

TOWNSHIP COMMITTEE MEETING – JUNE 18, 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

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.

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

RESOLUTION 2007-87

HONORING WINSTON CHAFIN

Mayor Ouellette asked Mr. and Mrs. Chafin to come forward. Mayor Ouellette presented Mrs. Chafin with flowers and read the resolution to Mr. Chafin. The Township Committee Members thanked Mr. Chafin for his years of service to Delanco Township.

Motion by Kate Fitzpatrick, seconded by Mike Templeton to adopt Resolution 2007-87

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

RESOLUTION 2007-87

HONORING WINSTON CHAFIN

WHEREAS, the contributions and services so graciously given by those willing to serve their community should not go unrecognized; and

WHEREAS, *Winston Chafin* has unselfishly served as a volunteer to this community as Emergency Management and Deputy Emergency Management Coordinators, as a member of the Joint Land Use Board and as a member of the Economic Advisory Committee; and

WHEREAS, the dedication, knowledge and professionalism brought to the many positions held by *Winston Chafin* for the benefit of all Delanco residents will surely be missed; and

WHEREAS, *Winston's* dedication to his community through his service and work as a member and leader has benefited this community in immeasurable proportions.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Delanco, County of Burlington and State of New Jersey, that on behalf of the citizens of the Township of Delanco, the Township Committee does hereby express its gratitude and sincere appreciation to *Winston Chafin* for his outstanding contribution of service to the Township of Delanco.

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 which *Winston Chafin* and his contributions to the

Community are held.

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 wanted anything removed from the consent agenda. Deputy Mayor Ed Devinney asked that Resolution 2007-90 be removed and tabled until the next meeting.

Motion by Ed Devinney, seconded by Joan Hinkle to table Resolution 2007-90 until the next Township Committee meeting on June 25, 2007.

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

Committeewoman Kate Fitzpatrick had a question about the bill list regarding postage. A discussion ensued.

ORDINANCE 2007-8

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 JULY 2, 2007**

RESOLUTION 2007-88

REFUND TAX OVERPAYMENT

WHEREAS, the Tax Collector has determined that the following has overpaid 2007 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 1802	Downtown Abstract, Inc.
Lot 5	320 N. 18 th Street
466 West Ave.	Phila, PA 19103
	Amount: 2,468.08

RESOLUTION 2007-89

AUTHORIZING CHANGE ORDER FOR THE IMPROVEMENTS FOR BURLINGTON AVENUE STREETScape – PHASE II BEND TO COOPER PROJECT

WHEREAS, the Township Committee of the Township of Delanco has determined to provide for improvements to the Burlington Ave. Streetscape Phase II - Bend to Cooper in Delanco Township through a New Jersey Dept. of Transportation Grant (Centers of Place); and

WHEREAS, the governing body awarded a contract for the project under Resolution 2006-109 for said improvements to Burlington Ave. – Bend to Cooper Township; and

WHEREAS, the governing body and its engineer have determined that certain work (change in contract quantities) is required for said project in the additional amount of (\$17,859.41) as set forth on the attached Change Order No. 1.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Delanco, County of Burlington, State of New Jersey, that it does hereby authorize and approve Change Order No. 1 in the amount of (\$17,859.41)

PAYMENT OF BILLS

<u>ACCOUNT</u>	<u>AMOUNT</u>
GENERAL	\$57,475.37
PAYROLL	28,260.21
RECREATION TRUST	830.00

GENERAL ACCOUNT – JUNE 18, 2007

23534	STEVEN J CORCORAN	91.99
23535	DELANCO TWP RECREATION ACCT	10,000.00
23536	DOWNTOWN ABSTRACT INC	2,468.08
23537	EIC INSPECTION AGENCY CORP	1,866.00
23538	GE CAPITAL	339.00
23539	JIM LORINGERS BP	166.48
23540	JNJ ELECTRICAL CONTRACTORS	116.20
23541	JANICE M LOHR	80.51
23542	NEXTEL COMMUNICATIONS	645.80
23543	PEDRONI FUEL CO	2,498.65
23544	PETTY CASH-ADMINISTRATIVE	375.00
23545	PSE&G	7,733.52
23546	RIVERSIDE NAPA AUTO PARTS	128.54
23547	ROBERT RINGENWALD	250.00
23548	SAFETY AUTO REPAIR	311.46
23549	SOUTH JERSEY SANITATION	10,454.75
23550	TRAP ROCK INDUSTRIES INC	60.30
23551	TREASURER COUNTY OF BURLINGTON	14,899.29
23552	US POSTAL SERVICE	2,989.20
23553	UNITED STATES POSTAL SERVICE	2,000.00
TOTAL		\$57,475.37

CURRENT

23533	PAYROLL ACCOUNT	28,260.21
TOTAL		\$28,260.21

RECREATION

1006	DELANCO YOUTH SPORTS ASSOC	830.00
TOTAL		\$830.00

APPROVAL OF DEPARTMENT REPORTS

APPROVAL OF BUSINESS LICENSE 2007-60

APPROVAL OF CONSENT AGENDA

Motion by Ed Devinney, seconded by Mike Templeton to approve the consent agenda minus Resolution 2007-90 as tabled.

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

UPDATE FOR REDEVELOPMENT PLAN FOR ZURBRUGG MANSION – J2 ASSOCIATES

The attorney representing J2 Associates, Henry Kent Smith, gave a report to the Township Committee and the public regarding the status of J2 Associates' redevelopment proposal for the Zurbrugg Mansion property. Mr. Smith stated that he received a letter today from the Department of Environmental Protection that the NJDEP will not require a waterfront development permit review for the redevelopment proposal. Mr. Smith exhibited a drawing of the proposed waterfront area and indicated where the mean high tide area is located. Mr. Smith explained the NJDEP 100 foot requirement and the NJDEP's proposal to the waterfront development permit requirement issue.

Mr. Smith stated that they retained a market analyst who will assist them in obtaining a market analysis to determine the viability of the Bed and Breakfast by itself. Mr. Smith introduced, Patricia Adell of RealEstate Solutions Group, LLC., who explained the process of the market analysis proposed for the Zurbrugg Mansion facility that they plan to have completed within the next four or five weeks. Mr. Smith stated that they have a verbal commitment from a lender for financing that is subject to the findings of the market analysis to justify the income to be generated from the Bed and Breakfast. Mr. Smith stated that the town homes will be factored into that commitment at a lesser value than they had hoped. Mr. Smith stated that they are hoping to have the final commitment by the end of the summer. Mr. Smith stated that they hope to begin construction by the end of the year.

Committeeman Mike Templeton asked for clarification on the property that the Township would retain ownership to as required by the NJDEP.. Mr. Smith indicated that there is a small parcel of land on the corner of Willow Street and Delaware Avenue that would become part of the right of way owned by the Township.

Mayor Ouellette opened the discussion to the public for questions.

1. Maureen Barrett, 621 Delaware Avenue, questioned the amplified music and asked when they do their market analysis that they do it without an outside tent with music and one where all events are inside the building. Ms. Barrett expressed her concern that any amplified music in a residential area will become a problem.

2007 MUNICIPAL BUDGET AMENDMENT – STATE MANDATE FOR AID TO LIBRARY

Mayor Ouellette stated that the Township was informed last week by the State that they have to decide whether to fund or not to fund the Township Library in their budget. Committeewoman Kate Fitzpatrick reported that she spoke to the County Librarian, Gayle Sweet to find out what the process is for the County to take over a Township Library. However, this program is not available at this time. Committeeman Mike Templeton did some research to find out what the source of the new statute was. Mr. Templeton called Mrs. Roach at the State and she indicated that the Delanco Library is an association library and thus the state statute does not apply to Delanco's library. Ms.

Roach indicated that our funding system would not change and we could continue on in the same manner as before. The Township Administrator, Mr. Steven Corcoran clarified that the information Mr. Templeton received was from the State Librarian and not the Department of Community Affairs that controls our budget. Mr. Corcoran stated that there are three options available to the Township Committee regarding the Library statute.

Option 1 - fund "0" tonight and make amendment to take it from \$53,000 to "0" – owe nothing to anybody

Option 2 – fund it outside of cap for \$126,000 as originally discussed

Option 3 – allow \$53,000 to be kept in the budget but has to be moved under cap – Township Committee would have to come up with another cap waiver application and submit it to the Department of Community Affairs and the Local Finance Board

A discussion ensued. Committeeman Mike Templeton and Committeewoman Kate Fitzpatrick suggested going back to the budget and to try and made some cuts.

The Township Committee agreed to meet on Monday, June 25, 2007 at 7:00PM for a budget workshop. Mrs. Lohr will publish the meeting.

MEETING OPEN TO THE PUBLIC

1. Marlene Jass, 4 McCay Way, asked for clarification on what happens after the Township Committee has their work session and when would they schedule the budget hearing on the amendment. Ms. Jass also asked who determines the estimation of the taxes? Ms. Jass asked if there is a problem with the Mansion closing, how would this affect the budget? The Township Administrator, Mr. Steven Corcoran stated that the County and the Township determine the estimate and the corrections. The County will base it on the budget. A discussion ensued.

2. Ralph McCullough, 308 Buttonwood Street, questioned if the Bed and Breakfast failed, what would happen to the Township? Mayor Ouellette stated that the Township still has control of what is there because it is in the redevelopment zone. A discussion ensued.

3. Steve Schofield, 400 Burlington Avenue,

- asked if there was a signed redevelopment agreement
- asked if the Township Committee had to approve the amended redevelopment agreement
- asked about the piece of land that the Township had to keep when the property is decided
- asked about the Library and the statistics of its use and questioned its viability – asked the Township Committee to go after the County because we are getting double billed
- read the proposal for the Shade Tree Commission and felt it was pretty good but suggested adding an appeal process
- attended the JLUB meeting and stated that there are problems with the basins – also problems with parking
- asked if rental COAH units fall under the rental ordinance of the Township and if a fee is collected

4. Marlene Jass, 4 McCay Way, representing the Board of Trustees for Newton's Landing stated that she listened to the tape of the previous meeting and that Mrs. Goldberg implied that she was speaking for one of the members of the Board. Ms. Jass wanted it on the record that she was not speaking for the Board of Trustees of Newton's Landing, and that she was speaking for her husband and not as a representative of the

Board. Ms. Jass asked what liability the Township had if two arborists state the tree should come down and the Shade Tree Commission determines that it shouldn't and something happens and the tree falls and injures someone, where does this put the Township. Ms. Jass stated that she has driven through the older section of the Township and noticed that there are a lot of trees that need to be taken down. Ms. Jass stated that there are a lot of older people in this part of town and this may create a hardship, and suggested that the developers be responsible for tree replacement.

Committeewoman Joan Hinkle reported that one of the Shade Tree Commission's members found a company in North Jersey that will purchase trees and make things out of the trees. Committeewoman Kate Fitzpatrick stated that this would create a hardship for some of the residents that have lived here for years.

5. Maureen Barrett, 621 Delaware Avenue, suggested that J2 could develop the back of the Mansion and make it their dance floor so it would have no impact on the neighborhood. Ms. Barrett asked the Township Committee for a copy of the sound decibels, times and restrictions. A discussion ensued.

6. Jack Hoefle, 44 Pennington Court, discussed the mow line and asked if someone could come out and confirm what the HOA's responsibility is.

MEETING CLOSED TO THE PUBLIC

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

COORESPONDENCE – Municipal Clerk – Mrs. Janice Lohr

- received a copy of the resignation letter from Dennis Bryski tendering his resignation from the Delanco Township Recreation Commission – creates vacancy on the Recreation Commission

Committeewoman Kate Fitzpatrick stated that she will send a letter to the Township Committee asking them to allow her to fill the vacant position because it is a voting term. The new member will become an alternate.

DISCUSSION ITEMS:

1. NJDOT GRANT APPLICATION

The Municipal Clerk, Mrs. Janice Lohr stated that the deadline for submission of the NJDOT Grant Application is August 2007. A discussion ensued.

Committeewoman Joan Hinkle stated that there is a meeting on Wednesday night at 5:00PM at Senator Diane Allen's office regarding the train horn blowing and suggested that someone attend.

COMMENTS – TOWNSHIP ADMINISTRATOR – Nothing to report

COMMENTS – DEPARTMENT HEADS

Municipal Clerk – Mrs. Janice Lohr – Nothing to report

COMMENTS – TOWNSHIP COMMITTEE

Kate Fitzpatrick –

- attended the Burlington County Farm Fair on Saturday from 8:30AM-1:00PM – which will be open every Saturday – selling produce, soap, fresh bread, wool and wool products

- announced the Recreation Summer Concert dates
- announced the Newton's Landing Art Class art exhibit at the Newton's Landing Library on Wednesday, from 6:30PM to 8:30PM

Mike Templeton –

- reported that he joined the Township Administrator, Township Auditor and Mayor in Trenton at the Local Finance Board
- attended the JLUB meeting last week – big discussion on the Savannah Mew development proposal – A discussion ensued regarding the commercial aspect of the proposed development and the lack of any retail

Joan Hinkle –

- reported that Freeholder Haines kept his promise and the grass has been mowed at Pennington Park

Deputy Mayor Ed Devinney –

- attended the Fire Commissioners Meeting on May 22, 2007 – reported that Washington Fire Company is 100% compliant with NIMS
- reported that the EMS ambulance has arrived

Mayor Ouellette –

- attended the Library Board meeting, School Board Meeting, Local Finance Board meeting and the Eight Grade Graduation Ceremony – many students made honor roll and received awards

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 18, 2007