

## **TOWNSHIP COMMITTEE MEETING – MAY 18, 2015**

7:30 PM MUNICIPAL BUILDING, 770 COOPERTOWN ROAD, DELANCO, NJ 08075

**ROLL CALL:** Mr. Dillenbeck, present; Ms. Fitzpatrick, present; Mrs. Jass, present; Mr. Templeton, present; Mr. Ciancio, present

**Also Present:** Mr. Schwab, Twp. Administrator; Mr. Heinold, Twp. Solicitor; Mrs. Lohr, Municipal Clerk; Mrs. Martin, Deputy Municipal Clerk; Mr. DeSanto, Police Chief; Mrs. Taylor, Twp. Planner

### **FLAG SALUTE**

Mayor Ciancio led the flag salute.

### **SUNSHINE STATEMENT**

Please be advised that proper notice of this meeting has been given in compliance with the Open Public Meetings Act in the following manner: Written notice has been mailed to the Burlington County Times and the Courier Post and published in the January 5, 2015 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**

Mr. Joseph Del Duca of the Walters Group was present and gave a presentation regarding a proposed development to build a 64-unit workforce housing community at the Rhawn Pipe site. The development is related to the Township's affordable housing obligation.

### **Recess**

There was a brief recess following Mr. Del Duca's presentation. The Mayor then opened the meeting to the public for comments on the presentation.

### **MEETING OPEN TO THE PUBLIC FOR COMMENTS ON THE SPECIAL PRESENTATION**

Mayor Ciancio opened the meeting to the public.

- Phil Jenkins, 415 Third Street—Mr. Jenkins commented about previous developments in Delanco. As a member of the school board, he expressed concern about student scores. He did not think the development would be good for the town and thought affordable units should be scattered around town.
- Joseph Segal, 62 East Shipp's Way—Mr. Segal was strongly opposed to the development. He was in favor of the plans that had been previously approved. He did not feel the affordable housing development should be built prior to building the market rate development and was concerned about additional costs for the town. Mr. Segal asked if COAH was still in existence and Mr. Del Duca responded to the question.
- David Suter, 725 Delaware Avenue—Mr. Suter commented about bankers and developers making money at the Township's expense. He spoke about Hovnanian appearing before the Joint Land Use Board to modify their development and said that the Township did not need 64 affordable units at this time. Delanco has always met its obligations and he felt Hovnanian should build what has already been approved. Mr. Heinold provided information about COAH and how Delanco has handled affordable housing. He stated that the Township needs somewhere between 47 and 60 affordable units in the third round plan.
- Marty Goldberg, 75 Pennington Court—Mr. Goldberg complimented Mr. Del Duca on his presentation and said that his attitude had changed. He was happy to trade 48 new students for

the previously anticipated 130 if the Crossings is going to be age restricted, however he was still not comfortable with the projected number of new affordable units.

- Laurie Pfisterer, 7 Edward Avenue—Mrs. Pfisterer stated that she understood the Township’s legal obligation but asked the Committee not to approve this development. She was in favor of spreading the affordable units around town and stated that the town did not need a housing project. Mrs. Pfisterer was also concerned about the competition for jobs and the impact of the proposed development on the school district.
- Ken Adams, 1100 Burlington Avenue—Mr. Adams thanked Mr. Del Duca for his presentation. As a school board member he commented about the possible impact of the proposed development on the school district. Mr. Adams also asked questions about the ownership of the property and about sending students to Riverside. Mr. Del Duca responded to Mr. Adams’ comments and questions. Ms. Fitzpatrick commented about the proposed development. Mr. Adams stated that the school board needed more involvement with this type of project so that they could plan as well.
- Chris Atkinson, 406 Poplar Street—Ms. Atkinson asked questions about the screening process, the minimum income threshold, affordable housing and existing vacant properties in town. Mr. Del Duca, Mr. Heinold and Ms. Fitzpatrick responded to her questions.
- Wendy Colash, 510 Union Avenue—Ms. Colash commented about the projected number of new affordable units Delanco needs to build, the existing properties in town that are for sale and the number of rental units. She also objected to the PILOT agreement and asked about affordable senior housing. Mr. Ciancio, Ms. Fitzpatrick and Mr. Heinold responded to her comments.
- Chris Kloss, 15 McCay Way—Mr. Kloss asked about the estimated cost for the project and commented about the additional tax burden on the municipality. He stated that he was not opposed to the project but he opposed the reduced amount of taxes to be paid.
- Mike Depadova, 69 Shipp’s Way—Mr. Depadova thought this would be nothing more than an increase in the taxes for the community. He didn’t see how the Committee could approve the development. Mr. Depadova also opposed 64 affordable housing units in one location.
- Merle Melnicoff, 69 Pennington Court—Ms. Melnicoff asked how many properties the Walters Group was managing and for how long. Mr. Del Duca responded to the question.
- Joan Rossino, 730 Third Street—Ms. Rossino asked how many low income houses were needed in Delanco and suggested that the Committee count properties that already exist around town. Mr. Heinold, Ms. Fitzpatrick and Mr. Templeton responded to her comments.
- Jean Mastalesz, 97 Shipp’s Way—Mrs. Mastalesz asked about the Crossings project and their COAH obligation and about different affordable housing units around town. She asked what the Township would have to contribute to the proposed project and about the status of the proposed change in zoning for the Crossings project. Mr. Heinold, Ms. Fitzpatrick, Mrs. Lohr and Mrs. Taylor responded to her questions.
- Jack Hoefle, 44 Pennington Court—Mr. Hoefle summarized what was being proposed and the Committee confirmed that his summary was correct.
- Rob Danser, 514 Walnut Street—Mr. Danser asked about the Crossings development. Mr. Ciancio and Ms. Fitzpatrick responded to his questions.
- Maureen Barrett, 621 Delaware Avenue—Ms. Barrett spoke about Mr. Adams’ comments about the impact on the school district and about the tax burden the new development would place on the taxpayers. Mr. Heinold responded to her comments. Ms. Barrett urged the Committee to take their time, look at everything and get all the public input that they can get. She also commented about not giving tax breaks to every business that comes into town.

## **COMMENT AND QUESTION SECTION OF THE MEETING CLOSED TO THE PUBLIC**

Since there were no further comments or questions from the public, Mayor Ciancio closed the

meeting to the public.

**RESOLUTION 2015-64**

**RESOLUTION AUTHORIZING AND DIRECTING THE DELANCO TOWNSHIP PLANNING BOARD TO CAUSE A PRELIMINARY INVESTIGATION TO BE MADE PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW, AS TO WHETHER CERTAIN PROPERTY KNOWN AS BLOCK 2100, LOT 1, REFERRED TO GENERALLY AS THE “RHAWN FACTORY” SITE, QUALIFIES AS “AN AREA IN NEED OF REDEVELOPMENT OR REHABILITATION” WITHIN THE MEANING AND INTENDMENT OF SAID STATUTE**

Mr. Ciancio asked Mr. Heinold to explain the purpose of this resolution. Mr. Heinold explained the criteria required to determine that a property is an area in need of redevelopment.

Mr. Templeton stated that he appreciated everyone’s comments on this complex issue. A lot of the concerns mentioned tonight have been weighing on his mind also. He felt that the Committee and Planning Board members needed to take their time in making decisions and he commented about previous projects. However, he said the affordable housing requirements are not going away and the Supreme Court has set a deadline of July 8 for townships to file plans.

Mrs. Jass agreed with Mr. Templeton and stated that her main concern was the impact on the schools. She commented that Mr. Del Duca’s presentation was very good and the Committee members have asked many questions. Mrs. Jass stated that the school district needed time to bring scores up and thought Mr. Adam’s numbers were correct. She also said that the Committee members needed to take everyone’s comments into consideration and they needed time to review all of the information. Mrs. Jass asked Mr. Del Duca about a minimum number of units and about the timing of the development. Mr. Del Duca responded and commented that the Township’s professionals have been very diligent in moving this process forward.

Mr. Dillenbeck commented about developments in the township that could have been built on land that previous Township Committee members fought to keep as open space. He commented that the Committee has to be proactive with respect to COAH. Mr. Dillenbeck liked the idea of all of the units being in one place and that potential residents are screened. He felt that Mr. Del Duca had done a good job with the presentation.

Ms. Fitzpatrick stated that she loved this town too and took all of this very seriously. This affordable housing obligation is not going to go away. She stated that the plan that was presented tonight will have less of an impact on the schools than the approved Hovnanian project. Ms. Fitzpatrick agreed that the Committee needs to take its time but in the long run this is a solution that takes care of the Township’s affordable housing obligation.

Mayor Ciancio said he had called three townships that have had experience with the Walters Group. Those he called have affordable housing developments that are much larger than what is being proposed for Delanco. Each township told him that it was the best decision they had made with respect to COAH units and they had experienced none of the negative concerns that were brought up tonight. In fact, the affordable units have contributed to their communities. The Mayor hoped that the Committee moved forward on this and didn’t miss the opportunity to resolve these issues.

Mrs. Jass asked if the Township moved forward with this project what can be done to make sure Hovnanian’s plans are fulfilled. Mr. Heinold stated that a decision needs to be made and in this

process there will be a tri-party agreement.

**RESOLUTION 2015-64**

**RESOLUTION AUTHORIZING AND DIRECTING THE DELANCO TOWNSHIP PLANNING BOARD TO CAUSE A PRELIMINARY INVESTIGATION TO BE MADE PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW, AS TO WHETHER CERTAIN PROPERTY KNOWN AS BLOCK 2100, LOT 1, REFERRED TO GENERALLY AS THE “RHAWN FACTORY” SITE, QUALIFIES AS “AN AREA IN NEED OF REDEVELOPMENT OR REHABILITATION” WITHIN THE MEANING AND INTENDMENT OF SAID STATUTE**

**WHEREAS**, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (“the Act”) allows municipalities to identify certain areas within their geographical boundaries as “Areas in Need of Redevelopment”, or “Areas in Need of Rehabilitation”, one of the purposes of which, among others, is to encourage private investment in certain properties through, e.g., the demolition, clearance, or removal of buildings, the construction and rehabilitation of existing buildings, the creation of new development, and the provision of affordable housing within municipalities, etc.; and

**WHEREAS**, the Act empowers municipalities to authorize and direct their Municipal Planning Boards to cause preliminary investigations to be made to determine whether areas exist within the municipality that are “in need of redevelopment” or “in need of rehabilitation”, N.J.S.A. 40A:12A-6; and

**WHEREAS**, the Township does not desire to pursue the potential for eminent domain under the Act and as such the Board is directed to treat this referral as non-condemnation redevelopment; and

**WHEREAS**, there is property within the Township of Delanco, commonly referred to as the Rhawn Pipe Factory, at Block 2100, Lot 1, consisting of approximately 5.37 acres +/-, and located at 200 Rhawn Street, in proximity the light rail station (the “Property”), which has been unoccupied, was the subject of a fire, and ultimately the destruction of the building; and

**WHEREAS**, the Township believes that the Property may qualify as an Area in Need of Redevelopment in accordance with the Act, and the Property Owner, Hovbros Delanco, Inc., 900 Birchfield Drive, Mount Laurel (a Hovnanian entity) is supportive of the examination and consideration of the Property under the Redevelopment Law; and

**WHEREAS**, such a designation would allow the Township to consider various authorizations and incentives to future prospective buyers of the property all to the benefit of the community; and

**WHEREAS**, the Township Committee has determined therefore that it is in the best interests of the Township to authorize the study of said Property to determine if it can be considered an Area in Need of Redevelopment and/or in Need of Rehabilitation.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Delanco, County of Burlington, State of New Jersey that the Delanco Township Planning Board (also referred to as “Joint Land Use Board”) be and is hereby authorized and directed to cause a preliminary investigation to be made pursuant to the New Jersey Redevelopment and Housing Law as to whether Block 2100, Lot 1 constitutes an Area in need of Redevelopment or Rehabilitation within the meaning and intendment of the Act;

**BE IT FURTHER RESOLVED** that this examination is not required to include an analysis of “blight” determination, as the Township does not seek to use eminent domain and this process shall be considered a non-condemnation redevelopment process; and

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution be filed with the Chairperson and Secretary of the Delanco Township Planning Board, and with the Burlington County Office of Land Use Planning within ten (10) days of adoption.

Motion by Mr. Dillenbeck, seconded by Ms. Fitzpatrick to adopt Resolution 2015-64  
**ROLL CALL:** Mr. Dillenbeck, yes; Ms. Fitzpatrick, yes; Mrs. Jass, yes; Mr. Templeton, no;  
Mr. Ciancio, yes

Mrs. Jass commented that she was very reluctant to vote yes but looking at the court decision and having investigated this quite thoroughly she would approve moving forward with the investigation by the Joint Land Use Board.

Mr. Templeton voted no because he did not see a need for this at this time. The Committee is still learning about this and he would like to know what Hovnanian's intention is. He did not like the way this was being done on the fly.

Mrs. Jass and Ms. Fitzpatrick reiterated that this was not an approval of the Walters Group proposal but the Committee was just directing the Planning Board to investigate the Rhawn tract.

Mr. Heinold and Mrs. Taylor left the meeting at this time.

### **Recess**

The Committee took a brief recess.

## **COMMENTS AND REPORTS**

### **COMMENTS – TOWNSHIP ADMINISTRATOR – Mr. Richard Schwab**

- commented that the monthly tax assessor's report has been provided to the Committee
- reported that the exit audit conference has been scheduled for Friday
- reported that the Township has to stay with its current debt financing as the County is not putting together a group
- reported that there was a facilities subcommittee meeting – a number of decisions were made and they are moving forward on them
- reported that electricity contracts have been awarded and Delanco will save 6% on its street lighting bill
- reported that he may be absent from the June 8 meeting due to his son's wedding

### **COMMENTS – DEPARTMENT HEADS**

#### **Police Department—Chief Jesse DeSanto**

- reported April statistics including investigations, traffic summonses, motor vehicle violation warnings, arrests and calls for service

#### **Municipal Clerk—Mrs. Janice Lohr**

- asked Ms. Fitzpatrick what was needed for the Memorial Day presentation

### **COMMENTS - TOWNSHIP COMMITTEE**

#### **Mike Templeton**

- attended the Joint Land Use Board meeting on May 5
- attended the facilities subcommittee meeting on May 7
- missed the Board of Education budget meeting

#### **Marlene Jass**

- attended the Delanco Seniors luncheon
- attended the facilities subcommittee meeting

- reported that the Recreation Commission has finalized Memorial Day parade preparations – Mr. Dillenbeck has been selected as Grand Marshall
- reported that summer camp still has openings – information is available on the Recreation website

• reported that the first summer concert is scheduled for June 4 at the Hawk Island Marina

**Bill Dillenbeck**

- attended the Sewerage Authority meeting – reported that the audit was completed and they have started dismantling the pump station and that the firehouse is taking the generator

**Kate Fitzpatrick**

- attended the Delanco Seniors luncheon at the Madison – their next meeting will be in September at the Dobbins Methodist Church
- reported that the Delanco Youth Sports Association will be meeting on May 21 at 8 PM
- stated she would like to have members of the Riverside High School girls softball team that have done so well attend a meeting – Allie Jenkins collected her 100<sup>th</sup> career RBI a day after reaching 100 hits for her career becoming the first in the program to ever achieve that at Riverside

**Mayor Ciancio**

- attended the Delanco Seniors luncheon
- attended the library board meeting
- attended the Joint Land Use Board meeting – reported that the Muslim Association’s request for a use variance was denied
- attended the subcommittee meetings regarding the Hovnanian and Walters Group developments

**PUBLIC COMMENT STATEMENT**

There are two opportunities for the public to comment and ask questions. The purpose of the public comment sessions is to allow residents to share information and/or views with the Delanco Township Committee. Since the Committee may be hearing the information for the first time, it is not always possible to have issues and questions settled within the public comment session.

**MEETING OPEN TO THE PUBLIC FOR COMMENTS AND QUESTIONS**

**SESSION ONE**

Mayor Ciancio opened the meeting to the public.

**COMMENT AND QUESTION SECTION OF THE MEETING CLOSED TO THE PUBLIC**

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

**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.”)

**RESOLUTION 2015-65**

**RESOLUTION APPOINTING MUNICIPAL TAX ASSESSOR**

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, Joseph Rahman is hereby re-appointed Municipal Tax Assessor for a four-year term effective July 1, 2015 through June 30, 2019.

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. Joseph Rahman 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.

**RESOLUTION 2015-66**

**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 2015 in the sum of \$459.00 which item is now available as a revenue from the Body Armor Fund in the amount of \$459.00 pursuant to the provisions of the statute.

BE IT FURTHER RESOLVED that the above is a result of a FY2015 Body Armor 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.

**RESOLUTION 2015-67**

**REFUND OF TAX OVERPAYMENTS**

WHEREAS, the Tax Collector has determined that the following has overpaid taxes for 2015 2<sup>ND</sup> quarter taxes; and

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

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

Wells Fargo Home Mtg.  
1 Home Campus – 70 W. WF Trail  
X2302-04D  
Des Moines IA 50328  
For: Block 1415 Lot 6 425 Union Ave.  
Amount: \$990.32

**RESOLUTION 2015-68**

**REFUND OF TAX OVERPAYMENTS**

WHEREAS, the Tax Collector has determined that the following have overpaid taxes for 2015 2<sup>ND</sup> quarter due to Homestead Credits; and

WHEREAS, the following have requested that a refund be made.

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

Patrice Wessel

2925 Colgate Ave.  
Delanco, NJ 08075  
For: Block 305 Lot 5  
Amount: \$376.87

William & Karen Dillenbeck  
400 Pine Street  
Delanco, NJ 08075  
For: Block 1502 Lot 10.04  
Amount: \$349.46

Dorothy Myers  
100 Creek Road  
Delanco, NJ 08075  
For: Block 2000 Lot 1.01  
Amount: \$545.48

Steven, James & Kathy Spencer  
811 Coopertown Road  
Delanco, NJ 08075  
For: Block 2000 Lot 2  
Amount: \$499.82

James & Barbara Hassell  
81 Shipps Way.  
Delanco, NJ 08075  
For: Block 2100.01 Lot 10  
Amount: \$704.47

**RESOLUTION 2015-69**

**DELETION OF HANDICAPPED PARKING SPACE AT 320 WALTER AVENUE**

**WHEREAS**, it has been brought to the attention of the Township that the handicap parking space previously authorized for 320 Walter Ave. is no longer needed and has been confirmed by the Chief of Police; and

**WHEREAS**, by Ordinance 2011-24, the Township Committee authorized the establishment and deletion of handicapped parking spaces by Resolution.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Township Committee of the Township of Delanco, County of Burlington, State of New Jersey, under Chapter 295-51 of the Township Code, the following Resident Handicapped Parking location is hereby deleted as follows:

<b>Name of Street</b>	<b>Side</b>	<b>Location</b>
Walter Ave.	West	320 Walter Ave.

**BE IT FURTHER RESOLVED** that the Township Clerk shall establish a list of handicapped parking spaces, beyond those listed in Chapter 295-51, to be kept on file in Township Clerk's office.

**RESOLUTION 2015-70**

**AUTHORIZING THE LEASE/PURCHASE OF A POLICE VEHICLE UNDER STATE**



## **CONTRACT**

WHEREAS, the State of New Jersey Division of Purchase and Property in the Department of the Treasury has entered into various contracts on behalf of N. J. municipalities pursuant to N.J.S.A. 40A:11-12 for the purchase of materials, supplies and equipment which allows for the purchase of such materials, supplies and equipment without the necessity of the municipality advertising for bids which is otherwise required pursuant to Local Public Contracts Law; and

WHEREAS, it is desirable for the Township of Delanco to obtain a Police Vehicle through a three year lease arrangement, under such contract or contracts entered into by the State of New Jersey by said Division; and

WHEREAS, funds for the lease payments are available in the Police Department Other Expenses Vehicle Lease Account (#2-01-25-240-227).

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

1. The Township is authorized to acquire a new 2016 Ford Police Interceptor Utility Package vehicle with installed optional equipment under State Contract #88728 in the amount of \$39,116.84 from Winner Ford of Cherry Hill, NJ under a lease/purchase agreement with Government Capital Corp, 345 Miron Drive, South Lake, Teas, 76092, payable in three (3) equal installments of \$14,021.12 per year for a total of \$42,063.36; and

2. The Mayor and/or Township Clerk and/or Police Chief is authorized to sign the lease agreement and other required documents to implement this acquisition; and

3. A check in the amount of \$14,021.12 be issued to Ford Motor Credit Company for the first year lease payment when the vehicle is available to the Police Department.

## **RESOLUTION 2015-71**

### **AUTHORIZING THE LEASE/PURCHASE OF POLICE DIGITAL IN-CAR VIDEO SYSTEMS UNDER STATE CONTRACT**

WHEREAS, the State of New Jersey Division of Purchase and Property in the Department of the Treasury has entered into various contracts on behalf of N. J. municipalities pursuant to N.J.S.A. 40A:11-12 for the purchase of materials, supplies and equipment which allows for the purchase of such materials, supplies and equipment without the necessity of the municipality advertising for bids which is otherwise required pursuant to Local Public Contracts Law; and

WHEREAS, it is desirable for the Township of Delanco to obtain six (6) Watch Guard Digital In-Car Video 4RE system and all related hardware and software through a five year lease arrangement, under such contract or contracts entered into by the State of New Jersey by said Division; and

WHEREAS, funds for the lease payments are available in the Police Department Other Expenses Vehicle Lease Account (#2-01-25-240-227).

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

1. The Township is authorized to acquire six (6) new Watch Guard Digital In-Car Video 4 RE Systems with all related hardware and software under State Contract #81300 in the amount of \$37,213.00 from Advanced Electronic Design/Watchguard, 415 Century Pkwy, Allen Texas, 75013 under a lease/purchase agreement with Government Capital Corp, 345 Miron Drive, South Lake, Teas, 76092, payable in five (5) equal installments of \$8,311.14 per year for a total of \$41,555.70; and

2. The Mayor and/or Township Clerk and/or Police Chief is authorized to sign the lease agreement and other required documents to implement this acquisition; and

**PAYMENT OF BILLS**

<u>ACCOUNT</u>	<u>AMOUNT</u>
GENERAL	\$170,955.24
PAYROLL	89,118.15
TRUST FUND	180.00
MUNICIPAL OPEN SPACE	2,279.00
DOG TRUST	30.00

**GENERAL ACCOUNT**

31672	AMERICAN SOCIETY OF COMPOSERS	\$335.00
31673	BCT-COURIER TIMES INC	\$562.06
31674	DEAN J BUONO	\$691.65
31675	CAPITAL ACCOUNT	\$50,000.00
31676	COMCAST	\$16.03
31677	DELANCO TWP BOARD OF EDUCATION	\$6,724.56
31678	DELANCO EMERGENCY SQUAD INC	\$12,000.00
31679	DELANCO PUBLIC LIBRARY ASSN	\$45,105.00
31680	DELANCO YOUTH SPORTS ASSN	\$6,000.00
31681	DELANCO TWP ACCUMULATED	\$100.00
31682	DELL MARKETING LP	\$3,590.04
31683	WILLIAM DILLENBECK	\$349.46
31684	DRAEGER SAFETY DIAGNOSTICS INC	\$240.00
31685	DEJANA TRUCK & UTIL EQUIP CO	\$275.17
31686	D & D HEATING & AIR	\$1,450.00
31687	GALLS LLC	\$220.94
31688	GOODYEAR TIRE & RUBBER CO	\$250.38
31689	GRAND HOTEL	\$432.00
31690	DENIS C GERMANO ESQ	\$232.50
31691	HOME DEPOT CREDIT SERVICES	\$306.70
31692	JAMES HASSALL	\$704.47
31693	JOSEPH GITTO ELECTRICAL	\$300.00
31694	JERSEY PINES OVERHEAD DOOR	\$490.40
31695	MORTON SALT INC	\$1,228.03
31696	MUNICIPAL CAPITAL CORP	\$233.89
31697	DOROTHY MYERS	\$545.48
31698	PATRICK MANNION	\$75.50
31699	OCCUPATIONAL TRAINING CENTER	\$300.00
31700	PEDRONI FUEL CO	\$5,299.15
31701	PSE&G	\$11,115.39
31702	PRUDENTIAL INSURANCE CO OF	\$985.29
31703	RAYMOND COLEMAN HEINOLD NORMAN	\$8,373.50
31704	STEVEN, JAMES&KATHLEEN SPENCER	\$499.82
31705	SOUTH JERSEY SANITATION	\$7,743.00
31706	STEWART BUSINESS SYSTEMS	\$658.39
31707	KEVIN L SCIBILIA	\$605.00
31708	STAPLES ADVANTAGE	\$366.96
31709	360 DEGREE BUSINESS SOLUTION	\$135.00
31710	TRANSFIRST	\$60.19
31711	TAYLOR DESIGN GROUP INC	\$350.50

31712	VERIZON WIRELESS	\$380.85
31713	VIRTUA AT WORK	\$255.75
31714	WELLS FARGO REAL ESTATE TAX SE	\$990.32
31715	PATRICE WESSEL	\$376.87
<b>TOTAL</b>		<b>\$170,955.24</b>

**TRUST FUND**

3142	DENIS C GERMANO ESQ	\$180.00
<b>TOTAL</b>		<b>\$ 180.00</b>

**MUNICIPAL OPEN SPACE**

3095	SOUTH JERSEY TURF CONSULTANTS	\$2,125.00
3096	TAYLOR DESIGN GROUP INC	\$154.00
<b>TOTAL</b>		<b>\$2,279.00</b>

**DOG TRUST**

3012	BURLCO ANIMAL & RABIES CONTROL	\$30.00
<b>TOTAL</b>		<b>\$ 30.00</b>

**APPROVAL OF MINUTES**

3/16/2015, 4/20/2015 & 5/4/2015

**APPROVAL OF BUSINESS LICENSES**

2015-38

**APPROVAL OF DEPARTMENT REPORTS**

**APPROVAL OF CONSENT AGENDA**

Motion by Mr. Dillenbeck, seconded by Mr. Templeton to approve the consent agenda

**ROLL CALL:** Mr. Dillenbeck, yes; Ms. Fitzpatrick, yes; Mrs. Jass, yes; Mr. Templeton, yes; Mr. Ciancio, yes

**APPROVAL OF MINUTES – 3/23/2015**

Motion by Mr. Dillenbeck, seconded by Mayor Ciancio to approve the March 23, 2015 minutes

**ROLL CALL:** Mr. Dillenbeck, yes; Ms. Fitzpatrick, yes; Mrs. Jass, abstained; Mr. Templeton, yes; Mr. Ciancio, yes

**APPROVAL OF MINUTES – 4/6/2015 Public & Executive Session**

Motion by Ms. Fitzpatrick, seconded by Mr. Templeton to approve the April 6, 2015 minutes

**ROLL CALL:** Mr. Dillenbeck, yes; Ms. Fitzpatrick, yes; Mrs. Jass, yes; Mr. Templeton, yes; Mr. Ciancio, abstained

**APPROVAL OF MINUTES – 3/16/2015 Executive Session**

Motion by Mr. Templeton, seconded by Ms. Fitzpatrick to approve the March 16, 2015

Executive Session minutes

**ROLL CALL:** Mr. Dillenbeck, yes; Ms. Fitzpatrick, yes; Mrs. Jass, abstained; Mr. Templeton, yes; Mr. Ciancio, yes

**CORRESPONDENCE**

Mrs. Lohr advised there was no correspondence to discuss.

**MEETING OPEN TO THE PUBLIC FOR COMMENTS AND QUESTIONS  
SESSION TWO**

Mayor Ciancio opened the meeting to the public.

**COMMENT AND QUESTION SECTION OF THE MEETING CLOSED TO THE  
PUBLIC**

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

**BOARD COMMENTS**

Ms. Fitzpatrick stated that she had sent the Field of Dreams Phase 3 information out to everyone and has had no response back. It was brought before the Committee some time ago. The plan is as it was approved at that time so she will give them to go ahead to go out to bid. Also reported that the Delanco Women's Club is having their May dinner at Vinnie's Pizza tomorrow night so they are supporting local businesses.

**ADJOURNMENT**

Motion by Mr. Dillenbeck, seconded by Mrs. Jass to adjourn the meeting

**ROLL CALL:** Mr. Dillenbeck, yes; Ms. Fitzpatrick, yes; Mrs. Jass, yes; Mr. Templeton, yes; Mr. Ciancio, yes

Janice M. Lohr, RMC  
Municipal Clerk  
May 18, 2015