Clerk
June 23, 2008