

**WORK SESSION
MUNICIPAL BUILDING**

**April 10, 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.

Click-it-or Ticket Grant

Mr. Hatcher stated that the grant will pay for \$55 an hour. The overtime rate is \$81.70 an hour for a higher ranking officer. As in the past we cannot control the overtime list so we cannot choose whether it would be a lower or higher paid officer. Are largest exposure would be \$2607.

Mr. Catrambone stated that in the past we had an incredibly discounted rate by using the grant and making up the difference.

Mr. O' Connell made a motion, seconded by Mrs. Kolodi to approve the Click-it-or Ticket grant program.

There being no questions, roll was called:

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

Ayes: 4

Nays: None

Motion approved

Memorial Day Parade

Mr. Catrambone stated that we have participates in the Memorial Day Parade in the past and asked if Council wishes to continue. The parade is on Memorial Day, May 27th

Mrs. Kolodi stated that she would not be able to attend the parade.

After further discussion it was decided that Mayor and Council will march in the parade and participate in the wreath ceremony.

Ms. Eggers stated she will complete the form and submit it.

Sewer - 15 Starke Lane

Mr. Hatcher stated that the sewer billing was never entered into the system back when the Sewage Authority was in charge. We would need to create and account in order for it to show up on the billing list.

Mr. Burrell asked if this property has ever paid a sewer bill.

Ms. Eggers stated no they have not but they did pay for the sewer connection fee in 2009 and that the house is currently being sold which is how we were alerted.

Ms. Eggers stated we would like authorization to start billing for 2018.

Mr. Catrambone said he felt that this would be a fair and equitable thing to do. A resolution will be put on the next agenda.

Amendment to Sewer Ordinance

Mr. Shotts stated that this is an amendment to an ordinance to clarify the language to make it readily apparent that the sewer billing is generated from the months of January, February and March but not limited thereto.

Mr. Hatcher stated to further elaborate; our billings are dependent on New Jersey American Water Company readings and their readings are not always consistent from January 1st till the end of March. They usually start billing readings in late December and bill through March. So if they started on December 22nd the billing would end on March 22ⁿ. The way the ordinance read it just said January, February and March and this is not the case since we do not have control over when they read the meters. This ordinance will make it better to read NJAW readings.

Mr. Catrambone stated it's all about consistency since. The months were chosen years ago and they make sense because no one is watering lawns, washing cars or filling pools in January, February and March and we are tightening this language. I've read the ordinance and do not see any issues with this change so we'll put this on the next meeting agenda.

Zoning Board Membership

Mr. Catrambone stated that one of the members elected to resign his position as a regular member but stay on as an alternate. Randy Khinkis who is an alternate has no problem stepping up as a regular member. For now it would just be a switching of the positions and there would be no change other than the voting members and it would make for a more consistent situation. Unless anyone has an objection I believe we should do this tonight rather than wait for the meeting at the end of May.

Mr. Shotts stated that given that these are both are Council's appointments and both of these appointments expire on the same date it does not actually change either of them in terms of getting a reappointment. A resolution is acceptable to make this change.

Ms. Eggers stated that the resolution number would be 2018-82.

Mr. Catrambone made a motion to adopt the following Resolution.

TOWNSHIP OF DELRAN RESOLUTION 2018-82

APPROVING ZONING BOARD APPOINTMENTS

BE IT RESOLVED by the Township Council of the Township of Delran that the following Zoning Board appointment be made:

Voltaire Gonzaga as Alternate No. 1 for a term to expire 12/31/2018
Randy Khinkis as a Regular Member for a term to expire 12/31/2018

BE IT FURTHER RESOLVED that a copy of this Resolution be filed with the Secretary of the Zoning Board.

Mrs. Kolodi made a motion, seconded by Mr. O'Connell to adopt Resolution 2018-82

There being no questions, roll was called:

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

Ayes: 4

Nays: None

Motion approved

Food Vendor Fees for Township Events

Mr. Burrell stated that in order to charge for the food trucks we have to have an ordinance on the books. Mr. Burrell feels we should come up with a set fee for the food trucks. The objective for this fee is to make up for some of the costs for this significant amount of the event.

Mr. Paris asked how much they made at the last event.

Mr. Burrell stated that he was not sure and thought Mr. Paris and Joe Parento estimated \$20,000.

Mr. Catrambone asked what the estimated number of people we gave the food vendors.

Mr. Burrell stated that it was 500 people.

Mr. Catrambone stated that if the food vendors brought 500 items at the cost of \$8.00 right there they made \$40,000.

Mrs. Kolodi stated it would be easier to set a flat fee instead of going to each food truck and asking them how much they made.

Mr. O'Connell asked if we can contact other towns and ask how much they charge for these events.

Ms. Eggers stated that she tried to reach out to other Municipal Clerks but very few responded. One clerk responded and said that they charge \$100 per truck.

Mr. Catrambone said he can reach out to the board that runs St. Charles carnival and find out how much they charge. One of the beverage trucks that was at the carnival last year paid \$2000

and that was just a percentage over the five day event.

Mr. Paris said the monies coming in is to offset the cost of the event and if we are talking about having fireworks that costs \$7,000 for 15 minutes. We really need to try to offset the costs because we are not using tax payer dollars for this event. We have some money from our Delran Day but we replenish it every year to make sure we have it every year.

Mrs. Kolodi asked since we have money in the Delran Day fund do we have to replenish all of the money every year.

Mr. Paris stated we try to replenish whatever we use every year so that we have that money going forward.

Mr. Catrambone stated that this is not an easy question to deal with and these food trucks are getting very popular. We need to do more research to come up with a number. If we say it will cost \$6000 for the night then we are not going to have any food trucks come to the event.

Mr. Hatcher stated we can do more research but that one of the problems is that a lot of these events are not run by towns they are run by organizations and they do not have to have ordinances in effect.

Mr. Catrambone stated that we should table this issue.

Resident Notice - 2018 Road Program

Mr. Catrambone stated that we have the sample letter from the engineer about the road program to notify the residents to know that their road will be resurfaced.

Mr. Winckowski stated that we are going to have to have an addition/deletion item just in case it does not come within budget. We will probably have 3 roads as the base bid and 1 road as an addition. The base bid would be Little, Lichtenthal, Antietam and the first addition road would be Windmoor. Mr. Winckowski is confident that we will get them all done and we will revise the notice to let the residents on Windmoor to say that if the bids are in favor with the budget then this road would be added.

Mr. Winckowski stated that Hartford Road notice will go out and we plan on advertising that simultaneously with the road program so that we have all the numbers in front of us.

Mr. Paris asked if along with the resurfacing on Hartford Road we doing any other improvements in compliance with the county standards.

Mr. Winckowski stated that there are no plans on widening the road or replacing the sidewalks.

Mr. Catrambone stated that the issue is that we whether we should include Windmoor in this original letter or whether it should be a separate letter. We don't want to tell residents that their road will be repaved and then we can't do it. Mr. Catrambone asked what the turnaround time is with bids being received and approved.

Mr. Winckowski stated that it usually takes 2 months.

Mr. Paris stated that he would not like it put out there unless we are actually going to repave the road.

After discussion, Council agreed to amend the letter to notify the Windmoor residents that the road will be completed this year or next.

REPORTS

Ms. Eggers – Ms. Eggers stated that yesterday she sent out a resolution to amend the sewer billing for Hunter’s Glen due to an error in the original resolution. It excluded the minimum for commercial and the amount only included the excess amount and it needs to be increased. I sent everybody a resolution and if we could adopt that tonight that would be great. They are already aware of the issue and we can send them an amended copy.

Mr. Catrambone asked for a motion to adopt the following Resolution.

TOWNSHIP OF DELRAN RESOLUTION 2018-83

AMENDING RESOLUTION 2018-74 TO ADJUST THE 2018 QUARTERLY SEWER BILLING FOR BLOCK 9 LOT 33 BERK & BERK @ HUNTERS GLEN, LLC

WHEREAS, after review of the usage and supporting documentations provided the 2018 quarterly billing for sewer on the following account for Block 9 Lot 33 need to be adjusted as follows;

- Sewer account 10940085-1(Commercial) \$1,846.64 quarterly

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Delran that the Tax Collector is hereby authorized to make to above adjustments.

Mr. Burrell made a motion, seconded by Mrs. Kolodi to approve resolution 2018-83

There being no questions, 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 as you know we are swamped with branches and we have been through the town several time since the storm. We have been working ten hours a day six days a week to pick everything up and we have baseball season starting, grass coming up and fertilizing and we are trying to do the best we can.

Patty Kolodi stated that Public Works is doing a great job with the branches.

Mr. Paris asked if they discussed hiring temporary workers to help with leaf collection.

Mr. DeSanto stated that is something they will be discussing.

Mr. Catrambone thanked the employees in Public Works for always doing such a great job.

Mr. Winkowski – Pheasant Rd and Manor Dr. is out to bid right now and we are receiving bids in a few weeks. Delran Community Park sports lighting is being installed next week and we are coordinating with Jerry DeSanto and Delran AA so everyone is on the same page. We are working on the netting right now and there is one pole that needs to be fixed and we are trying to get quotes from different contractors.

Mr. Hatcher stated that he is on a Municipal Managers list and they are constantly asking if we have fence contractors who put up these nets because they are having the same problem.

Mr. Winkowski stated that he and Jerry DeSanto met with a capable fence contractor for Notre Dame Park today and we developed a plan to make the field safe and playable. By the end of next week that field will be up and running for the summer and we have a plan and design for complete replacement of the backstop which we are receiving quotes for.

Mr. Paris stated that he would like to be kept up to date with the progression of the fields.

Mr. Hatcher stated that when he filed the claim for the damaged nets with the BURLCO JIF they stated they have never received this amount of claims in over 25 years. They had a dozen claims the day that I called ours in.

Mr. Winckowski stated that he had a preconstruction meeting for the municipal roof yesterday. The contractor wants to get started right away and wants to be done by the end of June. It will take about 2 months to complete. The contractor wants to start at 6 am but our noise ordinance states that work cannot be started until 7 am. The demolition is the biggest noise generator inside the building and not the exterior of the building. We will monitor it once they start and if it becomes a noise nuisance on the exterior especially for the residents we will have to make changes to it.

Mr. Paris asked if MSDS sheets will be used for safety.

Mr. DeSanto stated that the contractor will provide all of the safety precautions for the employees during the roof replacement.

Mr. Winkowski stated that the fascia is being replaced along with the metal seemed roof above the front lobby and the skylights will be repaired as well. We need to choose a color for the fascia as well as the paint for the skylight. It has been narrowed down to dark red, dark blue or mocha.

After discussion, Council tentatively approved patriot blue as the color. .

Mr. Winckowski stated that the sand filter for the sewer department has been delivered and they are working toward completing installation next week. If everything goes according to plan it will be completed by the end of this month.

Mr. Winckowski stated that they are ready to advertise the bids for the Weir cleaners pending approval from Mr. Hatcher and Mr. Russell.

Mr. Hatcher – Mr. Hatcher stated that on Springcross Drive there are two manholes that will be rebuilt by our contractor Montana and they will be done in the next several weeks.

Mr. Shotts – Mr. Shotts stated that on Friday Ms. Eggers received an objection to one of the petitions for Council Ward 1. Based on this type of election it is decided on a Municipal level and as solicitor we are conflicted out of making a decision based on how closely we work with Council. I have spoken with Doug Long and in the past for election matters we have used Lou Gardy, who is a solo practitioner with extensive experience in title 19. Our recommendation would be for her to serve as the independent counsel to make that decision. I have reached out to her not to discuss this objection but to confirm availability because Burlington County informed the Municipal Clerk that a decision needs to be rendered before the end of the day tomorrow. We would need a resolution by Council to appoint Lou Gardy as independent counsel in order to make this determination.

After discussion, Mr. Catrambone asked for a motion to approve Resolution 2018-84.

**TOWNSHIP OF DELRAN
RESOLUTION 2018-84**

**APPOINTMENT OF LOU GARDY AS INDEPENDENT COUNCIL
TO REVIEW AND MAKE A RECOMMENDATION BASED ON THE OBJECTION RECEIVED
BY THE TOWNSHIP FOR THE DEMOCRAT POSITION FOR COUNCIL WARD 1**

BE IT RESOLVED, by the Township Council of the Township of Delran that Lou Gardy is hereby appointment as Independent Council to review and make a recommendation to the Ward 1 Council.

Mrs. Kolodi made a motion, seconded by Mr. O’Connell to approve resolution 2018-84

There being no questions, roll was called:

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

Mr. O’Connell - Mr. O’Connell thanked the Green Team for inviting us to participate in Delran Clean Up Day at Conrow Park last Friday. Councilman Burrell and I were there to help clean up with several kids from Millbridge School. Tthe children also cleaned up Conrow Road on the walk back to school.

The landlord on the corner at the old Sam’s site is putting up a nice sign and he believe it is cleaning that site up.

Mr. Burrell – No report.

Mrs. Kolodi – Mrs. Kolodi stated that a resident came to her and asked about how we bring businesses into town. The resident is looking to have a Hobby Lobby come into town.

Mr. Catrambone stated that buildings are owned by a private lease and it is not something Council could control.

Mrs. Kolodi asked about the Shoprite island.

Mr. Catrambone stated that we are having an issue with cars getting queued up during the morning and afternoon rush preventing cars from making the left hand turn onto Route 130. Mr. Catrambone asked Mr. Hatcher where we are at with regards to that issue.

Mr. Hatcher stated that we have received a quote from our engineer for the removal and we can put this on a future agenda to discuss.

Mrs. Kolodi asked where we are at in regard to Habitat for Humanity.

Mr. Shotts stated that Habitat for Humanity is looking for certain sites we would be able to help them with. We would have to have a meeting and identify sites. Mr. Shotts said that he can either meet with them or any member of Council can.

Mrs. Kolodi stated that she will reach out to set up a meeting.

Mrs. Kolodi stated she received a complaint about the entrance to Drew Court is crumbling. The stones from the blacktop are no up on the sidewalks along with several potholes.

Mr. DeSanto stated that he will take a look at the issue.

Mr. O'Connell – No report.

Mr. Catrambone – No report.

Mr. Paris – Mr. Paris stated that since the budget is completed he wanted to thank the staff and department heads for having another successful year. I have been the Mayor since 2008 and put together this 3year cost approach and it has worked very well. We have had a tight budget and every department came right in on budget.

I received a call this weekend from a resident that went to Zoning Board for a pool bulk variance and they were approved by the Zoning Board. The resident did not get the pool installed and in the resolution there was no period of performance which is something we should address. I feel that anytime a resolution is approved for a bulk variance we should state what the period of performance is. The resident was told by an employee from our Construction office that it was a 2 year period to install the pool. May of this year makes 2 years. When the resident returned to the Construction office they were told that the ordinance only states 1 year. I spoke to the solicitor of the Zoning Board and he felt with everything that happened that he is willing to pass up the charges for reapplying. I would like to make a recommendation to Council to waive any additional fees for this resident since unfortunately they were misinformed.

Mr. Samara, 127 Pine Valley, stated that unfortunately his wife has been out of town for some time but when they did get the bulk variance his wife was coming in monthly to pay for the variance. For two years he reminded his wife that they needed to get started on the pool and they just talked to a contractor recently. They are requesting reimbursement for expenses to reapply to the Zoning Board.

After discussion Council agreed to reimburse the resident as long as the resident submits the request in writing. Council also agreed to discuss the ordinance language at a future work session.

PUBLIC PORTION

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

There were no comments.

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

Mr. O'Connell made a motion, seconded by Mrs. Kolodi to enter into closed session for discussion on the following issue: Litigation 219 Rosebay Court

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

Mr. Catrambone asked for a motion to adopt Resolution 2018-85

**TOWNSHIP OF DELRAN
RESOLUTION 2018-85**

**RESOLUTION OF THE TOWNSHIP OF DELRAN AUTHORIZING THE EXECUTION OF THE
STIPULATION OF SETTLEMENT BETWEEN THE TOWNSHIP OF DELRAN AND
FEDERAL HOME LOAN MORTGAGE CORPORATION**

WHEREAS, Delran Township had initiated litigation against the Federal Home Loan Mortgage Corporation in the Superior Court of New Jersey, Burlington County, Chancery Division under Docket Number C-63-17; and

WHEREAS, Delran Township and the Federal Home Loan Mortgage Corporation have reached a settlement of the litigation; and

WHEREAS, the Parties have mutually agreed to enter a Stipulation of Settlement and Dismissal Agreement.

NOW THEREFORE BE IT RESOLVED that:

1. The Township Council has approved the terms and language of the Stipulation of Settlement and Dismissal Agreement.
2. Delran Township's Mayor, Ken Paris, is now authorized to execute the Stipulation of Settlement and Dismissal Agreement on behalf of Delran Township.
3. The Township Administrator, and any other necessary Township employee(s), are authorized to take any actions as necessary to satisfy the terms of the Stipulation of Settlement and Dismissal Agreement.

Mr. O'Connell made a motion, seconded by Mr. Burrell to adopt Resolution 2018-85.

There being no questions, roll was called:

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

Ayes: 4

Nays: None

Motion approved

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

Respectfully submitted,

Jamey Eggers, Township Clerk