

**WORK SESSION
MUNICIPAL BUILDING**

**February 14, 2017
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 11, 2017 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. Grace, Solicitor, Mr. Winckowski, Engineer, Mr. Hatcher, Administrator and Ms. Eggers, Municipal Clerk.

MUNICIPAL GROUP REQUEST FOR ADDITIONAL CONTRIBUTION

Mr. Hatcher reported that the group is requesting an additional \$3,000 to continue their work for the third round COAH obligations. If Council agrees, we will draft a Resolution for adoption at the next meeting. Council agreed.

PPG CLEAN UP AT WATER'S EDGE

Mr. Hatcher stated that as Council is aware, PPG is testing to determine if there are any contaminants in the soil. We had a request from PPG to install a 55 gallon drum in the fenced in area of the pump station located nearest to 28 Water's Edge Drive. The drum would be used to wash down the steel probe used to dig in the soil. They were keeping the drum on the Homeowner's Association property but there was some objections. The biggest concern is the proximity to the homes.

Mr. Catrambone stated that it has his understanding that clean water would be stored in the drum.

Mr. Hatcher stated that they will test water in the end.

Mr. Winckowski stated that it is considered clean water. They test it in the end to make sure the water remains clean.

Mrs. Kolodi asked if the drum will be temporary.

Mr. Hatcher stated that it is temporary.

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

Justin DeJoseph, 22 Water's Edge Drive, stated that his property is at the center of this mess. He stated that he would not have purchased the property if he was aware of the issues. They should not have been allowed to build on the property. There is contamination throughout the area.

Mr. Hatcher stated that the request on the agenda tonight is in regards to the placement of the drum.

Mr. Catrambone stated that no one at this table tonight was on Council when the development was built. We understand that additional testing is being completed but we have not received a report. All we are being asked to do tonight is to allow them to place the drum within the pump station area.

Mr. DeJoseph stated that before the development, they were dumping into the river in the 1950's and 1960's. They never received federal EPA approval for the clean-up and they received approval to build the development. They did remove the soil where the homes were located but not along the river.

Mr. Hatcher stated that there was information on file regarding the clean-up at the time the development was built.

Mr. DeJoseph stated that he was not an original owner and the information was not disclosed to him. Mr. DeJoseph stated that it was a non-oversight case with the Federal EPA and they only completed half of the clean-up but did not clean up the mud flaps. NJDEP has been trying to get PPG to come back for twenty years and they didn't respond until two years ago. Mr. DeJoseph stated that when they did the initial testing they found high levels of many chemical throughout the properties. Mr. DeJoseph stated that the development should not have been approved.

Mr. Hatcher stated that no one at this table was on the board that approved this development. None of the discussion has to do with the topic on the agenda tonight.

Mr. DeJoseph stated he wanted to make the Mayor and Council aware of the complexity of the issues. Mr. DeJoseph stated that he had no objection with the drum being placed within the pump station area.

After discussion, Council agreed to allow PPG to place the drum with the pump station area. Mr. Hatcher will work with PPG on the criteria for the placement.

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

Mr. O'Connell made a motion authorizing PPG to move the drum into the Sewer Pump area, seconded by Mrs. Kolodi. All were in favor, motion approved.

HARDSHIP WAIVER REQUEST – 102 WILDFLOWER PLACE & 315 NICHOLAS DRIVE

Mr. Catrambone stated that we have received a request for a hardship waiver for 102 Wildflower Place and 315 Nicholas Drive.

Mr. Hatcher stated that that there is nothing different than the ones we have approved in the past. If Council agrees, they can pass a motion tonight approving the hardship waivers.

Mr. Burrell made a motion, seconded by Mrs. Kolodi to approve the above hardship waivers. All were in favor, motion approved.

ORDINANCE AMENDING CODE FOR TRASH COLLECTION AND FEE FOR ADDITIONAL CONTAINER

Mr. Hatcher stated that this ordinance covers the fees for the additional containers as well as adjusting the ordinance for the change in the type of container. The section would change the amount of containers from ten to no more than three. If Council agrees, we will place the ordinance on the public meeting agenda. Council agreed.

SAFE ZONE FOR INTERNET SALE EXCHANGE

Mr. Catrambone stated that many municipalities have provided areas for internet sale exchanges. Mr. Catrambone stated he has concerns about the potential exposure to the Township.

Chief Parente stated that when you use the term safe, you are giving residents a false sense of security. Chief Parente stated that although he feels this is a good idea, there is not an option to monitor the cameras 24 hours a day. The camera would only be for recording proposes. We need to be very specific about the signage.

Mr. Grace stated that he understands the Chief's concerns. We are always concern about liability. If Council does wish to establish the zones, we need to look at specific policies.

Mr. O'Connell stated that it is a nice idea but with the concerns from the Chief and Attorney, he doesn't want to put the Township at risk. Mr. Burrell agreed.

Mrs. Kolodi stated that we may want to look at what other towns are calling their zones and what language they are using on their signs.

After discussion, Council agreed to table this issue.

DISTRACTED DRIVER CRACKDOWN GRANT

Mr. Catrambone stated that we have been offer a grant for 100 hours of enforcement for distracted drivers at a cost of \$55.00. Council needs to determine whether we are willing to make up the difference in overtime for officers. The most it would cost the Township would be \$2,670.00. Council agreed to accept the grant.

Mrs. Kolodi made a motion to authorizing the Chief to apply for the grant, seconded by Mr. O'Connell. All were in favor, motion approved.

2017 BUDGET

Mr. Hatcher stated that Council was provided tonight with the 2017 budget books. Mr. Hatcher highlighted the important areas in the book. With this information, there is no doubt we can have a zero increase this year. Mr. Hatcher reviewed the power point information included in the budget books.

The amount to be raised by taxation has only increased \$17,000 over the last six years. The estimated year end surplus \$8,700,000, mainly due to an increase in construction permit fees and court fees. Mr. Hatcher stated that in a memo he outlined the items that may jump out to Council. There is a five page summary of the line items in the budget along with the detailed budget sheets, which details each department's budget, which is what Council spends the most time reviewing. All the information included in the budget has backup information in the individual department's area of the book. There is a special work session scheduled for March 21st and we can continue review at the work session on March 28th. We can either introduce the budget on March 7th or March 14th. We still need to finalize information for the reserve for uncollected taxes. Also the State revenues have not been certified and although we have a general idea on where we stand with revenues and surplus, the audit for 2016 has not been completed. Once we have those updated numbers, we will provide them to Council. Information has also been provided for the capital budget. There is a summary from each department. There will not be a spending cap or levy cap issue. With respect to Sewer Capital, do we want the Engineer to attend the meeting on March 21st to go over the items.

Mr. Catrambone stated he feels we should since there are some serious items on the sewer capital budget. Council agreed. Mr. Catrambone stated that we will run through the budget line by line at the Special Budget Work Session on March 21st beginning at 8:00 P.M.

DISCUSSION ON POTENTIAL CHICKEN PILOT PROGRAM

Mr. Catrambone stated that we all had a chance to review the information Mrs. Kolodi provided at the last meeting. He asked Mrs. Kolodi to update Council with any new information.

Mrs. Kolodi introduced Gwenne Baile, who heads the program in Camden County and teaches the classes on raising chickens. She has been involved in many pilot programs throughout Camden County and she is here tonight to observe and answer any questions. Mrs. Kolodi stated that Mr. Hatcher submitted a few questions that she answers to tonight. The first question was the size of the coop and run. Mrs. Kolodi stated that there is no specific size for the run although it must be twenty feet away from any structure. We did not put a height limit on the coop but we can discuss that issue.

Mr. Hatcher stated that current zoning is ten feet for sheds and we may want to look at a reasonable amount for the coop.

Mrs. Kolodi stated that they kept the coop at 10x10 because that is the current maximum shed size without the need for a variance. We don't feel most residents will build a 10x10 coop because only four chickens will be allowed in the pilot. Mrs. Kolodi stated that her question is what would be the next step in order to move this forward and whether Council has any objection to the allowing this pilot.

Mr. O'Connell stated that he has no objection but he asked if there someone willing to conduct the program.

Mrs. Kolodi stated that it will be conducted under the Green Team. We have held four meetings so far and approximately 15-20 people have either attended our meetings or attended the class. The Green Team will form a Chicken Advisory Board to conduct the pilot program. The board will consist of eight members and they members investigate complaints during the pilot.

Mr. Catrambone stated that he has some concerns under whose authority the board members will operate.

Mr. Hatcher stated that Council will need to amend the ordinance to address that issue.

Mr. Grace stated that they will review the proposed ordinance and determine what areas of the code to need to be amended.

Mr. O'Connell asked how many municipalities throughout the state allow chickens in residential neighborhoods.

Ms. Baile stated that she is only familiar with Camden, Burlington and Gloucester Counties. Ms. Baile stated that Barrington had a pilot and converted to ordinance after one year with no complaints. Haddon Township has twenty-three families in the current pilot program and have not had any complaints in twenty months of the two year pilot. She worked with Merchantville to develop their pilot which began in October. No residents have chickens yet as they are waiting for spring. She also worked with Oaklyn on their ordinance. Magnolia will receive their pilot this week. In Gloucester Township, Woodbury has a program and Monroe Township has been discussing a program. She is also in discussions with Camden.

Mr. O'Connell stated that the information they provided really answered a lot of questions.

Mrs. Kolodi stated that with the initial pilot, we would provide twenty permits. All residents would be required to take a class.

Mr. Grace stated that there would also need to be criteria set up for how we are going to choose the twenty participants in the pilot if we have more residents sign up.

Mrs. Kolodi stated that the committee has discussed this and it will be on a first come first serve basis. We also hope any residents that are currently raising chickens illegally, will come forward and participate in the pilot. In order to raise chickens it takes a lot of work and is expensive. Most residents that have shown an interest are very committed to making this work.

Mr. Hatcher questioned if the coop and run will be required to be so many feet away for the lot line. A shed is required to be set fifteen feet from a lot line. Council may want to review this ordinance. Council agreed.

Mrs. Hatcher asked if there is any concern over salmonella.

Ms. Baile stated that there really is not a concern. The most important issue is hand washing.

After discussion, Council agreed to revise the ordinance to incorporate everything discussed tonight and have the board review those changes and report back to Council.

Mrs. Kolodi stated that she will let the group know that we are looking at the next step in moving the pilot forward. It will likely take 4-6 months to finalize.

REPORTS

Chief Parente- No report

Mr. DeSanto – Mr. DeSanto stated that at the last meeting he discussed the chiller pump and motor that needs to be replaced for the air conditioning system. The price is approximately \$25,000.00 to replace one pump and motor and then the other will be put into the capital budget. Council agreed.

Ms. Eggers – No report.

Mr. Hatcher – Mr. Hatcher stated that the Mayor asked if we wanted to advertise the Fire District on the Township website. Council agreed to add it to the Township Calendar.

Mr. Hatcher stated that we have ordered the live stream equipment and we are waiting the equipment to be delivered. There is also some cabling that needs to be completed.

Mr. Winckowski – Mr. Winckowski reported that he doesn't have much to update other than what was submitted on his report. The Concession/Bathroom Facility at Delran Community Park is up and running. There is just grading and sidewalks that need to be completed. We are still waiting on the certificate of occupancy. It will be ready for spring baseball season.

Mr. O'Connell asked where sidewalks are being installed with the Route 130 Sidewalk grant.

Mr. Winckowski stated that they will be installed in various areas along Route 130. Phase I will be on the north bound from Cinnaminson to Fairview Blvd where there is missing sidewalks. Phase II is the southbound side.

Mr. Grace – No report.

Mr. O'Connell – Mr. O'Connell thanked the Chief and Mr. Hatcher for handling the issue on social media about a home invasion that turned out not to be true. We were able to get the information out to the residents that if something like this does happen, Facebook is not the appropriate place to report it.

Mr. O'Connell stated that he was invited along with Mrs. Kolodi to address a group of 3rd Graders at the Delran Intermediate School about the history of Delran, the government and running for office. They ended up spending an hour and a half at the school and it was a great experience and he appreciated the invitation.

Mr. Burrell – Mr. Burrell stated that he and Mrs. Kolodi met with Tom Tartaglia regarding some issues at Leon Avenue Field. He is requesting a net on one side of the field to stop fly balls

from going onto the train tracks. He is also requesting irrigation and suggested using the water from Swedes Lake.

Mrs. Kolodi stated that she walked the outfield at Leon Avenue and she understands the concerns. Leon Field is the only field that does not flood when it rains. The net and the irrigation would be for safety. He did receive three quotes for irrigation: Advance \$6,500, Pinnacle \$9,800, Jim McHugh \$12,800. It will also cost approximately \$2,500 install the pump to pump water from the lake or \$3,500 per year to connect to NJAW. Mrs. Kolodi stated he still needs to discuss this with the Delran AA and there is the potential for cost sharing. If irrigation is not possible, he asked if Council would consider installing a water service they could connect a hose to in order to hose down the infield. He also asked if Council would allow them to fundraise for the park similar to what we are doing at Community Park with the banners or if we could have a landscaper sponsor the field.

Council agreed to discuss this further at a future meeting.

Mrs. Kolodi – Mrs. Kolodi reported that it is great to see that an abandoned home on Tenby Chase Drive that is being cleaned up.

Mr. Catrambone – Mr. Catrambone reminded Council that the Jake's Place Gala will be held on April 29th. They are nearly sold out and received a \$10,000 contribution from Uber.

Mr. Catrambone stated that at a future meeting, Council will need to discuss the recent fire on Route 130. The Fire Chief wanted to board up and fence off the property because of public safety. The Code Official was on vacation and it was brought up that we should discuss a shared service agreement.

PUBLIC PORTION

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

Susan Hill, 2 Holyoke Drive, asked if she understood right that Delran owns the property at 102 Wildflower Place and 315 Nicholas Drive.

Mr. Catrambone stated we do not own the properties. They are part of the Township's affordable housing and they have not been able to sell them to a qualified buyer. They are now asking for a hardship waiver to sell them to a non-qualified buyer.

Mrs. Hill asked if the Township thought of reaching out to Habitat for Humanity.

Mr. Hatcher stated that these buyers must meet an income requirement and certain mortgage criteria. NJ Housing and Mortgage Finance Agency administers the program.

Angelo Cinto, Ashley Crossing, stated that Council should weigh the pros and cons of the safe area for internet and the benefit to the residents. To have an area with limited control is asking for problems and leaves the Township open for liability.

Chuck Stahl, 184 Natalie Road, asked what the typical life span is for a road.

Mr. Winckowski stated that a road will typically last 15-20 years but some less traveled road will last longer.

Mr. Stahl stated that although the road problem has increased, according to his math the last road program came to approximately 9/10 of a mile. Delran has 52.3 miles of roads and at that rate it would take over fifty years to replace all the roads.

Mr. Stahl stated that the affordable unit under him is for sale. It was originally markets for \$116,000 and has decrease to \$80,000.

Mr. Catrambone stated that it is an absolute uphill battle with the road program.

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

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

Respectfully submitted,

Jamey Eggers, Township Clerk