

TOWNSHIP COMMITTEE MEETING – OCTOBER 15, 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; Twp. Solicitor, Mr. Douglas Heinold; Municipal Clerk, Mrs. Janice Lohr; Deputy Municipal Clerk, Karen Zimmermann; Supt. Of Public Works, Mr. John Fenimore; Chief of Police, Chief Parsons; Code Enforcement Officer, Mr. Phillip Goffredo; Township Planner, Mr. 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 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*****

Mayor Ouellette announced that this evening he would like to honor and recognize a soldier that has served in the military and is a Delanco resident. Mayor Ouellette presented a resolution to Deborah and Kenneth Shedaker, who accepted the resolution for Jonathan Daniel Shedaker. Committeewoman Kate Fitzpatrick presented a bouquet of flowers to Deborah Shedaker. Mayor Ouellette read the resolution in full.

RESOLUTION 2007-121

HONORING JONATHAN DANIEL SHEDAKER

WHEREAS, the brave men and women of the United States Military are engaged in Operation Iraqi Freedom and the War on Global Terrorism; and

WHEREAS, *Jonathan Daniel Shedaker*, served his country faithfully for six years as a member of the U.S. Navy in this fight on Global Terrorism to secure the rights and freedoms which we enjoy in our country and also for all those still oppressed in other nations; and

WHEREAS, *Jonathan Shedaker*, a life-long resident of Delanco, earned several decorations and citations during his service to our country including the National Defense Service Medal, Global War on Terrorism Service Medal, the Navy and Marine Corps Overseas Service Ribbon, the Sea Service Deployment Ribbon, the Navy/Marine Corps Achievement Medal, Navy Pistol Sharpshooter Ribbon, Enlisted Surface Warfare Specialist Insignia, Flag Officer Letter of Commendation, the Navy "E" Ribbon and the Navy Good Conduct Award; and

WHEREAS, these outstanding achievements and service to our country as an Aegis Radar System Specialist in the U.S. Navy should not go unrecognized; and

WHEREAS, the Township Committee of the Township of Delanco believes it is fitting and proper, on behalf of the residents of this community, to acknowledge the dedication and selfless service of *Jonathan Shedaker*, and of all members of the United States Armed Forces,

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Delanco in the County of Burlington and State of New Jersey, on behalf of all of the residents of the Township of Delanco, that we do hereby, on this 15th day of October, 2007 extend to *Jonathan Shedaker* our heartfelt gratitude for answering his country's call to arms to secure freedom and democracy for all and serving our community and country.

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 *Jonathan Daniel Shedaker* and his contributions to our Country and to our Community are held.

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

Mayor Ouellette reported that Saturday, October 6, 2007 Delanco Township held Community Day at Pennington Park. Mayor Ouellette stated that there was a special individual who put a lot of energy into and was a leader in assembling a large group of individuals who put Community Day together. Mayor Ouellette asked Rodney Hubbs, his wife Kelly and their two children to come forward. Mayor Ouellette read a resolution in full to Mr. Hubbs. Committeewoman Joan Hinkle presented Mrs. Hubbs with a bouquet of flowers.

**RESOLUTION 2007-122
HONORING RODNEY D. HUBBS**

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

WHEREAS, *Rodney Hubbs*, a resident of Delanco and an eleven-year EMT member of the Delanco Emergency Squad where he currently serves as Vice President, unselfishly dedicated himself to organizing and paving the way for the hugely successful "Delanco Community Day" held on October 6, 2007 at Pennington Park; and

WHEREAS, it is fitting that the dedication, months of preparation and countless hours of work given by *Rodney Hubbs* to make this wonderful day, which was so enjoyed by many, a reality, be acknowledged by the Township Committee and all of the residents of Delanco; and

WHEREAS, *Rodney's* dedication to his community through all of his service and work as an EMT, Firefighter, Police Officer, in addition to coordinating "Delanco Community Day" 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 *Rodney Hubbs* for his outstanding and selfless 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 *Rodney Hubbs* and his contributions to the Community are held.

Motion by Mike Templeton, seconded by Kate Fitzpatrick to adopt Resolutions 2007-121 & 2007-122

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

Mayor Ouellette announced that the Burlington County Times awarded a plaque to Delanco Township for their annual “Best in Burlington County” contest. Mayor Ouellette stated that Delanco Township won in two categories:

- (1) Best Fire Department in Burlington County
- (2) Best Community in Burlington County – 2nd year in a row

**GREEN ACRES APPLICATION PUBLIC HEARING
For Block 1900, Lots 5.02 and 5.03**

**RESOLUTION 2007-123
AUTHORIZING ACTIONS TO PURSUE GREEN ACRES AND COUNTY OPEN
SPACE FUNDING ON COOPERTOWN ROAD PROPERTIES, BLOCK 1900,
LOTS 5.02 AND 5.03 AND HOLDING PUBLIC HEARING ON SAME**

HEARING OPEN TO THE PUBLIC

Mayor Ouellette opened the hearing to the public.

1. Steve Mastalesz, 97 Shipps Way:
 - asked why we need this land that we have to purchase when we already own land at the Dunes
 - why are we addressing this issue again since it was voted on and against by all Township Committee members at the last Township Committee meeting

The Township Administrator, Mr. Steven Corcoran stated that the only question for the Township Committee this evening is whether or not to file an application for green acres funding. The State funding would be 50%, the County funding would be 25% and would leave the Township with a maximum 25% cost in the acquisition. Mr. Corcoran reiterated that tonight’s action is to make the green acres application and not authorizing the actual purchase.

The Township Administrator, Mr. Steven Corcoran stated that the current taxes paid on the property behind the Municipal Building are \$451.00 and next year they will be \$220.00 because it is designated as farmland.

Committeewoman Kate Fitzpatrick asked the Superintendent of Public Works to address the West Avenue site for the purpose of development for recreational purposes. Mr. Fenimore stated that the fields are in poor condition. Mr. Fenimore stated that you could not build anything on the Dunes because it is dredge spoils. Mr. Fenimore concluded that its present use as a compost site is the best application for that area.

The Township Administrator, Mr. Steven Corcoran stated that this is the first step in acquiring interest in a piece of open space. You must notify green acres of your interest and potential funding for acquisition and potential construction. The next step would be the completion of the appraisals and negotiations with the owners and the County and to find out the actual purchase costs.

Committeeman Mike Templeton asked for the status of the Pennington Park Tri-Party agreement. Mr. Corcoran confirmed that the Township does have a contract with Pulte Homes and the County. A discussion ensued regarding Pennington Park.

2. Steve Schofield, 400 Burlington Avenue, stated that he wanted to hear the new information about the proposed park before the hearing is opened to the public and he makes his comments.
3. Dave Rust, 411 Illinois Avenue, chairman of the Recreation Commission, read a two page letter to the public regarding the need for recreational activities and facilities in Delanco Township that would benefit the Township.
4. Joe Galvano, 211 Magnolia Avenue, voiced his opinion about moving forward with some kind of recreation complex because it is important for the Township.
5. Dave Suter, 725 Delaware Avenue, stated that he has looked for new information on this project, but has found nothing new since it was voted down 5-0 at the last Township Committee meeting. Mr. Suter agreed that there is a need for recreation for the children in Delanco Township. Mr. Suter suggested a Master Plan overlay for the recreation and open space. Mr. Suter questioned the professionals as to how much money they have set aside to do extensive toxin and soil testing.

HEARING CLOSED TO THE PUBLIC

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

Mayor Ouellette asked for comments from the Township Committee.

Joan Hinkle –

- stated that Mr. Suter brought up some good ideas- the grounds should be tested before anything else is done

Ed Devinney –

- stated that Township has spent money to get an evaluation on this property
- took Mr. Suter’s comments about planning very seriously
- listened to everyone’s comments about what is needed now
- plans to vote for this application but the idea needs to be discussed more

Mike Templeton –

- does not feel that this is the best physical location for a park for our children with a busy road and truck traffic and crossing the railroad tracks to get to the park
- feels they should remain with Pennington Park because it is more usable and tied into the community and accessible
- researched the land behind the Municipal Building and found the original deed that has a deed restriction imposed on it from DEP in 2002 for contamination of the soil and a site interior of the building

Kate Fitzpatrick –

- as far as the remediation of the property; if it does contain contaminants, the seller can be responsible for the remediation and clean up of the property
- commented that Recreation and DYSA feel that these fields are adequate and will be good for 15-20 years
- stated that there is no harm in applying for the green acres application grant and she would vote for this application

Mayor Ouellette –

- stated that he cannot support moving forward with the green acres application based on the environmental concerns associated with the parcel of property
- feels that we are near the end of the Pennington Park Tri-Party agreement and there is already green acres funding in place for this parcel of land

The Superintendent of Public Works, John Fenimore stated that it was obvious tonight that the Recreation Department needs a building. Mr. Fenimore stated that everyone did a good job of bringing issues out in the open. However, he feels that there are no contaminants in Nellie's pond. Mr. Fenimore stated that there should be sidewalks along Coopertown Road because it is dangerous to walk there.

Committeewoman Joan Hinkle stated that she feels the safety issue at Pennington Park would be worse because there would be more strangers there.

The Township Solicitor, Mr. Douglas Heinold stated that normally green acres requires a full application. In this instance, the Township already has an approved application for the waterfront parcels at the Mansion, so they are treating this as an amendment to the application and saving the Township from filling out a complete application. Mr. Heinold stated that there are mandated elements that green acres requires and indicated that the land would be subject to their approvals.

HEARING RE-OPENED TO THE PUBLIC

Mayor Ouellette opened the hearing to the public.

1. Ralph McCullough, 308 Buttonwood Street, repeated that it was said that this was a better location for the recreation area, but questioned where the children will cross to get to the area. Mr. McCullough commented that if the location was at Pennington Park, they could go under the railroad bridge and a walkway was planned to have been constructed there to lead to Pennington Park.
2. Marissa Karamanoogian, 417 Kansas Avenue, commented that she thoroughly disapproves of her children playing on fields that could have some chemical problems.
3. David Suter, 725 Delaware Avenue, commented that he would like to clear up the deed restriction statement. Mr. Suter stated that the deed restriction on this land is OK if he sells it to an industrial buyer. Mr. Suter stated that the only time there will have to be some care done is if you change the use; such as passive or active recreation. Mr. Suter expressed his concern that they build all the parks so you can get there safely by car. Mr. Suter expressed his desire for the planners to take this into consideration when purchasing the parcel.

A discussion ensued regarding the concerns that were expressed by the public.

The Township Solicitor, Mr. Douglas Heinold reiterated that Green Acres regulations require that the land be tested, clean and usable for green acres purposes.

Committeeman Mike Templeton stated that he wanted to clarify the area sited in the deed restriction. Mr. Templeton stated that the area is by the edge of Nellie's pond that is actually outside the parcels that the Township is looking to purchase. Mr. Templeton noted that the restriction is for non-residential use and no contact.

A few residents from the audience expressed their desire to see that the Pennington Park Tri-Party Agreement be pushed along and see if that would be feasible rather than the proposed parcel behind the Municipal Building. A discussion ensued

4. Marissa Karamanoogian, 417 Kansas Avenue, commented that last time this was brought up several residents suggested West Avenue for a recreation area because

the Township owned it and asked if anyone had looked at the property to see if it was feasible. Mrs. Karamanoogian stated that she would like to look at both properties for comparison.

Committeewoman Joan Hinkle stated that we do have one problem with West Avenue and that is the fact that the Township does not have title to all the property there.

5. Chris Ouellette, 212 Rancocas Avenue, commented that there are several things happening:

- (1) we need something for recreation
- (2) we have property on West Avenue that the Township already owns
- (3) plan for Pennington Park that has been in place and we don't know when it will be released to the Township
- (4) we have property that the Township does not own that we have no idea how much it will cost, whether it has toxic waste or not and it would probably take more than two years to obtain

Mrs. Ouellette suggested that since the Township owes so much money that they look at what the Township already has. Mrs. Ouellette questioned the deadline process for this round and asked when the next round would be. Mrs. Ouellette suggested the Township take time to develop other plans and look at other options.

6. Harry Litwack, 217 Maple Avenue, stated that at the last Township Committee meeting this idea was voted down and asked what happened in a month and why were we talking about this again. Mr. Litwack questioned the purpose of the Government in Delanco that they would keep buying things.

The Superintendent of Public Works, Mr. John Fenimore answered by saying that he and the Township Administrator, Mr. Steven Corcoran were unable to attend the meeting when this proposal was discussed.

7. Ralph McCullough, 308 Buttonwood Street, asked if Green Acres had Pennington Farm inspected when they took it over.
8. Steve Schofield, 400 Burlington Avenue, commented that we all agree that Delanco should have some kind of recreation. Mr. Schofield asked why we couldn't ask the County if Delanco could take over the property at Pennington Park now.

Committeewoman Joan Hinkle agreed that Delanco needs a building for recreation. Mrs. Hinkle suggested the Township work together with the Recreation Commission with a temporary solution of renting a building on Burlington Avenue for storage.

HEARING CLOSED TO THE PUBLIC

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

- Committeewoman Kate Fitzpatrick suggested that we research some other areas before the Township makes the application to Green Acres. Ms. Fitzpatrick stated that the Township should revisit West Avenue and Pennington Park.
- Committeewoman Joan Hinkle stated that she feels the Township should go forward

with the application to Green Acres.

- Deputy Mayor Ed Devinney stated that the next application deadline is in six months and feels that the Township would not lose anything by waiting. Mr. Devinney stated that he feels we need a lot more discussion about these topics and feels we should look at more alternatives.
- Committeeman Mike Templeton stated that he does not feel the Coopertown project is a good location for the recreation area. Mr. Templeton feels the Township should approach the County and obtain a growth plan for Pennington Park. Mr. Templeton stated that he does not support the current application now or later.
- Mayor Ouellette questioned the Township Planner as to whether they needed to move the road at the Pennington Park location. Mayor Ouellette stated that we should confer with the County to see what can be done regarding the Tri-Party Agreement. Mayor Ouellette stated that he does not want to pursue the area behind the Municipal Building and he is not in support of the Green Acres application.

The Township Solicitor, Mr. Douglas Heinold stated that he heard all the comments and he appreciated the various concerns. Mr. Heinold stated that he talked to Sue Seavold who reviewed Delanco's meeting minutes regarding this topic. Mr. Heinold recommended that the Township vote no on the resolution if they don't want to move forward on this resolution or the Township could move to approve the resolution to submit the application.

Motion by Ed Devinney, seconded by Mike Templeton to adopt Resolution 2007-123.

Roll Call: Devinney, no; Fitzpatrick, no with comment to investigate West Avenue before they pursue Pennington and have the Township Engineer inspect the property at West Avenue to see if a Recreation Building can be erected there; Hinkle, abstain; Templeton, no; Ouellette, no

The Township Solicitor, Mr. Heinold asked for clarification on the proceedings with the County regarding the Pennington issue. The Township Administrator, Mr. Steven Corcoran added that the Township received the contracts from Green Acres for the \$300,000.00 for Pennington and a decision will have to be made by November 19th. Committeewoman Kate Fitzpatrick asked if the date could be extended. A discussion ensued.

Mayor Ouellette asked the Township Committee for their consensus to ask the Township Solicitor to contact the County regarding Pennington Park. Committeewoman Kate Fitzpatrick stated that she felt we should investigate West Avenue first before they move on Pennington. Mayor Ouellette stated that he felt we could do both; look at West Avenue and Pennington.

The Township Solicitor, Mr. Heinold asked the Township Committee if they wanted to move forward on Pennington regardless of the road realignment issue and the cost associated with that. Mayor Ouellette stated that he wanted to know if the County would entertain the idea to help in the decision process.

Mayor Ouellette stated that he received an email from an open government advocate and he read it to the public. The advocate stated that he wanted to commend the

Delanco Township Committee and thank the Delanco Township Solicitor, Mr. Douglas Heinold for adopting a new form of resolution that the Township Committee can use before going into closed or executive sessions. The Township Solicitor, Mr. Heinold thanked the Mayor for reading the email to the public and noted that the Municipal Clerk, Mrs. Janice Lohr was instrumental in helping him resolve the form of resolution.

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.”)

Committeewoman Kate Fitzpatrick asked Mayor Ouellette to remove the approval of the minutes for 9/10/07 and 9/17/07 because she has not had time to review them.

REDOLUTION 2007-124

REFUND OF 2007 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 2100	Louis Cerce
Lot 27	25 Pennington Court
	Delanco, NJ 08075
	Amount: 1,060.11

RESOLUTION 2007-125

RESOLUTION TO CANCEL PROPERTY TAX AMOUNT – REVALUATION ERROR

WHEREAS, the Tax Collector and Tax Assessor have determined that an assessment error was made as result of the Revaluation process recently conducted by the Township; and

WHEREAS, it has been determined that an error has been made regarding the assessment of Block 1306, Lot 11.01 in that said block and lot is already combined and assessed with Block 1305, Lot 10; and

WHEREAS, it is in the best interest of the Township to correct this revaluation error on said property.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Delanco that the assessment as shown for Block 1306, Lot 11.01 be removed as the assessment for said lot is already combined and assessed with Block 1305, Lot 10.

BE IT FURTHER RESOLVED that any tax payments made specifically for Block 1306, Lot 11.01 be refunded.

RESOLUTION 2007-126

AUTHORIZING THE TOWNSHIP TO ENTER INTO A SETTLEMENT AGREEMENT

WHEREAS, in April 2006 the Township of Delanco filed a lawsuit against

Marshall Sabatini and John M. Sabatini in the Superior Court of New Jersey, Law Division, Burlington County, Docket No. L-001032-06 asserting claims arising out of the design and construction of the new Delanco Township Municipal Building; and

WHEREAS, the defendants moved to add additional parties to the litigation; and

WHEREAS, following mediation, the parties now desire to resolve and settle fully and forever their dispute concerning the design and construction of the municipal building whereby the parties will pay the Township of Delanco the sum of \$47,000.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Municipal Clerk are hereby authorized to enter it a Settlement Agreement with the parties to this litigation subject to review and approval of the Settlement Agreement by the Township Solicitor.

BE IT FURTHER RESOLVED, that upon full execution of the Settlement Agreement, the Township Solicitor is authorized to take any and all action necessary to conclude the litigation.

RESOLUTION 2007-127

PROVIDING FOR THE INSERTION OF ANY SPECIAL ITEM OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY PURSUANT TO N.J.S. 40A:4-87 CHAPTER 159, P.L. 1985)

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local government Services may approve the insertion of any special item of revenue in the budget of any County or Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Delanco, in the County of Burlington, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget year 2007 in the sum of \$793.42 which item is now available as a revenue from the FY2007 DDEF Division of Motor Vehicles Fund in the amount of \$793.42 pursuant to the provisions of the statute.

BE IT FURTHER RESOLVED that the above is a result of State DDEF Division of Motor Vehicles Fund.

BE IT FURTHER RESOLVED that two (2) certified copies of this resolution be forwarded to the Director of the Division of Local Government Services.

MEMORIALIZATION OF PROCLAMATION HONORING MAJOR ROBERT KNEELAND

WHEREAS, the brave men and women of the United States Military are engaged in Operation Iraqi Freedom and the War on Global Terrorism; and

WHEREAS, Major Robert Kneeland, a Black Hawk helicopter pilot and Commander of the 45th Medivac Company, has answered this call to duty, as he has countless other times in his sixteen years of service in the U.S. Army, to protect and preserve our inalienable rights to enjoy the blessings of liberty and democracy, and to liberate those oppressed in other nations; and

WHEREAS, Major Robert Kneeland, a ROTC graduate of Lowell University of Massachusetts, has returned to his family and his home in Delanco after bravely serving in Iraq, where he earned

five Air Medals for his completion of three hundred combat mission hours and thirty-eight extractions, in addition to earning the Bronze Star; and

WHEREAS, the Township Committee of the Township of Delanco believes it is fitting and proper, on behalf of the residents of this community, to acknowledge the dedication and selfless service of *Major Robert Kneeland*, and of all members of the United States Armed Forces,

NOW, THEREFORE, BE IT PROCLAIMED, by the Township Committee of the Township of Delanco in the County of Burlington and State of New Jersey, on behalf of all of the residents of the Township of Delanco, that we do hereby, on this 6th day of October, 2007 extend to *Major Robert Kneeland* our support and gratitude for answering his country's call to arms to secure freedom and democracy for all.

BE IT FURTHER PROCLAIMED that it is the Township of Delanco's honor and privilege to extend to *Major Robert Kneeland* a heartfelt and sincere **HERO'S WELCOME HOME!**

APPROVAL OF DEPARTMENT REPORTS

PAYMENT OF BILLS

<u>ACCOUNT</u>	<u>AMOUNT</u>
GENERAL	\$307,390.99
PAYROLL	69,283.45
CAPITAL	119,000.00
TRUST	5,882.26

GENERAL ACCOUNT – OCTOBER 15, 2007

23813	BURLINGTON COUNTY TIMES	600.62
23814	BELMONT & CYRYSTAL SPRINGS	43.93
23815	CERTIFIED SPEEDOMETER SERV INC	102.00
23816	CLEAN RENTAL SERVICES INC	213.48
23817	COMMERCE BANK	198,867.75
23818	LOUIS CERCE	1,060.11
23819	COMMERCE BANK – ADMIN FEE	825.00
23820	DELANCO SEWERAGE AUTHORITY	381.00
23821	JESSE DESANTO	509.96
23822	DELL MARKETING LP	894.15
23823	EIC INSPECTION AGENCY CORP	949.20
23824	FOX ELECTRIC SUPPLY	337.48
23825	GALLS INC	208.23
23826	GOODYEAR TIRE DISTRIBUTION CTR	79.00
23827	HERITAGE CLEANERS & TAILOR LLC	163.50
23828	LYNN PEAVEY COMPANY	61.70
23829	LEGACY TITLE AGENCY LLC	407.00
23830	NJ AMERICAN WATER CO	930.08
23831	NEXTEL COMMUNICATIONS	359.03
23832	NJ STATE HEALTH BENEFIT PROG	29,473.55
23833	RUSSELL J OLIVE JR	1,943.01
23834	PEDRONI FUEL CO	1,841.86
23855	PETTY CASH – ADMINISTRATIVE	356.95

23836	PSE&G	9,945.85
23837	PARKER MCCAY-ATTORNEYS AT LAW	13,964.19
23838	PULTE HOMES OF NJ	70.09
23839	SAFETY AUTO REPAIR	1,214.43
23840	SOUTH JERSEY SANITATION	10,454.75
23841	STEPHEN J GORALSKI INC	8,450.00
23842	STEWART BUSINESS SYSTEMS	115.76
23843	STATE TOXICOLOGY LABORATORY	35.00
23844	CHRISTOPHER & KATHLEEN STOCKTON	444.47
23845	TERMINIX INTERNATIONAL	113.00
23846	TREASURER COUNTY OF BURLINGTON	12,098.14
23847	TREASURER, STATE OF NJ	2,517.00
23848	TOWNSHIP OF DELRAN	2,454.66
23849	TAYLOR DESIGN GROUP INC	2,185.86
23850	TREASURER-STATE OF NEW JERSEY	1,381.00
23851	TRUEGREEN CHEMLAWN	135.00
23852	TRADITIONS AT NEWTONS LANDING	234.16
23853	V E RALPH & SON INC	593.36
23854	VERIZON WIRELESS	205.13
23855	WEST GROUP PAYMENT CENTER	156.00
23856	KAREN ZIMMERMANN	14.55
TOTAL		\$307,390.99

CURRENT

22811	PAYROLL ACCOUNT	31,109.76
22812	PAYROLL ACCOUNT	38,173.69
TOTAL		\$69,283.45

TRUST

1930	BIRDSALL ENGINEERING	543.50
1931	CCTS TAX LIENS I LLC	3,100.00
1932	PENNONI ASSOCIATES INC	2,238.76
TOTAL		\$5,882.26

CAPITAL

1513	VACUUM SALES INC	119,000.00
TOTAL		\$119,000.00

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

DISCUSSION ITEMS:

1. COOPERTOWN SEWER LINE EXTENSION UPDATE

Committeeman Mike Templeton stated that he and Deputy Mayor Ed Devinney were appointed to a sub-committee with the Delanco Sewerage Authority to attempt to restart the collection of money called “fair share” payments for the Coopertown Road sewer line that was installed in 2002-2003. Mr. Templeton stated that the Township Solicitor, Mr. Heinold drafted a letter along with the Mr. Coleman, the solicitor for the Sewerage

Authority that will be sent out to all commercial properties for them to contribute their portion of the fair share payments and try to recoup the costs that the Township and Sewerage Authority has put out for this. Mr. Templeton stated that the corrected debt is approximately \$900,000 that the Township owes for the duration of the remaining 16 years on the loan program. Committeewoman Kate Fitzpatrick questioned the amount of the loan and stated that she had a figure of \$391,661.76 received from Sharlann Daley, secretary of the Sewerage Authority. Ms. Fitzpatrick stated that Mr. Templeton added on the residential exemptions that they took off the top of the amount that the Township owed. A discussion ensued regarding the amounts owed. Ms. Fitzpatrick questioned Committeewoman Joan Hinkle because she has been on the Sewerage Authority for seven years. Ms. Fitzpatrick also asked Mr. William Dillenbeck if he could come forward with an explanation of the amounts owed to the Township. Mr. Dillenbeck gave a detailed explanation of the amounts due the Township. Mr. Templeton stated that the Sewerage Authority office will take care of the collections, but the letters will be generated from the Township.

2. PROPOSED MULTI-FAMILY RENTAL UNIT CONVERSION PROGRAM

Committeewoman Kate Fitzpatrick stated that she prepared all the documents and submitted them to the Township Solicitor, Mr. Heinold and he had some questions and suggestions for the Township Committee members. Mr. Heinold suggested:

- (a) to give a landlord and incentive – waive any permit fees for construction site visits
- (b) tax incentive decrease of 25% after the construction for a maximum of five years
- (c) invite Delanco Federal Savings Bank to attend Township Committee meeting so they can discuss exactly how they would handle the applicants
- (d) proposal would be for an applicant to apply to the Township of Delanco to convert a multi rental unit into a single family residence – bank would offer them a loan at a low interest rate or maybe the first year with no principal payment; just interest

Ms. Fitzpatrick stated that she still has to check with the Tax Assessor to see if the property would be valued less or more if it were a single family residence.

3. “COMMUNITY DAY” DONATION

Mayor Ouellette explained that the Delanco Emergency Squad and the Washington Fire Company worked on Community Day and they are looking for help to recoup some of the costs they incurred. Mayor Ouellette stated that the costs amounted to \$3,604.27. However, they collected donations from various businesses and individuals in the amount of about \$800.00 that left a balance of \$2,804.27.

Mayor Ouellette commented that we still owe money to Delran in the amount of \$22,000 for the salt barn. We also owe \$8,300 for the animal control truck. Mayor Ouellette feels that we should make good on our present obligations before we consider a donation. The Township Administrator, Mr. Steven Corcoran suggested that if it would be acceptable, he and the Township CFO, Mr. Hudnell were able to locate sufficient funds that they could cover both. Committeewoman Kate Fitzpatrick questioned the reserve amount. Ms. Fitzpatrick stated that she had asked that the \$8,000.00 that they didn't use from the money they borrowed from the Sewerage Authority for the final payment on the Mansion be applied to these debts. Ms. Fitzpatrick stated that they only needed \$342,000 and she asked that that money be paid to the Sewerage Authority, and that money has not been paid to date. Ms. Fitzpatrick stated that the EMS and Fire Department should be paid

from the bonded money along with the other debts. However, Ms. Fitzpatrick stated that in the future she thinks it would be a nice idea if the Emergency Squad and the Fire Department got together with the Recreation Commission to organize Community Day to make a bigger and better event.

Committeewoman Joan Hinkle stated that she felt that the Township Committee should give the funding to the EMS and Fire Departments.

Mr. William Dillenbeck came forward and stated that this began as an EMS and Fire Prevention Week event with about a \$400-500 budget. They do it every year and get a nice response from the Township residents. Pennington Park became available and the event grew and turned into the Delanco Township Community Day event. Mr. Dillenbeck stated that \$2,500.00 would really help out and contribute to the momentum that has been generated. Mr. Dillenbeck made a few suggestions for the Township:

- (1) change the route of the Memorial Day Parade and start with ceremony at Gateway Park and end at the Washington Fire House
- (2) honor the Veterans in Delanco Township at the Memorial Day Parade

Committeewoman Kate Fitzpatrick commented that Mr. Antwhistle contacted her about eight months ago and said if he came up with the funds to chair a memorial naming all the Veterans in Delanco Township that served in any armed forces, would she present them on Memorial Day. Ms. Fitzpatrick agreed that it would be a good idea to have on Memorial Day.

Motion by Kate Fitzpatrick, seconded by Joan Hinkle to give the Delanco Emergency and Fire Departments a check for \$2,804.27 for Community Day expenses.

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

4. MANSION UPDATE – Township Administrator – Mr. Steven Corcoran

- developed RFP because there were several interested parties – available on website – due by October 31, 2007 – Township Committee will review proposals and interview the prospects for further determination
- entered into contract with local roofer to repair the roof and remove the wooden fire escape – cost to Township was about \$8,400.00
- received check from State of NJ (FEMA) for interior repairs – asking for written clarification from FEMA for what repairs they will cover
- alarm system failed at Mansion – getting estimates to repair

Committeeman Mike Templeton questioned the mold remediation at the Mansion. The Township Administrator, Mr. Steven Corcoran stated that there was a delay, but he expected a report and specifications done within the next two weeks. Mr. Corcoran stated that once the specifications are done, they will solicit the necessary contractors.

Committeewoman Kate Fitzpatrick asked to have the Gateway Park Brick Fund forwarded to the Women's Civic Club.

Committeeman Mike Templeton stated that he sent an email to the Township Committee members regarding the condition of the Gazebo at the Mansion and suggested that something be done about it. A discussion ensued about removing the Gazebo.

Motion by Ed Devinney, seconded by Joan Hinkle to remove the Gazebo at the Mansion.
Roll Call: Devinney, yes; Fitzpatrick, yes; Hinkle, yes; Templeton, yes; Ouellette, yes

Committeewoman Kate Fitzpatrick stated that they met a few months ago to review the bond ordinances, changes in distribution and capital improvements. They were going to bond for about a million dollars to pay back the Township for when they paid off the note to the Mansion. Ms. Fitzpatrick asked if the cash flow problem has been taken care of. Ms. Fitzpatrick also asked if the Township Committee was OK with asking the Township Engineer, Mr. Denton to look at the West Avenue property to see if it was feasible for a recreation building or fields. A discussion ensued. The Township Administrator, Mr. Steven Corcoran stated that the Township Engineer, Mr. David Denton should do a site plan and determine what properties are owned by the Township.

Committeeman Mike Templeton reported that he was in receipt of the letter from the Township Solicitor, Mr. Heinold regarding the rental of the Carriage House at the Mansion and stated that he is still not clear on the answer to this. A discussion ensued.

MEETING OPEN TO THE PUBLIC

Mayor Ouellette opened the meeting to the public.

1. Myron Halpern, 11 Russ Farm Way, complained about standing water on his property and asked the Township for their assistance in resolving his problem with Pulte Homes. Committeewoman Kate Fitzpatrick suggested getting an estimate to have the problem corrected and submit it to the Township Committee.

2. Tom Hildenbrand, 400 Poplar Street, thanked:

- Marie for posting pictures of Township events on the Township Website
- everyone that was involved in making the 5K Run a success
- everyone that made Community Day more than he ever expected
- everyone that was involved with the Historical Preservation Board's involvement in the Sesquicentennial and the dedication of the plaque for his home being one of the first postal offices in Delanco Township

Mr. Hildenbrand commented that he would like to see more community people utilizing the Delanco website

3. Marty Goldberg, 75 Pennington Court, extended an invitation to all Delanco residents; that flu and pneumonia shots will be given at the Newton's Landing Clubhouse on November 27, 2007 from 3:00 to 7:00 PM and it is open to any resident of Delanco – fee structure is \$25.00 for flu shot - \$40.00 for pneumonia shot – Medicare part B primary (no charge) – sponsored by the Visiting Nurses Association

4. Marlene Jass, 4 McCay Way, suggested that when the Gazebo is removed from the Mansion property, that a certificate or donation be made to obtain a piece of history of Delanco. The Township Administrator, Mr. Steven Corcoran stated that it has been determined that there is no historical value to the Gazebo because it is not original to the Zurbrugg Mansion.

5. Jack Hoefle, 44 Pennington Court, questioned the maintenance bond for Pulte Homes. Mr. Hoefle asked if the Tri-Party Agreement process could be expedited. The Township Administrator, Mr. Steven Corcoran explained the bond release process.

MEETING CLOSED TO THE PUBLIC

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

COMMENTS – TOWNSHIP ADMINISTRATOR – Mr. Steven Corcoran

- money was available in 2007 budget that would pay for employees to get necessary flu shot and encouraged employees to get their flu shot
- good news from Burlington County Joint Insurance Fund that Delanco's dividend for 2007 is \$17,875.00 and the Township will receive a check in that amount
- plan is in place to install the Recreation Commission shed
- have a draft recommendation for the basins at Newton's Landing

Marty Goldberg, 75 Pennington Court, asked if the Homeowners Association of Newton's Landing could review the recommendations.

COMMENTS – DEPARTMENT HEADS

Superintendent of Public Works – Mr. John Fenimore

- received the street sweeper but there were a few minor problems that have to be fixed
- met with Randy Johnson and Keith Mohrmann at the compost site at West Avenue to discuss safety issues in preparation for the Fall Fest
- asked if the Township will follow up with the concerns at Nellie's Pond and suggested that the information be made public

Committeewoman Kate Fitzpatrick commented that before anything is posted about the condition of the property that the Township check with the Township Solicitor

CODE ENFORCEMENT/ZONING OFFICER – Mr. Phillip Goffredo

- 28 complaints for September
- confiscated one sign
- issued 3 tickets
- 37 cases that are in compliance
- 39 cases pending for the year
- 3 zoning applications were approved
- 2 applications sent to the Joint Land Use Board
- 1 fence permit approved

Municipal Clerk – Mrs. Janice Lohr – Nothing to report

COMMENTS – TOWNSHIP COMMITTEE

Kate Fitzpatrick –

- met with representative from Newton's Landing, Township Administrator, Township Planner and a representative from Pulte Homes at the basins and it looks like they will have a resolution soon
- attended the PowerPoint presentation at the Walnut Street School to celebrate the sesquicentennial of the Post Office
- attended the cancellation at 400 Poplar Street that continued on Community Day, and attended the unveiling of the plaque on Sunday – the Historical Advisory Board needs to be recognized for all their work
- announced that it was quite an honor to see Major Robert Kneeland recognized on Community Day for his service in Iraq
- announced Fall Fest on Saturday, October 20, 2007 at West Avenue – need volunteers
- announced a teen rock concert on November 2, 2007 – need chaperones
- reported that the Women's Civic Club held their 5K Run and it was successful
- gave a copy of the proposed driveway ordinance to the Delanco Fire Chief so the Fire Officials can review it to see if the ordinance would impede their emergency entrance

- reported that they had the tours of the Municipal Building sponsored by the Women's Civic Club with the seventh graders for their mock election – there were two guides, Janice Lohr and Sergeant Jesse DeSanto – commended both for thier presentations – students also toured the website with the Township administrative staff – students received a backpack with a magnet, sticker, water bottle etc.
- sent a note to Mike Livingood regarding a memo to put in the monthly memo asking the parents what recreational activities they would like for their children and teens and if they would be willing to volunteer for some of these activities

Mike Templeton –

- attended the Joint Land Use Meeting and they discussed Savannah Mews – Winzinger did not show – next month meeting will be on Thursday, November 1, 2007 instead of Tuesday with continuation of Savannah Mews and maybe Winzinger

Joan Hinkle – Nothing to report

Ed Devinney –

- attempted to attend the Burlington County Bridge Commission Shared Services Meeting but it was cancelled
- attended the dedication of the plaque for the sesquicentennial at 400 Poplar Street sponsored by the Historical Advisory Commission
- took part in the Women's Civic Club 5K Run and commended those that organize and participate in these events

Committeewoman Kate Fitzpatrick asked Mayor Ouellette if he would be interested in participating in the Fall Fest. Ms. Fitzpatrick made arrangements for DYSA to meet at the Municipal Building the fourth Wednesday of the month so that they can be more a part of the Township process. Ms. Fitzpatrick gave John Fenimore the information on the universal Library signs and he is going to check into purchasing the signs.

Mayor Ouellette –

- participated in the Women's Civic Club 5K Run
- attended the Town Hall tour for the mock election and spoke to the seventh graders

Committeewoman Joan Hinkle requested that the Township Committee members listen to the speeches given by the mock election officials this year. Mrs. Hinkle stated that the Women's Civic Club purchased the black backpack bags for the seventh graders. Mrs. Hinkle announced that Candidates Night will be October 29th at the Walnut Street School and encouraged everyone to vote on Election Day.

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
October 15, 2007