

**WORK SESSION  
MUNICIPAL BUILDING**

**March 13, 2018  
DELRAN, NJ**

**Sunshine Statement:** Be advised that proper notice has been given by the Township Council in accordance with the sunshine law in the following manner. Notice advertised in the Burlington County Times and Camden Courier Post on January 16, 2018 and posted on the bulletin board on the same date.

**ROLL CALL:** Mr. Burrell, Mrs. Kolodi, Mr. O'Connell and Mr. Catrambone were present. Mr. Schwartz was absent.

**ALSO PRESENT:** Mr. Paris, Mayor, Mr. Shotts, Solicitor, Mr. Hatcher, Administrator and Ms. Eggers, Municipal Clerk.

**HABITAT FOR HUMANITY**

Mr. Catrambone introduced Lori Leonard, CEO for Habitat for Humanity Burlington County, Greater Trenton/Princeton. Ms. Leonard stated that they have built over 140 homes in the servicing area. They work with municipalities for either build or renovate homes and help municipalities meet their affordable housing obligations in the process. They have worked and completed homes in Mt. Laurel, Mt. Holly, Palmyra, Moorestown, Riverside, Burlington City, Burlington Township, Beverly, Willingboro, Bordentown, Medford and Cinnaminson. They are currently working on homes in Evesham, Palmyra, Springfield Township, Burlington Township, Hainesport, Cinnaminson, Trenton, Ewing and Princeton. Ms. Leonard shared photos from some recent projects.

Ashley, Director of Homeowner Service, explained the way homeowners are qualified for the program. The families must meet three basic criteria including a need for the home, ability to pay and willingness to partner. They are also required to take education classes for homeowners including nine week finance and budgeting course through Financial Peace University. Since there are some concerns about affordable units bringing down property values, they sell the homes at fair market value then offer a first mortgage based on income and subsidize the difference. Habitat for Humanity also offers foreclosure prevention programs since the last thing they want to do is foreclose on a property.

Mr. Paris asked if they the properties are age restricted. Ashley indicated they are not.

Mr. Paris asked if they receive funding from HUD.

Ms. Leonard stated that they receive some funding from the Burlington County HOME Program but not directly from HUD.

Mrs. Kolodi asked what their success rate is for buyers.

Ashley stated that because of the merger with Greater Trenton/Princeton their delinquent rate did increase. Over the last 6 ½ years they have only foreclosed on two properties.

Mr. Paris asked if they have a waiting list.

Ashley stated that they do not have a waiting list but they have an interest list. Every time they receive a call they add them to that list.

Mr. Paris asked if they have a veteran priority.

Ashley stated that they do have a priority for veterans. If they have multiple individuals interested in a property, they have a lottery.

Mrs. Kolodi asked what is expected from the Township.

Ms. Leonard stated that initially most of the Township's will partner with them to get an idea of the program. Then the Township can help in providing property and or monies from the COAH Trust Fund to help subsidize the property. In exchange for the COAH funds, they put a thirty year deed restriction on the property for affordable housing.

Ashley stated that they also like to work with the Township for marketing purposes to help identify residents that could benefit from the program.

Mr. Catrambone asked Ms. Leonard to explain in further detail the 30 year deed restriction and how they can help the Township with affordable housing units.

Ms. Leonard stated that the deed restriction requires that the property maintains the affordability restrictions for the thirty year period. If the home is sold within that timeframe it must be sold to a qualified individual. They also have criteria that prohibit them from putting an addition on the property or installing a pool.

Mr. O'Connell stated that he was intrigued to learn that Habitat for Humanity stays with the family and works with them after the sale.

Mr. Catrambone thanked Lori and Ashley for coming out tonight. They will do some research and discuss this at a future meeting.

Mrs. Kolodi asked Mr. Shotts if from an affordable housing standpoint this is a good idea.

Mr. Shotts stated yes and we can talk about this issue in executive session during the update on COAH.

### **HARDSHIP WAIVER – 176 NATALIE ROAD**

Mr. Catrambone stated that this seems like the standard request and we do not lose the credit for the property if we grant the waiver. Mr. Catrambone asked if we receive notice the property has sold after we allow the waiver.

Mr. Hatcher stated that we do not we would have to check the deed.

Mr. Catrambone stated that he was curious if the waiver helped the property to sell since we have issued a number of them.

Mr. Catrambone stated that if no one has any questions, Council should approve the waiver.

Mr. O'Connell made a motion, seconded by Mrs. Kolodi to approve the hardship waiver for 176 Natalie Road. All were in favor, motion approved.

### **COMPLAINT FROM ECHO COURT**

Mr. Catrambone asked Mr. Hatcher if we reached out to the school on this complaint concerning parking.

Mr. Hatcher stated that the Chief of Police has reached out to the Superintendent and they brought back the issue of parking on Conrow Road. Mr. Hatcher stated that we may not want to discuss this any further until the Chief is in attendance.

Council agreed. We will put this on a further agenda with the Chief's recommendations.

### **DISTRACTED DRIVING GRANT**

Mr. Catrambone stated that we have received this grant in the past which covers up to \$55.00 per hour for the officer's salary. The likely cost to the Township will be \$26.70 per hour depending on the officer assigned.

Mr. Hatcher stated that we have been approved for the grant pending acceptance by Council.

Mr. O'Connell made a motion accepting the Distracted Driving Grant, seconded by Mr. Burrell. All were in favor, motion approved.

### **REPORTS**

Mr. Catrambone stated that before we go through reports, he would like Council to adopt a Resolution to add the Shared Services Agreement with the Delran School District to the executive session.

## **TOWNSHIP OF DELRAN RESOLUTION 2018-64**

### **AMENDING RESOLUTION 2018-63 AUTHORIZING EXECUTIVE SESSION TO ADD THE FOLLOWING ITEM: UPDATE ON SHARED SERVICE AGREEMENT WITH DELRAN SCHOOL DISTRICT**

Mrs. Kolodi made a motion, seconded by Mr. Burrell to adopt Resolution 2018-64.

There being no questions, the roll was called.

Mr. Burrell, Mrs. Kolodi, Mr. O'Connell and Mr. Catrambone voted aye.

Ayes: 4

Nays: None

Motion Approved

**Mr. DeSanto** – Mr. DeSanto stated that there is a removal fee of \$18,000 to remove the old equipment from Conrow Park. Mr. DeSanto stated that there is the option of selling the

equipment on govdeals.com to recoup some of the cost or even require the buyer to remove the equipment. Council agreed.

Mr. DeSanto stated that the new equipment will likely be installed in the fall since they don't want to shut the park down for the summer.

Mr. Catrambone thanked Public Works for their efforts during the snow storms.

Mr. DeSanto asked that Mayor and Council remind residents that after the snow has stopped; they need four to five hours to get back through town and recommends they wait to shovel their driveways until after they have been through for the final time.

Mr. DeSanto reported that they started on branches today. They are even installed the dump container of the leaf trucks and are using the front end loaders to pick up as much as they can. The department will also be working overtime to keep up.

Mrs. Kolodi stated that the department did a fantastic job with the braches on the streets that she visited.

**Ms. Eggers** – No report.

**Mr. Hatcher** – Mr. Hatcher reported that the sewer bills be sent out this week.

Mr. Hatcher asked if Council wanted to discuss the Jake's Place Gala and a potential ground breaking date.

Mr. Catrambone stated that is part of his report.

**Mr. Winckowski** – Mr. Winckowski stated that we are ready to advertise for the Pheasant Road Project and the Route 130 Sidewalk Project Phase II. Council agreed.

Mr. Winckowski thanked Council for the authorization on the 2018 Road Program. They are looking to advertise the project at the end of May.

**Mr. Shotts** – No report.

**Mr. O'Connell** – Mr. O'Connell apologized for arriving just in time for meeting tonight as he was attending a viewing for Senator Sweeney's father in Cherry Hill.

**Mr. Burrell** – No report.

**Mrs. Kolodi** – No report.

**Mr. Catrambone** – Mr. Catrambone stated that Jake's Place has offered Mayor and Council four tickets for their upcoming gala. Mr. Catrambone stated that Mayor Paris and Mrs. Kolodi have indicated they will not attend. Mr. O'Connell and Mr. Burrell stated that they will both attend.

Mr. Catrambone stated that they are also asking to be able to announce a ceremonial ground breaking date.

After discussion, Council agreed to have the ceremonial ground breaking sometime in June and Mr. Catrambone will work with Jake's Place to work out the date.

Mr. Catrambone stated that he received a lot of the complaints he received on snow all had issues where cars were parked on the street. Mr. Catrambone recommended we put out an alert to remind residents to take their cars off the street and let them know cars can be placed on the grass during snow emergencies. Mr. Catrambone stated that he also wants to make sure that we get information out to the residents that branch pick up has started and they would place the branches curbside immediately.

**Mr. Paris** – No report.

### **PUBLIC PORTION**

Mr. O'Connell made a motion to open the meeting to the public. The motion was seconded by Mr. Burrell. All were in favor, motion approved.

There were no comments.

Mr. O'Connell made a motion to close the meeting to the public, seconded by Mrs. Kolodi. All were in favor, the motion was approved.

Mrs. Kolodi made a motion, seconded by Mr. Burrell to enter into closed session for discussion on the following issue: Personnel Issue – Sewer Superintendent, Litigation Update – Fair Share Housing v. Delran Township, Litigation – 219 Rosebay Court, Negotiation - Shared Service with School District.

Mr. Burrell made a motion to end the closed session and reopen the meeting to the public. The motion was seconded by Mr. O'Connell. All were in favor, motion approved.

Mr. Hatcher stated that surrounding Police Departments are having a reception to honor the retirement of Judge Andronici. Towns are likely to honor him with a plaque. Mayor and Council agreed to present a plaque.

Mrs. Kolodi made a motion to adjourn the meeting, seconded by Mr. Burrell. All were in favor, the meeting was adjourned.

Respectfully submitted,

Jamey Eggers, Township Clerk