

**WORK SESSION  
MUNICIPAL BUILDING**

**January 5, 2011  
DELRAN, NJ**

**CALL TO ORDER**

**SALUTE TO THE FLAG**

**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 December 23, 2010 and posted on the bulletin board on the same date.**

**ROLL CALL:** Mrs. Kolodi, Mr. Schwartz., Mr. Moran, Mr. Catrambone and Mr. Morrow were present.

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

**21 HARPER BLVD.**

Mr. Hatcher stated that this was a home built in the Forest Hills Development. The sidewalk has begun to settle and he has written the Township several times. The company that provided the bonds no longer exists. There is no bond in place. He wanted Council to be aware of this but the Engineer does not feel it is an emergency situation. Legally we have done everything we can do.

Mr. Long asked if the improvements have been turned over to the Township.

Mr. Hatcher stated that the Township did not officially release them from performance bond so we have not accepted the improvements.

Mr. Long asked if there is a homeowners association.

Mr. Hatcher stated that there is a homeowners association.

Mr. Long stated that the homeowners association holds title so they would be responsible. He requested that we send the homeowner a letter stating that he should reach out to the association.

Gina Reed asked if there was any collateral placed on the development.

Mr. Long stated that we can look into this.

Mr. Paris recommended that once we look into this then send a letter to the resident.

Mr. Hatcher stated that the homeowners association was only set up to address the retention pond.

Mr. Long will look at whether the homeowners association holds title to the property.

Mr. Paris wants to make sure that the Township is not responsible for the improvements.

### **STOP SIGN WARRANT ANALYSIS FOR WILLS STREET AND KAUDERER AVENUE**

Mr. Hatcher stated that CME recommended that we place the stop sign on Kauderer Avenue. We will need to introduce an ordinance.

Mr. Long stated that we can have this ready for the public meeting for introduction.

### **Girls State/Boys State**

Mr. Hatcher stated that we get a request to fund this program every year. We have received the request from Girls State which is \$215. We should receive the Boys State soon. Council has no problem with this request.

### **PARK GRANT AGREEMENT**

Mr. Hatcher stated that at the public meeting we authorized the grant agreement to be signed by the Mayor pending the review by the Attorney. The Attorney has reviewed the document and made some comments. The agreement has been signed and sent to the County.

Mr. Paris stated that there are some time restraints that he wants Council to be aware of that we will need to meet.

Mrs. Kolodi asked what happens if we do not meet the timeframe.

Mr. Long stated that there is no penalty section in the agreement but the Township Engineer is fully aware of the requirements.

### **MEL and JIF**

Mr. Hatcher provided update of our experience with the Joint Insurance Fund and the Municipal Excess Liability Fund. He stated that our experience with the MEL has been fantastic. Delran's claims have only been 2.4% of the overall assessment. Our experience with JIF has not been as good, we are at 101% and you don't want to be over 100%. The good news is that they changed the experience rating from three years to five years and the two years prior were excellent years. Therefore, there will be no increase for 2011.

## **UTILITY FUND**

Mr. Hatcher stated that as you know the fund was in a deficit when we took over. The Auditor is suggesting that we cancel the appropriation reserves of about \$200,000, which will bring us back to even. When a utility fund runs at a deficit, we need to make up that amount in the Township budget. That amount would be greater than the 2% cap. We would need to adopt a resolution at the next meeting to cancel the \$200,000 to make the utility fund even as of the end of 2010.

Mr. Catrambone asked if this reserve is money that will be put back into the budget.

Mr. Hatcher stated that it is money that was appropriated but not expended.

Mr. Paris asked if by using that money it will hurt us in any way.

Mr. Hatcher stated that it will hurt us not to cancel these appropriations.

Mr. Hatcher stated that there is also an immediate need for a rate increase. We had a debt payment of \$1,000,000 due on April 1<sup>st</sup>. He will be meeting with the Auditor to discuss the increase.

Council agreed to adopt a resolution at the next work session meeting.

## **FERAL AND STRAY CATS**

Mr. Hatcher stated that at the last work session that we wanted to enter into this program. He has received some information and he wanted to bring the new members of Council up to date on this issue.

Mr. Morrow stated Mrs. Fuoco went into great length to research this program. There is no cost to the Township. The organization will trap the cats, neuter them and provide a rabies vaccine. They will then tag them and release. This does not tie the hands of the Animal Control Officer.

Mr. Hatcher provided Council with pictures from behind the Dollar Store where someone has built homes for the cats. There are about twenty and each one has about six to eight bowls.

Mr. Long will prepare the ordinance for the next work session.

## **BUDGET DISCUSSIONS**

Mr. Hatcher stated that because of the Governor's checklist he recommends that we introduce the budget on time which is February 10th. He recommends that we

schedule the budget introduction for February 9<sup>th</sup> and see if we have the revenue figures. We can assume that we are working with a cap that is similar to last year and once the figures are released, we can amend the budget. Council agreed to hold a meeting on February 9<sup>th</sup> to introduce the budget. Mr. Hatcher is hopeful that the budget deadlines will be extended.

## **TRUCK PARKING**

Mr. Hatcher stated that Mr. McCurley wrote a memo stating that there is a conflict between the traffic ordinance and the zoning ordinance. The traffic section allows parking on private property where the zoning ordinance does not. Council will need to determine if they want to allow tractor trailers to be able to park in driveways.

Mr. Long stated that when we amended the ordinance Council determined that they wanted to allow them to park in their driveways.

Mr. Moran stated that he has no problem allowing them to park in the driveways.

Mr. Long will review the ordinances and determine whether they are in conflict and report back at the next work session.

Mr. Buek stated that he feels they should not be allowed in a residential neighborhood. He stated that in Tenby Chase there are a lot of pull behind trailers that are being parked in the streets and in driveways and it is beginning to look trashy. With the tractor trailer that is on Notre Dame Drive they are breaking the rules every time they drive on the street.

Mr. Moran stated that last year we tried to clean that up by only allowing one commercial vehicle per household.

Mr. Long stated that it seems to be an enforcement issue.

Mr. Buek stated that most of this seems to happen after the Code Enforcement Officer is off the clocks.

Mr. Long stated that that is why a complaint needs to be filed.

Mr. Buek does not feel that he should have to file a complaint if there is an ordinance in the books.

Mr. Paris also wanted to bring up the issue of basketball nets in the street and why we are not enforcing that issue.

Mr. Hatcher stated that there was a decision made a number of years ago not to enforce that ordinance. We had a sample ordinance that the JIF recommended we adopt and Council decided not to move forward.

Mr. Buek stated that he is seeing more and more boats and trailers in the neighborhood.

Mr. Paris asked where he would like them to park them.

Mr. Buek stated that we have businesses that provide for parking of those types of vehicles. He is seeing a deterioration of the neighborhood.

Mr. Paris recommended that we reach out to the surrounding municipalities to see what their ordinance recommends for boats, trailers and basketball nets.

This item will be discussed again at the next work session.

### **HARTFORD & CONROW ROAD**

Mr. Long stated that Council discussed purchasing a piece of ground on Conrow Road to install a right turn lane. We have negotiated an agreement that he feels they can bring to Council for a review. Mr. Long stated that we need to authorize the appraisal of the property in the amount of \$3700.

Mr. Catrambone made a motion, seconded by Mr. Moran to authorize the appraisal.

There being no questions, the roll was called.

Mrs. Kolodi, Mr. Schwartz., Mr. Moran, Mr. Catrambone and Mr. Morrow voted aye.

Ayes: 5

Nays: None

Motion Approved

### **REPORTS**

**Mr. Hatcher** – Mr. Hatcher stated that he received an e-mail today from a group in Willingboro that want to put together a fireworks display. They are asking 13 municipalities to endorse them so that they can raise money from the local businesses.

Mr. Paris stated that we are trying to have local businesses donate to the Township in order for us to have our own Township events.

Council agreed that they do not wish to endorse this request.

**Mr. Long** – Mr. Long stated that there are several hardship waivers that are coming up in COAH units. He asked that Mr. Hatcher be able to approve the waivers instead of having to come through Council.

Mr. Hatcher stated that the only issue he has is whether we need to approve this once a year to make sure that new members of Council are ok with him approving the waivers.

Mr. Long stated that he will provide a memo explaining the issue for the next work session and then have Council approve it if they agree.

Mr. Hatcher stated that of the twelve units that burned down last week six were moderate COAH units.

**Mr. Morrow** – Mr. Morrow stated that he wanted to discuss the TAR Construction property off of Pancoast Blvd. He feels that we should preserve the property as open space and would like to have Council authorize a new appraisal on the property.

Mr. Long stated that we have made an offer on the property and have gone back and forth. We will need to have the property appraised again and make an offer based on the appraisal. If they accept the offer great, if not we would need to decide whether to take the property through eminent domain.

Mr. Moran asked if we would qualify for the money from the county for open space.

Mr. Hatcher stated we would need to amend our open space plan to include the property.

Mr. Catrambone stated that in the Master Plan review they determined that they wanted to keep established neighborhoods intact. He feels that is definitely an established neighborhood.

Mr. Long stated that the master plan review definitely reinforces our course of action. We also do not have much open space left in town. If we are going to move forward, he would ask that Council approve a motion to authorize the appraisal. He recommended that we authorize a cost not to exceed \$4,000.

Mr. Moran made a motion, seconded by Mr. Catrambone to authorize the appraisal of the TAR Construction property for an amount not to exceed \$4,000.

There being no questions, the roll was called.

Mrs. Kolodi, Mr. Schwartz., Mr. Moran and Mr. Catrambone voted aye. Mr. Morrow abstained.

Ayes: 4  
Nays: None  
Abstained: 1

#### Motion Approved

**Mr. Moran** – Mr. Moran stated that as of January 1, 2011 you are no longer allowed to put television, computer and other electronics in the trash. They can be brought to the municipal building.

**Mr. Catrambone** – Mr. Catrambone asked that someone put together information for the website on the recycling of electronics.

**Mr. Schwartz** – Mr. Schwartz asked if the project on Yansick and Moreland Drive is still moving forward. Mr. Paris stated yes.

Mr. Schwartz stated that he had a request from a business for recycling.

Mr. Hatcher stated that the county does not provide for business recycling they are required by ordinance to provide for their own recycling.

Mr. Schwartz stated that he received one e-mail after the snow storm of a resident complaining about the plowing and then received an e-mail following it up about what a good job we did.

Mr. Paris stated that we did also receive two complaints and also one from Main Street praising the job we did.

Mr. Catrambone asked if we wanted to post something on the website suggesting that they remove the basketball courts from the streets during snow.

**Mr. Paris** – Mr. Paris asked if we can reach out to the county to see if they are going to do anything with Anderson's Farm. Mr. Hatcher will reach out to them.

Mr. Paris stated that we received more complaints from Mr. Napoli regarding Tenby Chase Drive. The Chief has been working with him. He still feels that we need stop signs or speed bumps. The Chief is be monitoring the speeds more often.

Mr. Catrambone stated that the speed sign in the center of the road were effective; however, we had to remove them for the winter.

Mr. Paris stated that he received a card from NJAW Company that they were coming out to replace something. He was a little alarmed so he called up the contractor. He found out that they are installing readers so they can read the meters from their cars so they can cut down on workers. He reached out to NJAW Company and asked that they notify the Township when they are doing projects like this so they can notify the residents.

Mr. Paris asked Mrs. Kolodi if she would like to serve on the River Route Advisory Committee. Mrs. Kolodi agreed.

Mr. Paris asked Gina Reed if she feels that the Environmental Advisory Agency can be abolished. She stated that they have not been active.

Mr. Long stated that he will draft an ordinance to abolish the agency. He will also look into whether we need the Multi-Dwelling Emergency Commissioner.

### **PUBLIC PORTION**

Mrs. Kolodi made a motion, seconded by Mr. Schwartz to open the meeting to the public for any questions. All were in favor, the motion was approved.

Gina Reed stated that if Council provides her with information on the Feral Cat program she has a friend that works for a national pet food company and she will ask if they provide any type of grant.

Kathy Morrow thanked Council for agreeing to move forward with the process of acquiring the TAR Construction property as open space.

Dolores Cannone also thanked Council for their consideration of acquiring the property. She stated that it would be tremendous to have that property as open space.

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

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

Submitted,

Jamey Eggers  
Municipal Clerk