

**TOWNSHIP COMMITTEE MEETING – WORKSHOP SESSION APRIL 9, 2007**  
6:00 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; Twp. Solicitor, Mr. Douglas Heinold; Municipal Clerk, Mrs. Janice Lohr; Deputy Municipal Clerk, Karen Zimmermann; Twp. Planner, Mr. Scott Taylor; Tom Lord, JLUB, Bill Matulewicz, JLUB; Ann Moore, JLUB, and Dennis Germano, JLUB Attorney

**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 written notice has been posted on the official bulletin board of the Township of Delanco at least 48 hours prior to the meeting.

**WORKSHOP ITEMS:**

**1. REDEVELOPMENT PLAN FOR “MANSION” PROPERTY ON DELAWARE AVE.**

The Township Solicitor, Mr. Douglas Heinold handed out and reviewed a copy of the project schedule for all members present. Mr. Heinold emphasized that he would like the closing to take place by October 1, 2007. Mr. Heinold indicated that there are goal dates to help keep the process going.

- The Township Planner, Scott Taylor, reviewed the Site Layout Exhibit dated March 5, 2007 which was distributed by the developer on April 5, 2007.

Mr. Taylor explained that even though the Redevelopment Plan is a function of the Township Committee, the Township Committee wanted to have input from representatives of the Joint Land Use Board (JLUB) for their planning expertise.

- Mayor Ouellette indicated that the number of town homes had been reduced from nine to eight
- Mr. Taylor discussed various aspects of the plan including parking, setbacks, impact to surrounding homes, repair of the existing wall, trees, lighting, etc.
- The members of the Joint Land Use Board were invited to the workshop to discuss the physical planning of the redevelopment plan and to listen to their concerns and input
  - Bill Matulewicz questioned whether there would be basins and their location
  - Bill Matulewicz questioned the trees on the property and what they planned to do with them – Mr. Matulewicz suggested that someone coordinate with the Shade Tree Commission’s tree arborist to get his professional input regarding the trees on the property
- Mr. Taylor mentioned other aspects of the plan:
  - there will be 88 parking spaces – 18 handicap – 29 on street parking – no parking on Delaware Avenue
  - each town house will have two garages

- town houses will have township garbage pick-up – bed and breakfast garbage will have private trash removal
- carriage house will remain on corner property and caretaker will probably live there
- Ann Moore asked about the wall to the Delaware – Mr. Taylor said it will be refurbished
- Mr. Taylor emphasized that strict guidelines must be set for the Mansion
- Ann Moore asked what property the town homes would own
- Mr. Taylor indicated that the waterfront property will have blanket public access (easement)

Ms. Moore asked if any proposed development on the property along the Delaware River would need Tidelands permits.

Mr. Heinold and Mr. Taylor indicated that Tidelands permits may be required depending on the type of improvement(s).

- Mr. Taylor indicated that the lighting would be minimal and kept compatible with the present architecture
- Mr. Taylor stated that the goal was to make significant steps to make the plans concrete

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

Mayor Ouellette opened the meeting to the public.

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

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

The following meetings and times were set to continue the review and discussion of the development of the redevelopment plan for the Zurbrugg Mansion:

Thursday, April 12, 2007 – 6:30PM -

Monday, April 16, 2007 – 6:00PM –

Monday, April 12, 2007 – 7:00PM –

Mayor Ouellette called for a recess before the Township Committee resumed the meeting to discuss the preparation of the 2007 municipal budget. (7:15pm)

Mayor Ouellette called the meeting back to order at 7:45pm

## **2. 2007 MUNICIPAL BUDGET PREPARATION**

Joining the meeting were Robert Hudnell, CFO, John Fenimore, Supt. of Public Works and Edmund Parsons, Chief of Police. Exiting the meeting at recess were Joint Land Use Board members Moore, Lord and Matulewicz, JLUB attorney Germano and Township Solicitor, Douglas Heinold.

Steve Corcoran, Township Administrator, reviewed the 3-year capital budget plan items. A discussion ensued regarding several of the recommended capital items. John Fenimore, Supt. of Public Works, explained the need for various equipment for the Public Works department.

Mr. Corcoran stated that he will total the amount of the capital items on the list as discussed, and advise the Burlington County Bridge Commission. Mr. Corcoran explained that this will not obligate the Township to participate in the Bridge Commission's borrowing program.

Mr. Robert Stewart, Township Auditor, gave an overview of revenue and appropriation sections of the proposed 2007 municipal budget.

Mr. Stewart explained the effect of the revaluation results on the tax rate.

- Explained what the increase to the average home value would be with the current budget as proposed.
- Explained that the budget expenditures, as proposed, would be over the state mandated “cap” amount of 3.5%, and that a cap waiver from the Local Finance Board will be needed.

A discussion ensued regarding anticipated 2007 budget revenues as well as regarding various changes in certain appropriations. Several line items were reviewed and discussed along with the amount of available and utilized surplus.

A discussion ensued regarding the current debt service of the township.

Mr. Fenimore and Mr. Parsons exited the meeting at 9:45p.m.

The Township Committee continued to review and discuss various line items in the budget presented by the Township Administrator.

The Township Committee agreed to continue its review and preparation of the 2007 municipal budget at 7:00p.m. on April 30, 2007.

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  
April 9, 2007