

TOWNSHIP COMMITTEE MEETING – OCTOBER 2, 2006

7:30 PM MUNICIPAL BUILDING 770 COOPERTOWN ROAD, DELANCO NJ

ROLL CALL: Devinney, present; DiCarlo, absent; Hinkle, present; Ouellette, present; Fitzpatrick, present

Also Present: Twp. Administrator, Mr. Steven Corcoran, Twp. Engineer, Kathy Elliott; Twp. Solicitor, Mr. Douglas Heinold; Municipal Clerk, Mrs. Janice Lohr; Supt. of Public Works, Mr. John Fenimore; Chief of Police, Chief Parsons; Code Enforcement Officer, Phillip Goffredo

FLAG SALUTE

Mayor Fitzpatrick 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 3, 2005 editions. Written notice has been posted on the official bulletin board of the Township of Delanco at least 48 hours prior to the meeting.

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.”)

ORDINANCE 2006-15

AN ORDINANCE DELETING SECTION 100-37 "STORMWATER MANAGEMENT" OF CHAPTER 100 "SUBDIVISION OF LAND" OF THE "LAND USE PROCEDURES" CONTAINED IN PART II OF THE CODE OF THE TOWNSHIP OF DELANCO AND ADOPTING A NEW SECTION 100-37 ENTITLED "STORMWATER MANAGEMENT"

1ST READING BY TITLE ONLY AND SET PUBLIC HEARING DATE FOR NOVEMBER 13, 2006

The Township Administrator, Mr. Steven Corcoran gave a background of the ordinance. Mr. Corcoran stated the DEP stormwater review will only take place upon the adoption of an ordinance.

RESOLUTION 2006-130

CONTACT PERSON FOR THE EMPLOYMENT PRACTICES LIABILITY ATTORNEY CONSULTATION SERVICE – BURLINGTON COUNTY MUNICIPAL JOINT INSURANCE FUND

WHEREAS, the Governing Body of the Township of Delanco hereinafter referred to as "MUNICIPALITY", is a member of the Burlington County Municipal Joint Insurance Fund, hereinafter referred to as "FUND"; and

WHEREAS, the FUND has adopted a policy authorizing the Employment Practices Liability Attorney Consultation Service; and

WHEREAS, the FUND has budgeted 2.2 hours per member for EPL consulting services in 2006 and;

WHEREAS, the FUND requires the MUNICIPALITY to designate specific managerial or supervisory individuals who will have telephone access to the EPL Hotline;

NOW THEREFORE, be it resolved that the governing body of the Township of Delanco does hereby appoint Steven Corcoran as its Contact Person.

BE IT FURTHER RESOLVED that the governing body does hereby appoint Janice Lohr as additional Contact Persons.

**RESOLUTION 2006-131
AUTHORIZING TOWNSHIP ADMINISTRATOR TO INITIATE THE RFP/RFQ
PROCESS FOR VARIOUS PROFESSIONAL APPOINTMENTS**

WHEREAS, the Township of Delanco has adopted policies and procedures to obtain professional services for the Township through a fair and open competitive bidding process; and

WHEREAS, the Township desires to obtain Request for Proposals (RFP's) and/or Request for Qualification (RFQ's) for various professional services where contract amounts for the year 2007 will exceed the bid threshold for said professional services; and

WHEREAS, it is advantageous to being the process at this time to provide the necessary time for publication, receipt, and evaluation of said RFP's/RFQ's.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Delanco, County of Burlington, State of New Jersey that the Township Administrator is hereby authorized to begin the fair and open competitive bidding process for professional services for the year 2007, including, but not limited to the positions of Township Engineer, Township Solicitor, Township Planner, Township Auditor, and Risk Management Consultant, in accordance with the terms and conditions of the Fair and Open Bidding policies and procedures.

PAYMENT OF BILLS

<u>ACCOUNT</u>	<u>AMOUNT</u>
GENERAL	\$681,086.18
PAYROLL	64,001.26
CAPITAL	69,781.26
TRUST	5,862.96
HOUSING TRUST	17.50

GENERAL ACCOUNT – OCTOBER 2, 2006

22783	ARCH WIRELESS	22.55
22784	B & B ELECTRIC	200.00
22785	CERTIFIED SPEEDOMETER SERV INC	136.00
22786	COLORCRAFT SIGN CO	30.00
22787	COMMERCE BANK	192,880.25
22788	COMCAST	154.29
22789	COMMERCE BANK – ADMN FEE	825.00
22790	STEVEN J CORCORAN	105.52
22791	DELANCO TWP BOARD OF EDUCATION	402,190.00
22792	DELANCO FIRE COMMISSIONERS	27,916.66
22793	DELANCO PUBLIC LIBRARY ASSOC	2,958.66

22794	DOCUMENT CONCEPTS INC	100.12
22795	MARIE DISIBIO	329.28
22796	ELECTRONIC SECURITY CORP	322.80
22797	EIC INSPECTION AGENCY CORP	2,222.68
22798	FOX ELECTRIC SUPPLY	159.85
22799	FORCE FABRICATIONS	897.16
22800	GARDEN STATE HIGHWAY PRODUCTS	162.50
22801	GE CAPITAL	339.00
22802	HULSE & GERMANO ESQS LLC	506.25
22803	NJ AMERICAN WATER CO	95.36
22804	NJ STATE HEALTH BENEFIT PROG	26,222.08
22805	OAKWOOD UNIFORM & EQUIP INC	258.00
22806	PEDRONI FUEL CO	2,033.82
22807	PETTY CASH – ADMINISTRATIVE	319.78
22808	PITNEY BOWES	168.00
22809	PAYROLL ACCOUNT	5,693.51
22810	PARKER MCCAY-ATTORNEYS AT LAW	11,872.90
22811	RIVERSIDE NAPA AUTO PARTS	77.01
22812	TERMINIX INTERNATIONAL	113.00
22813	TOWNSHIP OF DELRAN	965.92
22814	TRUEGREEN CHEMLAWN	205.00
22815	VERIZON CABS	187.45
22816	VERIZON	290.78
22817	DAVID E WALTER	125.00
TOTAL		\$681,086.18
CAPITAL		
1494	S BATATA CONSTURCTION INC	65,401.50
1495	BIRDSALL ENGINEERING INC	4,380.00
TOTAL		\$69,781.50
CURRENT		
1032	PAYROLL ACCOUNT	169.00
22780	PAYROLL ACCOUNT	27,014.59
22782	PAYROLL ACCOUNT	36,817.67
TOTAL		\$64,001.26
TRUST		
1829	BIRDSALL ENGINEERING INC	3,806.75
1830	TAYLOR DESIGN GROUP INC	607.50
1831	DILWORTH PAXSON LLP	387.00
1832	DELANCO TWP CURRENT FUND	39.96
1833	PENNONI ASSOCIATES INC	475.00
TOTAL		\$5,862.96
HOUSING		
129	PARKER MCCAY-ATTORNEYS AT LAW	17.50
TOTAL		\$17.50

APPROVAL OF MINUTES – July 10, 2006

APPROVAL OF CONSENT AGENDA

Motion by Fern Ouellette, seconded by Joan Hinkle to approve the consent agenda.

Roll Call: Devinney, yes; DiCarlo, absent; Hinkle, yes; Ouellette, yes; Fitzpatrick, yes

RECEIPT OF BIDS FOR DEMOLITION PROJECT

The Township Administrator, Mr. Steven Corcoran, reported that five bids were received. Winzinger was the lowest bidder at \$34,000, which included the primary and alternate bids.

RESOLUTION 2006-132

AUTHORIZING AWARD OF BID FOR DEMOLITION OF STRUCTURE AT 501 BURLINGTON AVENUE

WHEREAS, the Township of Delanco purchased 501 Burlington Avenue, at Block 1404, Lot 1, referred to as the “Lippincott Building” on or about August 26, 2006; and

WHEREAS, the property contained a dilapidated office and apartment structure of no use to the Township and in a condition beyond repair; and

WHEREAS, the Township purchased the property with the intent to demolish the structure to, at a minimum clear the lot, and ultimately to provide for parking and general site improvements; and

WHEREAS, the Township, through assistance from the Burlington County Bridge Commission, sought bids for the demolition of the structure in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq.; and

WHEREAS, the Township received six competitive bids and held a bid opening on September 25, 2006; and

WHEREAS, the bid of Robert T. Winzinger, Inc. of Hainesport, New Jersey was the low bidder in the amount of \$34,000; and

WHEREAS, the low bidder’s bid has been reviewed and is compliant with the bid requirements; and

WHEREAS, the Burlington County Bridge Commission has provided funding for the entirety of this project and the Chief Financial Officer has certified that the funds are available for the award of a Contract to Winzinger for the demolition of the above-referenced structure.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Township Committee of the Township of Delanco that a Contract is hereby awarded to Robert T. Winzinger, Inc. of Hainesport, New Jersey for the demolition of the structure referred to as the Lippincott Building at 501 Burlington Avenue, more formally referred to as Block 1404, Lot 1.

BE IT FURTHER RESOLVED that the Mayor and Township Clerk, as may be necessary, are hereby authorized to execute a Contract with Robert T. Winzinger, Inc. in accord with the above.

BE IT FURTHER RESOLVED that this award is subject to the resolution of an understanding of the disposition of the floor tiles in the structure.

Motion by Joan Hinkle, seconded by Ed Devinney to adopt Resolution 2006-132

Roll Call: Devinney, yes; DiCarlo, absent; Hinkle, yes; Ouellette, yes; Fitzpatrick, yes

MEETING OPEN TO THE PUBLIC

Mayor Fitzpatrick opened the meeting to the public.

1. Jack Hoefle, 44 Pennington Court, asked if there is an update on the tri-county agreement regarding the land swap. The Township Solicitor, Mr. Heinold said that the county has raised additional concerns regarding the paths. A discussion ensued. Mr. Hoefle asked if anything has happened regarding the resolution calling the performance bonds for Pulte Homes. The Township Solicitor reported that they had a meeting with Pulte Homes and the punch list concerns were discussed. Mr. Hoefle reported that a painting contractor came to the Farm House to paint the exterior and interior of the building. Mr. Hoefle has concerns about people coming to and entering the Farm House when the Homeowners Association does not know when and who is coming. The Township Solicitor will draft a letter to the attorney for Pulte Homes advising them to contact Jack Hoefle at Traditions of Newton's Landing when they plan to work at the Farm House. Mr. Hoefle feels that the Pulte Home punch list is becoming a moving target.

2. Marlene Jass, 4 McCay Way, commented that she noticed a heave in the road in front of the pump station. Mrs. Jass reported that the drains in the rear along Shipp's Way were never screwed in and the lids are floating. Mrs. Jass received an email from their attorney that he had spoken to the attorney for Pulte Homes and they will be starting the work on the Farm House.

3. Mike Depadova, 69 Shipp's Way, commented that he appeared before the Township Committee on August 7, 2006 to present an urgent problem that existed for residents along Shipp's Way bordering the proposed Savannah Mews development. Mr. Depadova thanked Mayor Fitzpatrick and anyone else on the Township Committee that helped to resolve the serious problem for the residents on Shipp's Way. Mr. Depadova reported that the locust trees have been removed.

4. Frank Woolman, 2104 Burlington Avenue, handed out some papers to the Township Committee members. Mr. Woolman stated that he is in residential zone R3 and plans to erect a garage, but was denied because the lot width is non-conforming. Mayor Fitzpatrick stated that the Township is in the process of amending ordinances in the Township so that the property owners are conforming and will not have to appear before the Joint Land Use Board as often. They would have to get approvals from the Township Administrator and the Zoning Officer. A discussion ensued. The Township Administrator, Mr. Steven Corcoran stated that at the date of adoption of this type of ordinance, most of the existing lot conditions of R3 and R4 are deemed conforming.

5. Ralph McCullough, 308 Buttonwood Street, stated that the Washington Fire Company received a letter and asked if the streets in Newton's Landing have been dedicated to the Township. Mr. McCullough stated that they have received four or five letters asking for payment of rent for the fire hydrants at Newton's Landing. A discussion ensued.

MEETING CLOSED TO THE PUBLIC

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

DISCUSSION ITEMS:

1. Mansion Update

The Township Administrator, Mr. Steven Corcoran stated that there were issues that needed to be resolved when they had closing for the Mansion. The sprinkler system and elevator are being addressed. There are some leaks and repairs may be necessary.

2. FY 2007 Community Development Block Grant Program

The Municipal Clerk, Mrs. Janice Lohr, stated that they received notification from the County Community Development Office that the 2007 Community Block Grant

applications will be accepted by Friday, December 15, 2006. There is a workshop meeting on Thursday, October 19, 2006 at 5:00PM at the Community Services Facility and someone needs to attend that meeting to represent Delanco. Mrs. Lohr received the application package and guidelines that will continue to be on the agenda until they choose a project. A public hearing will be held in December and the application will be finalized and submitted by December 15th. The Township Committee will have to authorize for the preparation of the grant application.

3. Soil Removal Request – NVR Building Products

The Township Engineer, Kathy Elliott, reported that she spoke with NVR's engineer regarding the permit request for the soil removal. Ms. Elliott stated that she has no objections to the removal or request. Ms. Elliott did question the intent for the removal and asked the Superintendent of Public Works if he had any suggestions or ideas for the dirt.

RESOLUTION 2006-133

AUTHORIZING SOIL REMOVAL REQUEST BY NVR BUILDING PRODUCTS CO., WITH CONDITIONS

WHEREAS, by letter of September 12, 2006 the Township of Delanco received a request for approval of removal of topsoil from the NVR Buildings Products Co. site on Block 1900, Lot 6, Enterprise Drive; and

WHEREAS, the request seeks approval to dispose of 4,550 cubic yards of soil through removal from the site; and

WHEREAS, such request is required pursuant to Chapter 95 of the Township Code of the Township of Delanco; and

WHEREAS, the Joint Land Use Board by Resolution No. 2006-18 under Condition 10 required NVR Building Products Co. to make its best efforts to retain soils on the property in connection with removal of an existing berm; and

WHEREAS, approximately 1,020 cubic yards of the berm will be retained and dispersed on site; and

WHEREAS, the request for the remaining removal of 4,550 cubic yards has been reviewed by the Township Engineer and such removal is appropriate, conditioned upon review by the Director of Public Works and in consultation with the Township Engineer as to whether the soil is sufficiently clean for use by the Township, in order to retain same within the Township's borders.

NOW, WHEREFORE, BE IT HEREBY RESOLVED by the Township Committee of the Township of Delanco that the request submitted by September 12, 2006 on behalf of NVR Building Products Co. with regard to soil removal from its property at Block 1900, Lot 6 within the Township of Delanco is hereby approved conditioned upon initial review by the Director of Public Works in consultation with the Township Engineer to determine whether any of the remaining 4,550 cubic yards of soil to be removed from the site could be used for Township purposes and thereby retained within the Township. This condition further requires that the Director of Public Works and Township Engineer ensure that the soil is sufficiently clean for any such Township use.

Motion by Fern Ouellette, seconded by Joan Hinkle to adopt Resolution 2006-133.

Roll Call: Devinney, yes; DiCarlo, absent; Hinkle, yes; Ouellette, yes; Fitzpatrick, yes

Ed Devinney added that he wanted to make sure this material is safe to be used for the Township's purpose.

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

COMMENTS – PROFESSIONALS

Township Solicitor – Mr. Douglas Heinold – Nothing to report

Township Engineer – Kathy Elliott –

- Burlington Avenue Streetscape project has begun
- Pine Street Improvement Project is complete
- Perkins Lane pre-construction meeting scheduled for October 6, 2006 at 11:00AM
- Working on adjustment for the lighting installation by PSE&G for the north side of the Burlington Avenue Streetscape project

Mayor Fitzpatrick questioned the removal of a tree in front of the Getty Gas Station. A discussion ensued.

COMMENTS – TOWNSHIP ADMINISTRATOR – Mr. Steven Corcoran

1. Mr. Corcoran would like to get input from the Township Committee and the Superintendent of Public Works to prioritize streets that may need repair.
2. Mr. Corcoran stated that the street lights from Phase I have been removed.
3. Mr. Corcoran stated that he is meeting with Public Service Electric and Gas and will discuss the flood light for the skate park area. Mr. Corcoran stated that we are having problems with outages at the Municipal Building and he will discuss this problem with Public Service Electric and Gas Company.

COMMENTS – DEPARTMENT HEADS

Police Department – Lieutenant George Sacalis –

- Moving radar truck sign to Hickory Street and will keep it in the Township and if anyone has an area where they feel it is needed, they must contact the police department
- Fern Ouellette commented that people are still driving too fast by the schools on Burlington Avenue

Superintendent of Public Works – Mr. John Fenimore –

- Brush pick-up is over and leaf pickup will start the last Monday in October
 - Mr. Fenimore ordered samples of storm drain side covers and they are \$110.00 each.
- Mr. Fenimore said he will try one by the Walnut Street School and see how it holds up.

COMMENTS – TOWNSHIP COMMITTEE

Fern Ouellette –

- The Shade Tree Commission is looking for a couple new members and would like to have it advertised on the website and the Beverly Bee

Joan Hinkle -

- stated that she enjoyed the employee/volunteer event last Monday at the Mansion
- changing the date for the mock election to 9:00AM on October 13, 2006

Ed Devinney –

- attended the function on Monday, the 25th at the Mansion and feels that it should be an annual function
- attended meeting of the Fire Commissioners and tried to straighten out the EMS insurance – the new ambulance for Delanco was approved – Chief Mohrmann reported that the number of responses in 2005 was 208 and so far this year has been 205 – recommends that residents attend a Fire Commissioner meeting to see what is going on in the Township

Mayor Fitzpatrick -

- attended the Economic Development Meeting and need to locate a bank before any ordinances can be put together regarding the rental property conversion ordinance
- had a presentation from the Township Administrator on September 25, 2006 at the Mansion where he presented a plaque to the Township Committee from the Burlington County Times awarding Delanco as the #1 Community in Burlington County
- met with the Township Solicitor and Pulte Homes to work out the problems at Newton's Landing and will continue to work to get the job done

The Municipal Clerk, Mrs. Janice Lohr, announced that the town wide yard sale is scheduled for Saturday, October 7, 2006 with a rain date of Sunday, October 8, 2006.

Motion by Joan Hinkle, seconded by Fern Ouellette to adjourn the meeting.

Roll Call: Devinney, yes; DiCarlo, absent; Hinkle, yes; Ouellette, yes; Fitzpatrick, yes

Janice M. Lohr, RMC
Municipal Clerk
October 2, 2006