

**WORK SESSION
MUNICIPAL BUILDING**

**January 8, 2013
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 December 28, 2012 and posted on the bulletin board on the same date.

ROLL CALL: Mr. Schwartz, Ms. Pangia, Mr. Morrow and Mr. Catrambone were present. Mrs. Kolodi was absent.

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

RIVERSIDE PARK FLOOD MITIGATION REPORT

Mr. Winckowski, Township Engineer, reviewed the report with Council. He reported that at the direction of the Council they put together a report on the issues in the area and ideas on how we can possibly fix them. He stated that the biggest problem is that the Riverside Park area is lower in elevation compared to how high the river can get. He feels that the elevation is right at the high tide level so when the tide is extremely high the area floods. Mr. Winckowski outlined the issues.

- First, we need to stop the water from traveling back up the storm sewer pipes from the river. On the other side, if the river is too high and the outfalls are closed, the water from the drains will not be able to flow into the river. The only way to get the water out is to collect it and pump in out.
- Second, adding a pumping station is a major project. We would need to reconstruct all the storm sewers in the area. We would need underground holding tanks and a retention basin to hold the water while we are pumping it out.
- Third, we have to deal with is the height of the berm and the erosion that has occurred. This step would take a major study and funding from the Township.

We have already begun working on the first step by fixing the outfall at Stewart Avenue. Mr. Hatcher signed the permit application and we will start pressuring the NJDEP in order to start the project as soon as possible. Also, we can talk more about applying for new grants to restore and raise the berm through the NJDEP and the Army Corps of Engineer. After those two steps, if we decide to move forward with the pumping station we would need to help from the Army Corps. Before we even ask for help, we would need to fund a study of the area. We also need to survey the residents to determine the damages that are occurring and whether they filed claims with FEMA or through their flood insurance and whether they are being reimbursed.

Mr. Paris stated that he would like to create a sub-committee to help with the gathering of information.

Mr. Morrow stated that he also feels Riverside Township may need to get involved with this project to determine what impact this may have on their community.

Mr. Catrambone questioned whether we will have an issue with the marina flooding. Mr. Winckowski stated that we will definitely look at that when we did the study.

Mr. Catrambone stated he is hearing that we can not self fund all of the projects ourselves. We will need help from the Army Corps or the NJDEP. He asked if we moved forward with the pumping station, would we need to purchase homes for a retention basin.

Mr. Winckowski stated that the only other option would be to try and get all the water to the open space area near the sewer plant which he feels is a long shot.

Mr. Hatcher asked if Council did all these projects will this relieve the ground water problem.

Mr. Winckowski stated that it will not. That is why we really need to survey the residents to find out what the issues are. If the main issue is ground water, then instead of spending approximately five million dollars for a pump station, we may want to look at funding to begin eliminating basements and retrofitting homes against flooding in the area.

Mr. Morrow stated he feels we really need to move as quickly as we can to help this area. With the natural disaster that this state has faced with Hurricane Sandy it may be difficult to receive any type of funding for our project. With the blue acres program from the state that is strictly a program to purchase homes not to improve them. Once they are purchased, another home can not be built there.

Mr. Schwartz made a motion to open the meeting to the public for comments on this issue only, seconded by Mr. Morrow. All were in favor, motion approved.

Mr. Gilbert, 75 Stewart Avenue, stated that he has a basement and he has two pumps that currently are not holding any water. When we get rain, as long as the ground has been dry the pumps stay dry. When we get heavy rains, the pumps will run and can handle pumping the water out. What the pumps can not handle is when the water comes right up Stewart Avenue right up his driveway and into his back yard. The water can get two and a half feet deep. He stated that to minimize some of the damages we may look into taking heaters, washers, dryers and water heaters out of the basements.

Mr. Winckowski stated that if the area is in a flood zone they should not be able to receive building permits to replace these items in the basement.

Harry and Christine Etsell, 8 River Drive, stated that they do not have a flooding issue yet because they do not have a basement and their heating system is in the attic. When their home was built, they were required to place the heater in the attic because if it was under the house it would be below the flood level. Their concern is that if the berm continues to erode, the water will eventually come up far enough to reach the first floor of their home.

Mr. Gilbert stated that the berm used to be out another thirty to forty feet compared to where it is today. Mr. Gilbert asked that Council talk to the Fire Department about having a plan set up for when they come down after a flood. In his opinion, they need to place a line in every other yard to pump the water out.

Mr. Catrambone stated that the Fire Department does this on a voluntary basis. He can not speak for what their plan is to pump out the area.

Mr. Gilbert stated that twenty years ago when he bought the house he needed no flood insurance. Four years after that, they were re-zoned and they were required to purchase flood insurance.

Mr. Winckowski stated that we really need the surveys from the residents to determine which way we go with this issue.

Mr. Catrambone stated that we have asked the Army Corps for the survey that will be sent to the residents. We need to get the word out and help everyone in the area to complete the forms.

Mr. Gilbert stated that the pumps that the Fire Department uses are not suitable to pump out the amount of water that needs to be pumped in the yards. He stated we may want to look into new pumps.

Mr. Catrambone stated that he feels the water levels are changing throughout the entire state.

Harry Etsell, 8 River Drive, asked if we could raise the berm up in the area by dredging the river.

Mr. Winckowski stated that because it is a tidal issue it will not change the flood level. Dredging is not used for flood control it is used for navigation. We could use the spoils to rebuild the berm. The issue is not a volume issue it is an elevation issue.

Mr. Morrow stated that dredging is out of the Township's control. There are also concerns with the materials in the spoils.

Mr. Gilbert stated that even fixing the outfall will not solve the problem because the water comes right over the berm.

Mr. Winckowski stated that as part of the rebuilding of the outfall, the berm at the end of Stewart Avenue will also be rebuilt. This should help keep the water from coming over the berm in that area.

Don McCabe, Faunce Street, stated that he has been down at the shore volunteering and helping people fill out similar forms and are getting nowhere. President Obama stated that he will answer any phone call in fifteen minutes or less. He feels we should stop all this talking and go right to the President and take him at his word.

Mr. Catrambone stated that that comment was in reference to Hurricane Sandy. We will continue this conversation again and continue to move forward with the flapper valve rebuild at the end of Stewart Avenue.

Bill Pfeffer, 43 N. Chester Avenue, asked if there is a cost estimate for fixing the flapper valve and restoring the berm.

Mr. Winckowski stated the cost estimate for the flapper valve at the end was approximately \$60,000 - \$70,000. The estimate to restore and raise the berm would be approximately \$1,500,000.

Mr. Pfeffer stated that in listening to everyone talk tonight it seems to be a two part problem. First, the water is coming over the berm. Second, the storm drain infrastructure is shot. Those pipes could be leaking and water could be pouring out of them. Mr. Gilbert stated that ground water is not an issue for him but others seem to feel there is a ground water issue. Mr. Pfeffer stated that in his opinion, if we raise the berm and fix the storm sewer pipes, it will solve a lot of problems. The ideal solution would be to put a bulkhead along the creek. He asked how much it would cost to put in a pump station.

Mr. Winckowski stated that to put in a pump station the cost would be approximately \$3,000,000 to \$4,000,000. We would also need to restore and raise the berm at the same time; therefore, the cost would be approximately \$5,000,000 to \$6,000,000.

Mr. Pfeffer asked what types of studies would need to be completed in order to raise the berm height.

Mr. Winckowski stated that a flood study would need to be completed in order to determine the affects that raising the berm would have upstream and down stream. If raising the berm would create flooding in other areas, we would not be permitted to do it.

Mr. Pfeffer asked who would perform the study and if there would be a cost.

Mr. Winckowski stated that the study would normally be performed by the Army Corps of Engineers. If they received approval from the Federal Government, they would fund up to \$100,000 and the remaining cost would be split 50/50 between the Federal Government and the sponsor which would be the State or the Township.

Mr. Pfeffer stated that the real problem is flooding from the river and if we fix that, we solve all the other problems. Back in the 1960's there were terrible floods. The Township at that time raised the berm and there was not a flood in thirty or forty years. Now that the berm has eroded over the years and the storm sewer needs repair the area is being flooded again.

Mr. Pfeffer stated that back in the summer the corner of Lake and Alden was flooding. He believes the Township put two storm drains in on the opposite side of Alden Avenue that run into the storm drain on the pond side of Alden Avenue.

Mr. Winckowski stated that the drains were already there, we made some modification to allow more infiltration into the ground.

Mr. Pfeffer asked why Council is telling them that they can not afford to pay for this project.

Mr. Catrambone stated because it is a five million project.

Mr. Pfeffer stated that we are spending a lot of money on the Myers Tract and we have an issue where people's safety, health and welfare are at risk. If we can spend the money on the Myers Tract this should be taken care of.

Mr. Gilbert stated that he agrees the storm drains are leaking and need repair the streets in the area are beginning to crack.

Mr. Catrambone stated that we can send a camera into the lines to determine if there are any problems. We will continue to move this forward but a project like this does not move fast.

Mr. Winckowski stated that with the repair of the flapper valve and re-establishing the berm at the end of Stewart Avenue, he is hopeful that it will help with the flooding.

Mr. Schwartz made a motion to close the meeting to the public, seconded by Mr. Morrow. All were in favor, motion approved.

Mr. Catrambone stated that this item will be on the agenda at a future meeting.

BLOCK 125, LOT 27

Mr. Hatcher stated that this property was up for tax sale and the liens were not purchased; therefore, they fell to the Township. Several months ago, we had residents approach Council with interest in purchasing the lien. Council directed the Engineer to review the site and give a brief report.

Mr. Winckowski stated that the site seems to be relatively clean. They found some stock piles on the property which is pretty common. The area would need to be tested on the NJDEP regulation for contaminants. If Council wanted to hold onto the lien and eventually purchase the property through a foreclosure, they see no major issues with the property.

Mr. Hatcher stated that Council will need to determine whether this property has any value to the Township. Council agreed not to move on this issue at this time. They will discuss this at a future meeting.

HUNTER'S GLEN WATER USAGE

Mr. Hatcher reported that Hunter's Glen had a substantial leak which was brought to their attention by NJ American Water Company. This excess water was not processed through the sewer system and should not affect their sewer billing. They have provided the backup proof from NJ American Water Company. If Council agrees, we would adjust their usage for the 2013 billing cycle. Mr. Hatcher stated that use the 2011 number to generate the 2013 bill for meter #180708490-8 and use the 2012 number for the other meter. Council agreed and the adjustment will be made when the 2013 bills are processed.

BUDGET CALENDAR

Mr. Hatcher reported that the budget cycle has changed and the deadline for the Mayor to submit the budget to Council has been extended to February 1st. It is very unlikely that we will have revenues at that time. Most likely, we will provide appropriation sheets for Council to begin reviewing. The budget will need to be introduced by March 15th.

LATE MERCANTILE LICENSE

Mr. Hatcher stated the R & D Laundromat has asked for a waiver of the \$50.00 late fee for the mercantile license. He stated that he was late because he has been working down at the shore working in areas impacted by Hurricane Sandy. Council agreed that they do not want to waive the late fee.

SALARY FOR NON-UNION EMPLOYEES

Mr. Catrambone stated that this is a first discussion on this issue that we wanted to get on the table.

Mr. Hatcher stated that there are fourteen full-time employees that are not represented by a union. They are made up of Department Heads and other confidential employees. There are also several part-time employees such as crossing guards and inspectors. What has happened in the past, Council has waited until the other contracts have been settled to discuss raises for the non-union employees. For the past several years, the non-union employees have received a lower percentage increase than the unions. We have not had any movement at this time from the unions and Council will need to decide whether to move forward with an increase for the non-union employees for 2012.

Mr. Catrambone stated that he feels whatever we do for the non-union employees it will become a precursor for the unions in negotiations.

Mr. Hatcher stated that he agrees it would set the bar for the other unions to feel they are at least receiving the same amount. The issue some of the non-union employees had during the last time was that they waited and then they received less than the union.

Mr. Morrow asked that we discuss this at the next meeting.

REPORTS

Ms. Eggers – Ms. Eggers stated that at the Reorganization meeting Council approved a Resolution appointing Jeffrey Hatcher as the Township Administrator with a term expiring on December 31, 2013. The term should coincide with Mayor's term; therefore, his term should expire on December 31, 2016.

Ms. Eggers stated that the mock trial team at Delran High School has asked permission to use the court room on January 11th at 2:15 P.M. There is no conflict. Council agreed with the request.

Mr. Hatcher – Mr. Hatcher stated that the PetSmart agreement has been extended for nine months. Once that is completed, we can submit for a new grant.

Mr. Winckowski, Engineer – Mr. Winckowski reported that the Myers Tract project is going well. We submitted a pay estimate for the next meeting.

Most of the road program work has been completed and they are working on punch list items.

The intersection of Hartford and Conrow has been completed but some minor work remains.

The drainage improvements on Westover Drive have been completed. The contractor will come back in the spring to resurface. Both of the residents are happy with the work.

The permits for the outfall at the end of Stewart Avenue will be submitted in the next week.

He asked that Council give him the approval to receive quotes for the improvements to Swedes Lake. He feels the work will fall under the bid threshold. Council agreed.

The plans for Haines Mill Road Reconstruction – Phase V have been completed and approved by NJDOT. In the next several weeks, we will be asking for approval to authorize the advertisement of bids.

They are also finishing the design plans for the installation of sidewalks on Fairview Street. Both projects will hopefully be completed in the spring.

FEMA has come out with a flood mitigation grant associated with Hurricane Sandy. The application is due by February 8th and Council will need to determine if they will be applying. We did apply after Hurricane Irene for the outfall reconstruction and some restoration but we were turned down. We can look at replacing generators at the pump stations. We can also talk to residents in the area to determine whether we could apply to eliminate basements and raising appliances and utilities above the flood levels. Council did not feel he could gather the information from the residents by the deadline. They agreed to look into replacing the generators and also purchasing pumps.

Mr. Winckowski reported that the CDBG grant has been submitted and we should hear in August.

At a future meeting, we will need to discuss the Abrasive Alloys property and the flashing school zone signs for Hartford Road.

Mr. Hatcher stated that we should discuss this during the budget process.

Mr. Winckowski stated that we need to discuss the sign design for the Myers Tract. We will also need to discuss a name for the facility.

Mr. Winckowski stated that they are submitting to Green Acres for reimbursement on the TAR property.

Mr. Winckowski stated that the NJEIT application is due in March for the improvements to the sewer plant. Council will need to discuss this in February.

Ms. Pangia – Ms. Pangia reported that on February 12th Atlantic Care mobile mammogram van will be coming to Delran. They will see approximately thirty people. She reported that she is also working on a mobile eye van for March.

Mr. Morrow – Mr. Morrow stated that the Public Works Department did a great job with branch and leaf pickup. Also, the Police Department has done a great job.

Mr. Schwartz – No report.

Mr. Catrambone – No report.

Mr. Paris – Mr. Paris stated that he would like to approach the county to discuss Anderson Farms and also the sidewalks on Bridgeboro Road. He would also like to continue to pursue the grant for the Myers Tract.

PUBLIC PORTION

Mr. Morrow made a motion to open the meeting to the public for comments, seconded by Ms. Pangia. All were in favor, motion approved.

Bill Curzie, 118 Haines Mill Road, discussed with Council bringing back the Environmental Advisory Agency. He will put together a brief proposal of what he would like to do and provide it to Council.

Bob Gilbert, Stewart Avenue, asked when the Stewart Avenue outfall project will begin.

Mr. Winckowski stated that the permit period will take about six months. We will press them to receive the permit as soon as possible. We anticipate starting in September or October.

Mr. Morrow made a motion to end the public portion of the meeting. The motion was seconded by Mr. Schwartz. All were in favor, motion approved.

Mr. Schwartz made a motion to adjourn the meeting, seconded by Ms. Pangia. All were in favor, the meeting was adjourned.

Respectfully submitted,

Jamey Eggers, Township Clerk