

TOWNSHIP COMMITTEE MEETING – WORKSHOP SESSION - MAY 14, 2007
7:00 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. Twp. Planner, 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 written notice has been posted on the official bulletin board of the Township of Delanco at least 48 hours prior to the meeting.

MEETING OPEN TO THE PUBIC

Since there were no comments or questions from the public, the meeting was closed to the public.

REDEVELOPMENT PLAN FOR “MANSION” PROPERTY ON DELAWARE AVE.

Present representing J2 Associates were Mr. John Rahenkamp and attorney Henry Kent-Smith.

Mr. Smith explained that J2 Associates (J2) has received a notice from the NJ Department of Environmental Protection (NJDEP) that the development area is within the waterfront development area and will require waterfront development permits.

Mr. Smith reviewed the 100' requirement of the NJDEP and Mr. Rahenkamp indicated that new surveys are being prepared to determine the mean high water mark.

Mr. Smith explained that the NJDEP has indicated that if any part of the lot falls within the 100' mark, the entire project is within NJDEP jurisdiction.

Mr. Smith noted that NJDEP has indicated that it will take a minimum of six months to obtain the development permit. A discussion ensued.

Mr. Smith explained that the NJDEP has its own GIS database that it relies on and its database shows that a part of the project falls within the 100' mark.

Mr. Rahenkamp discussed the market trends that are affecting the residential market at this time and the financial impacts on the project that are a concern to the investors.

Mr. Smith explained that a market study will be done to show the market demand regarding the bed and breakfast part of the project.

Mr. Smith explained that the townhouses would not be built until later after the bed and breakfast is operational.

Mr. Smith discussed the damages to the Mansion as a result of the storm that occurred a few weeks ago. Mr. Smith indicated that immediate repair should be done to the roof. Mr. Smith offered the idea that J2 would be the general contractor with the Township securing the funds to make the necessary repairs.

Mr. Heinold, Township Solicitor, indicated that the Township would be required to pay prevailing wages as a public entity.

Mr. Corcoran added that a project manager specialist would be needed to properly assess the extent of the damage and determine the repairs needed.

Mr. Rahenkamp stated that every room is leaking and that he has had three contractors out to look at the mansion.

Mr. Corcoran discussed that the Township is applying to FEMA for funding to repair damages caused by the storm. A consultant may be needed for this as FEMA requires an initial assessment within thirty days from the kick-off meeting. Mr. Corcoran indicated that the process is very fast.

Ms. Fitzpatrick and Mr. Heinold recommended that an adjuster from the Joint Insurance Fund (JIF) be used.

Mr. Scott Taylor, Township Planner, recommended that Cameron MacTavish, the Township's special architect for this project, also be consulted. Discussion ensued regarding the approximate/rough estimates of the costs for the repairs to the roof.

Mr. Corcoran will contact the JIF and Cameron MacTavish to inquire about obtaining professional damage assessment services.

Mr. Rahenkamp indicated that the market study for the bed and breakfast would not be done until the NJDEP issue is cleared up and a determination is made. Mr. Rahenkamp indicated that if the NJDEP's determination is not favorable, and a waterfront development permit is required, the project may be abandoned.

Mr. Corcoran added that the Department of Community Affairs' requirement for a hotel permit also be researched.

Mr. Rahenkamp and Mr. Smith exited the meeting.

RESOLUTION 2007-77

EXECUTIVE SESSION

BE IT HEREBY RESOLVED that the Township Committee of the Township of Delanco in the County of Burlington, state of New Jersey does hereby declare itself to be in executive session pursuant to Section 8 of the Open Public Meetings Act in order to discuss matters of contract and personnel matters. Subject of said session will be made public when and if the personal privilege of privacy of all personnel is waived.

Motion by Ed Devinney, seconded by Joan Hinkle to adopt Resolution 2007-77.

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

Motion by Ed Devinney, seconded by Joan Hinkle to return to public session.

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

Motion by Michael Templeton, seconded by Joan Hinkle to adjourn the meeting.

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

Janice M. Lohr, RMC
Municipal Clerk