TOWNSHIP COMMITTEE MEETING – JANUARY 22, 2007
7:30 PM MUNICIPAL BUILDING 770 COOPERTOWN ROAD, DELANCO NJ

ROLL CALL: Devinney, present; **Fitzpatrick,** present; **Hinkle**, present; **Templeton,** present; **Ouellette**, present
Also Present: Twp. Administrator, Mr. Steven Corcoran; Municipal Clerk, Mrs. Janice Lohr; Deputy Municipal Clerk, Karen Zimmermann; Supt. Of Public Works, Mr. John Fenimore

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 2, 2007 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.")

Mayor Ouellette asked if anyone would like anything removed from the consent agenda. Committeewoman Kate Fitzpatrick stated that she would like the minutes of January 8, 2007 removed from the consent agenda. The Municipal Clerk, Mrs. Lohr stated that the December 18, 2006 minutes are also off the consent and will be voted on separately. Mrs. Lohr stated that the only minutes that will be included in the consent agenda are those of the January 2, 2007 Reorganization meeting.

ORDINANCE 2007-1
AN ORDINANCE TO AMEND AN ORDINANCE ENTITLED "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 FEBRUARY 5, 2007**

RESOLUTION 2007-37
AUTHORIZING THE DELANCO TOWNSHIP JOINT LAND USE BOARD TO UNDERTAKE A PRELIMINARY REDEVELOPMENT INVESTIGATION PURSUANT TO N.J.S.A.40A:12A-6, ET SEQ.

WHEREAS, the governing body of the Township of Delanco ("Delanco") seeks to pursue the consideration of a redevelopment area comprising of the following properties: Block 2100, Lots 1 & 3.04 (collectively hereinafter referred to as the "Rhawn Redevelopment Properties"); and

WHEREAS, the Rhawn Redevelopment Properties consists primarily of a defunct factory along the Rancocas Creek with proximity to the light rail train station; and

WHEREAS, the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., provides the process for consideration of redevelopment areas; and

WHEREAS, N.J.S.A. 40A:12A-6 requires that the governing body of a municipality authorize the Planning Board, in this instance the Delanco Township Joint Land Use Board, to undertake a preliminary investigation to determine whether the proposed area is an area in need of redevelopment according to the criteria as set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the determination of the redevelopment area shall be made after public notice and public hearing as provided under N.J.S.A. 40A:12A-6.b, which investigation, notice and hearing shall be conducted by the Joint Land Use Board.

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

1. The Delanco Township Joint Land Use Board is hereby authorized and directed to undertake a preliminary investigation to determine whether the proposed area, referred to as the Rhawn Redevelopment Properties and more specifically described above, is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and
2. Such investigation and determination shall be made by the Joint Land Use Board in accord with public notice and hearing requirements as set forth in N.J.S.A. 40A:12A-6.b; and
3. The Township Committee respectfully requests that the report from the Joint Land Use Board be finalized and referred back to the Township Committee within ninety days of the date of this Resolution, or as soon thereafter as possible.

RESOLUTION 2007-38
RESOLUTION MEMORIALIZING APPOINTMENT OF MUNICIPAL COURT JUDGE FOR UNEXPIRED TERM

BE IT RESOLVED by the Township Committee of the Township of Delanco, County of Burlington and State of New Jersey that:

Section 1. Gregory R. McCloskey is hereby appointed Municipal Court Judge for the unexpired term of Roger Main which term shall expire December 31, 2007.

RESOLUTION 2007-39
2005 BUDGET RESERVE TRANSERS

WHEREAS, there are certain 2006 budget appropriation reserves of the Township of Delanco which are insufficient to meet the requirements of the Township affairs; and

WHEREAS, there are certain other budget appropriations where there are unexpended balances which will not be used for such; and

WHEREAS, N.J.S.40A:4-58 provides for the transfer from such accounts the unexpended balances to those accounts which are short.

NOW, THEREFORE, BE IT RESOLVED that the following transfers be made among the following accounts:

TO:

Legal Services – OE	$5,000.00
Construction Code – OE	2,000.00

	Total	$7,000.00

FROM:

Police Salaries & Wages	$7,000.00

RESOLUTION 2007-40
AUTHORIZING THE FORGIVENESS OF INTERST ON 3RD QUARTER 2006 TAX PAYMENT

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Delanco, County of Burlington, State of New Jersey, that the accrued interest for the 3rd quarter 2006 taxes for properties of Fedex Freight located at 800 Creek Road, Delanco, NJ, shall be waived as the tax bill was not received by the company.

BE IT FURTHER RESOLVED that a copy of this signed and adopted resolution be filed with the Chief Financial Officer, Township Tax Collector, and Township Auditor.

RESOLUTION 2007-41
REFUND OF 2006 TAX OVERPAYMENTS

WHEREAS, the Tax Collector has determined that the following has overpaid 2006 taxes; and

WHEREAS, the following has requested that a refund be made to them.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Delanco that the Treasurer be authorized to send a check to the following:

Block 810 Lot 3.01	Land America Service Corp 1123 S. Parkway Ave. Covina CA 91724 Amount: $1,355.50
Block 500.01 Lot 1C920B	Thomas Maltese 20 Swan Court Delanco, NJ 08075 (for 10 Turtle Court) Amount: $215.45
Block 1603 Lot 17	Dennis & Sarah Bush 507 Spruce Street Delanco, NJ 08075 Amount: $1,131.88
Block 1705 Lot 11	Thomas & Kristin Estelow 413 Maple Ave. Delanco, NJ 08075 Amount: $1,656.50
Block 500 Lot 1.01 C307A	Title America Agency 185 W. White Horse Pike Berlin, NJ 08009

(For 7 Falcon Lane)
Amount: $219.38

Block 1204
Lot 21

Congress Title
110 Barclay Pavillion E.
Cherry Hill, NJ 08034
(for 308 Willow St.)
Amount: $1,120.34

Block 1205
Lot 12

Silk Abstract Co.
1000 W. Germantown Pike Suite J-4
Plymouth Meeting, PA 19462
(for 314 Vine St.)
Amount: 851.02

Block 1302
Lot 4

Law Offices of Francis A. Ciambrone
97 Rochelle Ave.
Rochelle Park, NJ 07662
(for 211 Vine St.)
Amount: $855.33

Block 402
Lot 7

Infinity Title
33 E. Main St
Moorestown, NJ 08057
(for 415 Iowa Ave.)
Amount: $ 726.32

Countrywide Tax Service Corp
PO Box 10211 SV-24
Van Nuys, CA 91499-0211

Block	Lot	Address	Amount
500	2C809	21 Falcon	$1,785.55
500	2C811	23 Falcon	1,473.52
500	2C817	17 Falcon	1,785.55

1st American Real Estate Tax Service
1 1st American Way DFW 4-3
Westlake, TX 76262

Block	Lot	Address	Amount
500	1.01C210A	10 Trout Trail	$185.05
1408	5	422 Ash St.	726.33

RESOLUTION 2007-42
REDUCE PERFORMANCE GUARANTEE FOR RIVERS EDGE PROJECT, PHASES III & IV

WHEREAS, Gres & Kaluzny has been granted preliminary approval and final approval of development plans for Rivers Edge, Phases III & IV, 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 section; 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 reduction to the Performance Guarantees and accept the improvements as indicated in the Engineer's letters dated December 27, 2006; 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 reductions of the aforementioned Performance Guarantees filed for Gres & Kaluzny and accepts the public improvements which are the subject matter of the aforementioned December 27, 2006 Engineer's letters, said public improvements being particularly described in the estimate attached to the aforementioned Performance Guarantee as set forth in the Engineer's report. 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 are subject to the payment of all outstanding professional review and inspection escrow fees.

RESOLUTION 2007-43
REDUCE PERFORMANCE GUARANTEE FOR THE POINT AT NEWTONS LANDING PROJECT

WHEREAS, Alliance Homes, LLC has been granted preliminary approval and final approval of development plans for The Point at Newtons Landing, 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, Alliance Homes, LLC 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 section; 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 reduction to the Performance Guarantee and accept the improvements as indicated in the Engineer's letters dated December 27, 2006; 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 reductions of the aforementioned Performance Guarantees filed for Alliance Homes, LLC and accepts the public improvements which are the subject matter of the aforementioned December 27, 2006 Engineer's letters, said public improvements being particularly described in the estimate attached to the aforementioned Performance Guarantee as set forth in the Engineer's report. 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 Guarantee is subject to the payment of all outstanding professional review and inspection escrow fees.

RESOLUTION 2007-44
AMENDING RESOLUTIONS 2006-45 AND 2007-28 AUTHORIZING CANCELLATION OF TAX BALANCES FOR NON-EXEMPT PROPERTIES ACQUIRED BY THE TOWNSHIP OF DELANCO

WHEREAS, the Township of Delanco previously passed Resolutions 2006-45 and 2007-48, which authorized the cancellation of tax balances for non-exempt properties acquired by the Township of Delanco; and

WHEREAS, the Township thereafter provided certified copies of these Resolutions to the Burlington County Tax Board (the "Board"); and

WHEREAS, the Board has advised the Township that it requires such Resolutions to cite the applicable statutory authority for the cancellations; and

WHEREAS, the Resolutions are compliant with the law and satisfactory in all other respects.

NOW, WHEREFORE, BE IT HEREBY RESOLVED by the Township Committee of the Township of Delanco, County of Burlington, State of New Jersey, that Resolutions 2006-45 and 2007-48 are hereby amended to add the following to the preamble of each:

WHEREAS, N.J.S.A 54:4-99 and N.J,S.A 54:4-100 allows governing body of a municipality to cancel taxes that are illegal assessments or where "past due taxes" are due and owing.

PAYMENT OF BILLS

ACCOUNT	AMOUNT
GENERAL	$155,313.44
PAYROLL	57,879.04
TRUST	25,574.12

GENERAL ACCOUNT – JANUARY 22, 2007

23102	BIRDSALL ENGINEERING INC	$3,525.47
23103	BURLINGOTN COUNTY TIMES	565.72
23104	BURLCO POLICE CHIEFS ASSN	200.00
23105	BUD CONCRETE INC	51,702.87
23106	DENNIS & SARAH BUSH	1,131.88
23107	BELMONT & CRYSTAL SPRINGS	32.38
23108	CONGRESS TITLE INSURANCE CO	1,120.34
23109	CITY OFFICE OUTFITTERS	45.60
23110	CLC LOCKSMITHS	119.78
23111	COMCAST	105.22

23112	COUNTRYWIDE SERVICES CORP	5,044.62
23113	DELANCO SEWERAGE AUTHORITY	367.98
23114	EDMUNDS & ASSOCIATES INC	7,455.00
23115	EIC INSPECTION AGENCY CORP	3,070.20
23116	THOMAS & KRISTIN ESTELOW	1,656.50
23117	FORCE FABRICATIONS	710.00
23118	FIRST AMERICAN REAL ESTATE	911.38
23119	GALLS INC	464.44
23120	GOODYEAR TIRE DISTRIBUTION CTR	337.48
23121	GE CAPITAL	339.00
23122	HAGAN ROSSI FLORIST	125.00
23123	HOLTZ LEARNING CENTERS INC	99.00
23124	INFINITY TITLE CO	726.32
23125	JOHN GITTO INC	149.38
23126	LAW OFFICE OF FRANCIS A	855.33
23127	LAND AMERICA SERVICE CORP	1,355.50
23128	THOMAS MALTESE	215.45
23129	LENORE MORAIS	75.00
23130	MILL RUN CLEANERS & TAILORS	144.00
23131	NJ AMERICAN WATER CO	25.78
23132	NJ STATE ASSOC OF POLICE CHIEF	200.00
23133	NEXTEL COMMUNICATIONS	932.09
23134	NJ STATE HEALTH BENEFIT PROG	31,007.82
23135	NJ MCPL MANAGEMENT ASSN	125.00
23136	PEDRONI FUEL CO	1,486.47
23137	PSE&G	9,768.03
23138	PARKER MCCAY-ATTORNEYS AT LAW	14,576.48
23139	PUBLIC WORKS ASSOC OF NJ	100.00
23140	RIVERSIDE NAPA AUTO PARTS	62.87
23141	SILK ABSTRACT CO	851.02
23142	SOUTH JERSEY SANITATION	198.56
23143	TREASURER COUNTY OF BURLINGTON	10,210.76
23144	TITLE AMERICAN AGENCY CORP	219.38
23145	TUCH ELECTRICAL CONTRACTING CO	425.00
23146	U S S CAR WASH	700.00
23147	V E RALPH & SON INC	177.00
23148	VERIZON WIRELESS	160.20
23149	VERIZON CABS	185.96
23150	XTEL COMMUNICATIONS INC	1,250.18
TOTAL		**$155,313.44**

CURRENT

23100	PAYROLL ACCOUNT	29,353.62
23101	PAYROLL ACCOUNT	28,525.42
TOTAL		**$57,879.04**

TRUST

1859	TAYLOR DESIGN GROUP INC	302.50
1860	BIRDSALL ENGINEERING INC	7,452.60

1861	DELANCO TWP CURRENT FUND	11,538.24
1862	PARKERY MCCAY-ATTORNEYS AT LAW	3,671.26
1863	ROSEANN M LAMEIRAS	7.15
1864	PENNONI ASSOCIATES INC	2,602.37
TOTAL		**$25,574.12**

APPROVAL OF MINUTES - 1/2/2007

APPROVAL OF DEPARTMENT REPORTS

APPROVAL OF CONSENT AGENDA
Motion by Kate Fitzpatrick, seconded by Ed Devinney to approve the consent agenda.
Roll Call: Devinney, yes; Fitzpatrick, yes; Hinkle, yes; Templeton, yes; Ouellette, yes

Motion by Ed Devinney, seconded by Joan Hinkle to approve the minutes of December 18, 2006.
Roll Call: Devinney, yes; Fitzpatrick, yes; Hinkle, yes; Templeton, abstain; Ouellette, yes

MEETING OPEN TO THE PUBLIC
Mayor Ouellette opened the meeting to the public.

1. Marlene Jass, 4 McCay Way, asked for clarification on the amount of the bond reductions for Rivers Edge and the Point for Resolutions 2007-42 and 2007-43.

The Township Administrator, Mr. Steven Corcoran stated that he had the amounts:
● amount under original performance guarantee (Rivers Edge Phase IV) is:
$642,504; reduced $293,064; balance of $349, 440
(Rivers Edge Phase III):
$762,990; reduced $374,556; balance of $388,434
Mr. Corcoran noted that these amounts do not include the surety or cash balances in either case, and these would be almost as much as the performance amount.
Ms. Jass asked how much more they could be reduced (the percentage)
(The Point):
$436,856.40; reduced $305,799.48; balance of $131,056.92

2. Al Nicola, 313 Princeton Avenue, commented that John Fenimore in conjunction with Mr. Corcoran did an excellent job at Bogg's Ditch. Mr. Nicola said that Mr. Fenimore saved the Township a lot of money because he got the County involved in the cleanup.
3. Steve Schofield, 400 Burlington Avenue, made a request that the minutes for the Joint Land Use Board be updated on the website.
   ● Economic Advisory Council – two times in the last three or four meetings; no one showed up – asked if there was any way they could put a cancellation on the website

Committeewoman, Kate Fitzpatrick stated that the Economic Advisory Council is not meeting until the apartment conversion project is worked out. Ms. Fitzpatrick asked the Municipal Clerk to have Marie DiSibio post this information on the website.
● commented that April 1st is approaching quickly and the last two years there have been discussions about making changes in the rental registrations
Mayor Ouellette stated that there will be an ordinance at the February 5, 2007 Township Committee Meeting that will address these issues.

● asked what the Resolution 2007-37 Redevelopment investigation was about Mayor Ouellette explained that the Township Committee is requesting that the Joint Land Use Board do a study of the Rhawn tract and another property owned by Rhawn to see what would be the best fit for our community is in this area.

4. John Rahenkamp, 1700 Second Street, reinforced the fact that Bogg's Ditch was being cleaned up. Mr. Rahenkamp commented that he noticed an article in the Municipal magazine about skimmer patrols in North Jersey. Mr. Rahenkamp stated that he feels there is going to be a continuing problem at Bogg's Ditch and we will be back in the same situation as we just had, and feels that there should be a long term plan for this area.

The Township Administrator, Mr. Steven Corcoran stated that he spoke to Congressman Saxton and his staff a few weeks ago and they are coordinating a meeting with the Corp of Engineers and everyone involved to explore ideas for Bogg's Ditch on a continuous basis. Mr. Corcoran stated that, unofficially and informally, the County has agreed to maintain this open for us.

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
● received an email regarding the Albert McCay Republican Club no longer requiring their meeting night at the Municipal Building

DISCUSSION ITEMS:

1. **MANSION UPDATE – ACCESS AND REPAIR AGREEMENT FOR ZURBRUGG MANSION REDEVELOPMENT PROJECT**

The Township Administrator, Mr. Steven Corcoran, stated that everyone has a copy of the agreement in their packet. The agreement states that the redeveloper J2 can make repairs as needed to sustain the viability and the condition of the building through the winter. Mr. Corcoran stated that he recommends the Township Committee adopt the agreement and properly executed as to its understanding of repairs or corrections or anything done to the building.

Mayor Ouellette asked for comments from the Township Committee. Committeewoman Joan Hinkle stated that she thinks it is a good agreement and covers everything that they are interested in. Deputy Mayor Ed Devinney questioned Mr. Corcoran as to what the repairs consisted of. Mr. Corcoran stated that the primary concern is the roof. Mayor Ouellette commented and asked if they had explored any avenue of having an outside contractor look at the mansion for the roof repairs. Committeeman Mike Templeton questioned the security issue at the Zurbrugg Mansion.

RESOLUTION 2007-45
AUTHORIZING EXECUTION OF ACCESS AND REPAIR AGREEMENT FOR ZURBRUGG MANSION REDEVELOPMENT PROJECT

WHEREAS, the Township of Delanco ("Township") is the owner of the Zurbrugg Mansion, at 531 Delaware Avenue, which is an historical building; and

WHEREAS, the Mansion is part of a redevelopment area that is subject to a Memorandum of Understanding with J2 Associates, LLC for the redevelopment of the Mansion as a Bed & Breakfast; and

WHEREAS, J2 Associates has requested the ability to immediately access the Mansion for the purpose of determining the need for and undertaking repairs on the Mansion; and

WHEREAS, the Township is agreeable to this request, subject to certain conditions, which are set forth in the attached "Access and Interim Repair Agreement," which is attached hereto and incorporated by reference.

NOW, WHEREFORE, IT IS HEREBY RESOLVED that the Township Committee of the Township of Delanco, County of Burlington, State of New Jersey hereby authorizes the Mayor, attested by the Township Clerk, to execute the Access and Interim Repair Agreement with J2 Associates, LLC, in a form substantially similar to the form attached hereto and satisfactory to the Township Solicitor.

Motion by Kate Fitzpatrick, seconded by Joan Hinkle to adopt Resolution 2007-45 authorizing the execution and the access and repair agreement for the Zurbrugg Mansion Redevelopment project.
Roll Call: Devinney, yes; Fitzpatrick, yes; Hinkle, yes; Templeton, yes; Ouellette, yes

2. TAX ASSESSOR POSITION VACANCY

Mayor Ouellette stated that Committeewoman Kate Fitzpatrick and Committeewoman Joan Hinkle interviewed three candidates for the open Tax Assessor position this week. Committeewoman Kate Fitzpatrick stated that they were fortunate enough to interview three applicants and chose Ozzie Vituscka. Ms. Fitzpatrick stated that he was the Tax Assessor for Burlington County and has a great deal of experience. Committeewoman Joan Hinkle reiterated his qualifications and stated that she felt he would be good for the Township.

RESOLUTION 2007-46
RESOLUTION APPOINTING MUNICIPAL TAX ASSESSOR FOR UNEXPIRED TERM

BE IT RESOLVED by the Township Committee of the Township of Delanco, County of Burlington and State of New Jersey that:

Section 1. Pursuant to N.J.S.A. 40A:9-148, Lawrence Ozzie Vituscka is hereby appointed Municipal Tax Assessor for the unexpired term of Marie Procacci which term shall expire June 30, 2007.

Section 2. The municipal tax assessor shall hold a tax assessor certificate as provided for in P.L.1967, c.44 (C. 54:1-35.25 et seq.) and shall have the duty of assessing property for the purpose of general taxation.

Section 3. Lawrence Ozzie Vituscka was granted a Tax Assessor Certificate by the State of New Jersey, and is qualified to perform the duties of Municipal Tax Assessor for the Township of Delanco.

Motion by Joan Hinkle, seconded by Ed Devinney to adopt Resolution 2007-46.
Roll Call: Devinney, yes; Fitzpatrick, yes; Hinkle, yes; Templeton, yes; Ouellette, yes

MEETING OPEN TO THE PUBLIC FOR COMMENT ON DISCUSSION ITEMS

Mayor Ouellette opened the meeting to the public.

• Al Nicola, 313 Princeton Avenue, questioned the retrofit on the Dietz and Watson building and asked if it still qualified as nontaxable. Committeewoman Kate Fitzpatrick stated that this question was submitted to the Township Solicitor and the Township Committee has not received an answer yet.
• Mr. Nicola commented that he felt that the redevelopment of the Zurbrugg Mansion should equal or enhance the looks of the existing property and the surrounding properties.
• Mr. Nicola questioned what would happen if the Bed and Breakfast doesn't make it and feels that more condos will arise and who will educate the kids
• Mr. Nicola gave a brief history of projects completed in the Township by the redeveloper and feels that the Township Committee should be careful in their decisions

Committeeman Mike Templeton clarified the pilot agreement for Price was transferred to Dietz and Watson. Mr. Templeton read a statement from the Pilot Agreement; "the annual service charge (pilot money) should not be affected by any revaluation or reassessment during the term of this agreement unless taxable improvements are made to the premises."
• Marlene Jass, 4 McCay Way, stated that there are 250 homes in Newton's Landing and 55 homes at the Point.
• Ms. Jass asked when the new tax assessor hours would be and when he would be starting and asked if his hours could be posted on the Township website

MEETING CLOSED TO THE PUBLIC
Since there were no comments or questions from the public, Mayor Ouellette closed the meeting to the public.

COMMENTS – TOWNSHIP ADMINISTRATOR
● received information from JIF relative to the Mayor and Deputy Mayor regarding Civil Unions – communicating limits to their liability in the event any Mayor or Deputy Mayor decides to fly against the interpretations as provided by the State Attorney General.
● distributed MEL brochures with the annual report and how fund functions
● distributed the snapshot of the accumulative loss which shows where each member of the Joint Insurance Fund stands – indicates that 2006 was a complete turnaround for Delanco Township
● announced that MEL and JIF elections were held and Mr. Corcoran was elected to the Executive Committee, effective January 1, 2007 – will ask for input and guidance regarding the Shade Tree Commission
● reported that the Township Committee and staff are spending a significant amount of time regarding the Winzinger issue – pleased to let everyone know that Edgewater Park is partnering with us in the battle to prevent or stall the award by DEP for a temporary recycling permit for Winzinger

COMMENTS – DEPARTMENT HEADS
Police Department - Nothing to report
Public Works – Mr. John Fenimore **–**
● removed eleven trees
● will be making final pass for Christmas tree pickup
● reported that there has been vandalism at the Zurbrugg Mansion and he has checked the lighting and three floodlights may be burned out – graffiti – benches broken

● expressed his concern with stone at the basketball court parking lot – kids are throwing the stones on the grass which is a hazard when mowing the field
● reported a trip hazard at the West Avenue Concession Stand that has to be repaired
● plans on hiring a professional to do the ball fields
● commended the Burlington County Highway Department for assisting them in clearing the way at Bogg's Ditch so the water could flow to the Delaware River
● suggested that the County Highway Department be recognized for their help

Municipal Clerk – Mrs. Janice Lohr –
● reported that the Municipal Clerk, Mrs. Janice Lohr and the Deputy Clerk, Karen Zimmermann will be attending a mandatory seminar and training for civil unions on January 31, 2007 - law will be in effect on or about February 19, 2007

Township Committee – Kate Fitzpatrick –
● commended the Superintendent of Public Works, Mr. John Fenimore, for his assistance in getting the job done at Bogg's Creek – Ms. Fitzpatrick stated that she submitted John Fenimore's name to the National Association of Superintendents and Mr. Fenimore won the award last year
● announced that the Recreation Commission had their reorganization meeting and that Dave Rust is back and is the Chairperson – Vice Chair is Kathleen Quinn – they are planning a social for March 16, 2007
● announced the Flower Show trip scheduled for March 9, 2007
● will be attending a DYSA reorganization meeting on January 23, 2007
● attended a senior meeting and they are planning a trip to the Franklin Institute in April
● arranged for the Sheriff's Department to come to a senior meeting on February 13, 2007 to do a senior ID program for them to have identification
● had the pleasure of interviewing the new tax assessor

Mike Templeton –
● been busy between the Winzinger issue and Bogg's Ditch problem and trying to do a thorough job on the Zurbrugg Mansion redevelopment
● met with Mr. Goffredo, the Code Enforcement Officer, and will meet with him on a regular basis
● met with Mr. Hudnell, the Chief Financial Officer, to get a primer on local finances and where we are and where we need to be
● had a meeting in Assemblyman Conway's office regarding the Winzinger matter – had conversations with Mr. Pilieri at DEP regarding the same issue
● thanked Mr. Fenimore and his staff for their help in resolving the problem at Bogg's Ditch
● also met with Chief Parsons, Fire Chief Mohrman, Winston Chafin (Emergency Management) that put in a lot of time and work to get things done at Bogg's Ditch

Joan Hinkle –
● complimented John Fenimore for his good work
● reported that the Sewerage Authority voted on the senior discount for the Sewer Authority and will begin in February for those qualified
● commented that John Fenimore does things not only in emergencies but is persistent in doing his job and "we in Delanco are fortunate for that"

Ed Devinney –
● attended the Mayors Legislative Day at the Capital last Wednesday – the Governor was present – interesting to see body language of the Governor – summary is that the "log jam" on property tax relief is not great – may get some relief – work being done on the

school support – recommended writing to your legislators and senators about property relief

Mayor Ouellette –

● has been busy dealing with the Winzinger property and Bogg's Ditch
● attended the Mayors Legislative Day at the Capital
● thanked everyone in the Township for working together and making things happen

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
January 22, 2007