

**WORK SESSION
MUNICIPAL BUILDING**

**January 13, 2015
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 23, 2014 and posted on the bulletin board on the same date.

ROLL CALL: Mr. O'Connell, Ms. Pangia, Mr. Schwartz Mrs. Kolodi and Mr. Catrambone were present.

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

8006 ROUTE 130 NORTH POSSIBLE FORECLOSURE ACTION

During the course of the year, if a property does not pay their taxes they will go to tax sale. In almost all instances, the tax sale certificate is purchase. In this case the no one purchased the certificate and it can fall to the Township to take action. Since this property has over \$30,000 in past due taxes, Council should consider taking action to on the property and either sell it or acquire the parcel. It appears the adjacent property owners are utilizing the property for storage, so there is value in the lot.

Mr. Marmero stated that from a legal standpoint, when a municipalities acquires a tax sale certificate, they have to wait six months to take action to foreclose. The tax sale certificate is approximately two years old at this time. We could foreclose on the property immediately if Council decides to proceed. We would have to provide the owner with notice indicating that the Township intends to foreclose on the property. They would then have thirty days to redeem the certificate. If they did not redeem the certificate, we would then file foreclosure proceedings with the Superior Court. Once we take ownership, Council we need to determine what to do with the property. Typically, the property would be put up for auction, first through the adjacent property owners and then to the general public. This really is a policy decision by Council. The reason that property was not sold at tax sale also brings up other concerns that there may be some contamination concerns.

Ms. Pangia asked if the property is vacant at this time.

Mr. Hatcher stated that it is a vacant property. It is next to a used car dealership and in front of the cell tower property. The same individual that owns the cell tower property own this piece but it is a separate lot. We do have concerns that there may be environmental issues but it benefits us get this off the roles.

Mr. Schwartz asked what liability we are taking on by foreclosing on the property. The history of the use of the property is heavy truck repair. The property is all dirt with no asphalt.

Mr. Hatcher stated that if Council wishes to pursue this, he would reach out to our representatives for the BCJIF Environmental Insurance and have them review. He can reach out to them for an estimate.

Mr. Marmero stated that we could send the property owner notice of the intent to foreclose and while we are waiting for the thirty days to expire Mr. Hatcher could reach out to the BCJIF Environmental Insurance. If after they review the property, Council does not wish to foreclose, we will not move forward. If Council does wish to move forward, we have done the first step of the process.

Ms. Pangia made a motion to send the property owner a notice of intent to foreclose and authorize Mr. Hatcher to contact the BCJIF Environmental Insurance to receive an estimate for the cost of an environmental evaluation on the property. The motion was seconded by Mr. O'Connell. All were in favor, motion approved.

DELRAN COMMUNITY PARK OPENING DAY

Council discussed the opening day for Delran Community Park. Mr. Catrambone asked Mr. Winckowski when he feels the work will be complete and when we can potentially open the fields.

Mr. Winckowski stated that he has a meeting with the contractor tomorrow morning. There are two issues that need to be fixed. One is the outlet structure on one of the ponds and erosion on one of the fields. That should be completed as soon as the weather breaks. Once those items are complete, the only remaining issue is the grass in the outfield. Public Works did some improvements to the grass in October and the grass should fill in as long as the weather cooperates. We should be ready by June 1st.

Mr. Catrambone asked if we would be ready for Memorial Day Weekend.

Mrs. Kolodi recommended that we have the grand opening the weekend after Memorial Day.

Council agreed to hold the Grand Opening for the park on Saturday, May 30th. Council will discuss the details at a future work session.

Mr. Winckowski stated that he is also confident the lighting will be completed by then, weather permitting.

DISCUSSION ON RAC, GREEN TEAM AND PLANNING BOARD APPOINTMENTS

Mr. Catrambone stated that Council needs to discuss the remaining appointments needed for the various boards.

The first is for the RAC. In the past, the RAC has always had a representative from the Delran Seniors serve as a member. Alvina Wilson, President of the Delran Seniors, has volunteered to be that representative.

Mr. Schwartz made a motion to appoint Alvina Wilson to the Recreation Advisory Board, for a term to expire December 31, 2017. The motion was seconded by Ms. Pangia. All were in favor, motion approved.

The next issue is the Planning Board. We are in receipt of a resignation letter from Bob Porecca indicating that he can no longer serve on the Board. He would be willing to serve again in the future. Mr. Catrambone stated that Tom Morrow, who served on the Planning Board for many years as the Mayor's Designee has indicated that he would like to continue to serve.

Mr. Schwartz made a motion to appoint Tom Morrow to the Planning Board, as a Class IV member, for a term to expire December 31, 2015. The motion was seconded by Mrs. Kolodi. All were in favor, motion approved.

The final area is the Green Team. There are two members that have either resigned or have not been attending the meetings. Ashley Galligan has indicated that she can no longer serve and Kris Cieslinski has never attended a Green Team Meeting since being appointed. Bill Curzie has been unable to contact Mr. Cieslinski to determine whether he wishes to continue on the board. At least for now, Council can fill the spot vacated by Ashley Galligan.

Mr. Schwartz requested that we send Mr. Cieslinski a letter and postpone the appointments until the next work session.

Mary Parento, Green Team, stated that Bob Wagner, who has been attending the meeting has indicated that he would like to serve as a member.

Mr. Catrambone stated that Mr. Wagner has shown that he not only wants to participate but has participated. He suggests Council move forward with that appointment at this time. Himself, Mrs. Kolodi and Ms. Pangia also know of individuals that would like to get involved.

Mr. Schwartz asked who the other individuals were that would like to be appointed.

Mr. Catrambone stated that one individual is Tyler Burrell. He is a college student, Eagle Scout and very involved with the Township through the Church.

Ms. Pangia stated that she feels the RAC would be a great spot for him, although we have no vacancies.

Mr. Catrambone stated that he agrees but he would love to get him involved.

Mrs. Kolodi stated that she also has someone interested. Her name is Roshelle Samara.

Mr. Schwartz made a motion to appoint Bob Wagner to the Green Team, for a term to expire December 31, 2016. The motion was seconded by Mrs. Kolodi. All were in favor, motion approved.

Mr. Catrambone stated that we are still aware that the two alternate positions on the Zoning Board need to be filled.

Mrs. Kolodi stated that John Witt is interested and she feels he would be a great fit.

Mr. Catrambone asked that Mrs. Kolodi provide Council with background information on Mr. Witt and they will discuss this at a future meeting.

LOSAP RESOLUTION

Mr. Hatcher stated that prior to putting this Resolution on the public meeting agenda he wanted Council to review it. Several years ago the Township passed a referendum to provide the Emergency Squad volunteers compensation under the LOSAP Program. The amount is based on the number of calls a volunteer makes throughout the year. At the end of the year they provide the CFO with a listing of accounting. We recommend that Council adopt the Resolution at the public meeting unless anyone has any questions. Council agreed to adopt the Resolution at the public meeting.

SUSTAINABLE JERSEY GRANT APPLICATION

Mr. Hatcher stated that he met with Bill Curzie and Debbie Hammond. They will be attending the next work session to discuss what the Green Team would like to include in the next grant application. Council will have certain obligations moving forward so he wanted to give them a heads up because we will need to move quickly after the next work session. After their presentation at the next work session, if Council does not have any questions, we will have the Resolution ready for adoption in order to be able to submit the grant application on time. There is also the ability to submit a letter of intent prior to the deadline.

NOISE ORDINANCE

Mr. Catrambone stated that in light of the concerns brought to our attention at the public meeting, he asked Mr. Hatcher to provide Council with a copy of the noise ordinance from Voorhees Township.

Mr. Hatcher stated that there is another avenue the resident can take if he is really concerned, which is to file a complaint with the Police Department. Unless the noise is really disturbing the police will not file a complaint. They will give them a warning. Even the Voorhees Township ordinance might cause more of an issue because it does not go much further than our ordinance. If there is a radio on in a backyard, most likely the neighbors will be able to hear it. Most likely Voorhees is not issuing complaints in those types of situation. If the music is really loud, they would issue a warning. Normally these are neighbor disputes and if the resident really has an issue they can file a complaint. They will go to court and most likely end in mediation.

Mr. Catrambone stated that it is difficult to legislate good neighbors.

Ms. Pangia agreed that it does not belong at this table.

Mr. Catrambone stated that he agrees. If a resident is that upset, they need to step up and file a complaint. There is nothing more Council needs to talk about. Council agreed.

Mr. O'Connell asked if we have a noise ordinance and what it includes.

Mr. Marmero reviewed the Township's current ordinance.

REPORTS

Mr. DeSanto – Mr. DeSanto reported that they will continue to collect Christmas Trees until February 1st. They have already collected 750 trees.

They have begun to do some work at Delran Community Park to try and get the boulders and concrete away from the fence. We are hoping for no snow.

Mr. Schwartz stated that he saw the response that Mr. DeSanto gave to Hunter's Glen about brining. Mr. Schwartz asked if we have equipment that can do that.

Mr. DeSanto stated that we do not have that equipment.

Mr. Williams – Mr. Williams stated that the Sewer Plant is under construction. If anyone wants to tour the plant they are welcome to come down.

Ms. Eggers – Ms. Eggers stated that Dee Bayles, from the Board of Elections, is requesting use of the Community rooms for Board Work training and asked if Council had any objections. The date is May 20th from 4:30-7:00 PM. Council had no objection.

Mr. Hatcher – Mr. Hatcher stated that the new phone system has been installed. We are working through all the issues.

Mr. Hatcher stated that we received an email from a resident with a number of traffic issues on Route 130 and Chester Avenue. He will discuss the issues with the Chief of Police and Mr. Winckowski and most likely bring the information to the next work session.

Mr. Marmero – No report.

Mr. Winckowski – Mr. Winckowski stated they we are meeting with Bogey to go over the punch list items remaining on the Road Program.

We are waiting for the weather to break in order for the contractor to complete the Fairview Street Sidewalks.

With the 2015 Road Program and Tenby Chase Drive Improvement, the specifications are nearly complete and at the next work session he will be looking for permission to advertise.

He will pick up the permit application and checks for Swedes Lake and the Rutgers Grant and will get those out this month. The permit for the Rutgers Grant/Westover Drive should come quickly. The Swedes Lake application will take a little longer, approximately four months.

The designs for the Route 130 sidewalks will be submitted to DOT by the end of the month for their approval.

We received bids last week for Delran Community Park, Phase 2, which is the lighting. The low bid came in right around the budget. The bid report was issued today and can be reviewed at the next meeting.

We are still waiting on responses for the various DOT grant applications. We need to revisit how we are going to spend the money for the park grant for \$250,000. We still need to get Council the recommendations for the concession/bathroom facilities.

He has been working with the residents in Riverside Park on the FEMA grant for buyouts. At the next work session, he will get Council recommendation on the properties they feel should be included in the application.

We have received no response on the Shoreline Protection Grant. He will reach out to them to check on the status.

DEP has reached out to him regarding the TAR property and the CMV letter should be coming shortly.

We are still waiting on the grant application regarding the Abrasive Alloy property. We have also submitted an application for a Brownsfield Assessment grant.

We are working on the Sand Filter and Fifth Street Pump Station designs. In the month, we need to determine if we want to continue with NJEIT or fund them on our own. NJEIT is very comprehensive.

We received bids last week for the Annual Maintenance Contracts for the Sewer Plant. We issued a bid report today. Municipal Maintenance Co. was the only bidder. Council can discuss the report for a possible award at the next meeting.

Mr. Schwartz asked if we have interested residents in the buyout program.

Mr. Winckowski stated that we do have interested residents and he has been reviewing the properties to provide a recommendation on which properties to focus on. Right now, the area of concentration is the intersection of Alden Avenue and River Drive.

Mr. Schwartz asked where we stand with the Norman Avenue outfall valve.

Mr. Winckowski stated that we received a quote for approximately \$7500. Council will just need to provide funding.

Mr. Schwartz asked if there are any concerns with using the road milling for the dirt road section of Swedes Lake.

The DEP will not permit to use of milling for driveways or parking lots unless you coat it with a solid surface. It is considered hazardous waste. In the past, it has been used but three or four years ago a bulletin came out prohibiting the use of millings.

Mr. Schwartz asked that Mr. Winckowski take a look at the area and give some recommendations.

Ms. Catrambone asked if there was an update on the traffic concerns in the Shop Rite parking lot.

Mr. Winckowski stated that he is meeting with the property manager at 9:00 AM tomorrow morning. When he spoke with her she seemed very respective.

Mr. Catrambone – Mr. Catrambone asked if the property maintenance is in effect.

Mr. Marmero recommended that we start enforcing as of February 1st.

Mr. Catrambone stated that we make sure we stay on top of enforcing the ordinance.

Ms. Pangia – Ms. Pangia stated that we talked in the past about Solicitor's permits. Someone showed up on at her door yesterday selling meat. Maybe we should put something in the newsletter notifying the residents that solicitors should have badges issued by the Township and to contact the police if see any issues.

Mr. Schwartz recommended that we post the information on the website.

Ms. Pangia asked if there is any word from PSE&G pole on Hunter Drive.

Mr. Hatcher stated that we have notified them of the issue.

Ms. Pangia stated that she had a question from a resident as to whether the turf field was latex free.

Mr. Winckowski stated that he believes it is but will double check.

Jake's Place is having a fundraiser on April 26th at Café Lamberti's.

Ms. Pangia stated that she was in a car accident last Thursday and there was a citizen that stopped and helped. He was super nice and she asked if we could invite him to a meeting in order for her to give a public thank you. Council had no objection.

Ms. Pangia asked if there is any news on the timing at Hartford and Fairview.

Mr. Paris stated that he is working on the issue with the County.

Mr. Winckowski stated there is an issue with a broken camera.

Mr. Hatcher stated that we have an estimate to fix the problems, which is not cheap. We will be discussing it as we move forward with the budget.

Mr. O'Connell – Mr. O'Connell reported that he attended the NJLM newly elected officials seminar last Saturday. It was a very informative session and time well spent.

Mr. Schwartz – Mr. Schwartz stated that he was informed that the fence is down again at Lake Lonnie on Fifth Street. The residents have suggested that when we repair the fence we consider an opening for residents to get in the park.

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

Mrs. Kolodi – Mrs. Kolodi stated in regards to fundraising for the Community Park, TD Bank has contacted her again and would like to attend a meeting to discuss their program. Council agreed. Mrs. Kolodi stated that she has been talking with Bob Kennedy and he is handling the coordination with the flagpole at Willowbrook. He also mentioned that a few times the gate at Delran Community Park has been open. She asked if the gate was locked up again.

Mr. DeSanto stated that someone stole the lock again.

Mayor and Council suggested locking the gate again and anyone that needs access to the park, with the exception of the Police and Fire Departments, will have to coordinate with Mr. DeSanto.

Mrs. Kolodi stated that she will continue to pursue additional fundraising.

Mr. Paris – Mr. Paris stated that we discussed looking at previous road ordinances that may be closed out to determine if there is excess funding to repair Cleveland.

Mr. Catrambone asked if there is an estimate on the cost.

Mr. Winckowski stated that he can prepare a report on the option.

Mrs. Kolodi asked if that was on our list of priority roads.

Mr. Winckowski stated that is not a full road reconstruction we were looking at the portion at the exit of the Fire Department that is in bad condition.

Mr. Paris stated that in our upcoming budget discussions we will talk about a new roof for the Municipal Building. In talking with the Fire Department, they are also looking at a new roof for Station 231. He would like to look at the possibility of joining with them to bid the project and get a better price.

Mr. Catrambone – Mr. Catrambone thanked the members of Council and staff for a great meeting.

Mr. Parento – Mr. Parento stated the RAC met today and Alvina Wilson, the newly appointed member was in attendance. We went over the plan for the activities for the

year. He will be attending the February meeting of the Delran Seniors. He will also be working with Alvina and Mr. Paris to meet with the representatives from Moorestown Senior Group to try and get the groups active together. It was a great meeting for the first one this year. They will be helping with an event sponsored by the Green Team.

Mr. Paris notified Mr. Parento that the Grand Opening for Delran Community Park will be Saturday, May 30th. We are looking at having a lot of events and he recommended the RAC begin discussing their participation.

PUBLIC PORTION

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

Mary Parento, 25 S. Bridgeboro Street, reported that on behalf of the Green Team if Council has anyone interested in volunteering to encourage them to attend their meetings.

Jim Hand, owner of 10& 12 Starke Lane, stated that he has been working on getting an extension of the sewer line. The process has been taking too long and he would like to get this issue worked out. He asked what he can do to speed up the process. They were turned down for the lateral and they came up with another plan.

John Stypinski, Johnnie's Plumbing, stated he just received the Engineer's proposal. At the last meeting the Township Engineer stated that they did not need to hire an engineer. Now on this proposal, they want them to hire an engineer. This is a homeowner trying to hook up two houses and between the project costs and connection fees he is already up to about \$60,000. How much more burden can the Township put on them.

Mr. Winckowski stated that the application was submitted the week before Christmas. Mr. Valesi reviewed the application because Mr. Winckowski has a conflict with the applicant. Mr. Valesi issued a report today and Mr. Winckowski recommended that he have Mr. Valesi contact them tomorrow to go over the details of the report.

Mr. Catrambone stated that Council cannot make a determination until we have seen the report. We have to depend on the professionals that we have hired. Mr. Catrambone suggested that we have Mr. Valesi reach out to Mr. Stypinski and Council will review the report.

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

Mr. Schwartz 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