

**WORK SESSION  
MUNICIPAL BUILDING**

**March 11, 2014  
DELRAN, NEW JERSEY**

**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 26, 2013 and posted on the bulletin board on the same date.

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

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

**NEW WORLD AGREEMENT**

Mr. Hatcher stated that this is a Shared Service with Burlington County. They provide records management and dispatching information for the Township. This agreement runs out in May and we need to authorize the extension. We have no issues with the agreement. If Council is in agreement, we could adopt a Resolution at the April public meeting. Council agreed.

**BUDGET POWER POINT PRESENTATION**

Mr. Hatcher stated that he has various sheets that he put together for the power point presentation. Most of the sheets meet the criteria for the state required information that needs to be presented to the public. He is working on a budget packet that provides additional information and he will have this at the next work session. If Council has anything they would like to add they can let him know. The budget packet that he is working on will provide text along with the charts to make it a little easier for the public. If Council is okay with the power point presentation, we will get it up on the website as soon as possible. Council agreed to have the presentation posted on the website.

**CWA FLOATING HOLIDAYS**

Mr. Hatcher reported that there are two floating holidays, as per the contract, that are proposed by the union for Council's approval. They are requesting July 3<sup>rd</sup> and December 26<sup>th</sup> as the floating holidays for 2014. Mr. Hatcher stated that he has no objection to either day. Council agreed to the requested floating holidays.

**2014 ROAD PROGRAM BID RESULTS**

Mr. Winckowski reported that we received bids for the 2014 Road Program on March 14<sup>th</sup>. Bogey's Trucking was the low bidder and his recommendation is to award the contract for the base bid and addition A. That would include Brown Street and Lowden Street. We do not have enough for any other additions, which are the intersections.

Council will adopt a Resolution at the next work session to award the contract.

Mr. Winckowski stated that we would be looking at May for construction.

Ms. Pangia asked if the painting of the speed limits on the road were going to be added to the contract for Brown Street.

Mr. Winckowski stated that we have allowances built into the contract but he cannot commit to it at this time. He will look into it as we get to the end of construction.

Mr. Morrow stated that this is something we want to keep in mind moving forward.

### **HARDSHIP WAIVER – 152 NATALIE ROAD**

Mr. Hatcher stated that we received a letter requesting the hardship waiver. We have the option to approve the waiver or purchase the property to maintain the credit. The Township Attorney has advised Council in the past to approve the waiver since it allows us to maintain the Affordable Housing credit. Council agreed.

### **HAZARD MITIGATION GRANT PROGRAM**

Mr. Winckowski reported that a few weeks ago he met with a few representatives from the state, along with Mr. Hatcher. One individual was from the State Office of Emergency Management and the other was a consultant that was brought on to help administer the grant contracts. We went over the applications and procedures. The County has allocated to the Township approximately \$175,000 for flood mitigation. We were debating on whether the funds would be used for buyouts or towards mitigation. The next step is to put together the formal application. We need to determine the projects and what properties will be included. There are pros and cons to both but the easier of the projects would be a buyout. We could probably do three mitigations as compared to the one buyout. It is hard to determine the cost for mitigation until we know the project. The Township also needs to allocate 10% of the project costs. Mr. Winckowski stated that we need to come up with a fair plan on how the properties will be selected. We have asked the State OEM to help us get information from FEMA to determine the properties that are putting in flood claims. That is usually a way to determine a priority. We will also review the responses from the surveys that we sent out.

Mr. Hatcher asked if it is Council's desire to move forward with a buyout. Council agreed to move forward with the buyout program.

Mr. Winckowski stated that it is his recommendation we do the buyout.

Mr. Hatcher stated that we are aware of at least one individual that submitted for the Blue Acres Program. We are also aware of a few abandoned homes in the area. He will also review the surveys to see if there was any interest in a buyout.

Mrs. Kolodi asked if we need to re-advertise this program.

Mr. Hatcher stated that there were questions along that line in the survey but it did not ask if there was an interest in this program.

Mr. Winckowski stated that there is no requirement that the program be advertised.

Mr. Hatcher stated that we may want to advertise to keep any complaints away.

Council feels that we should place a notice in the paper.

Mr. Hatcher stated that they will start putting something together for the grant.

## **REPORTS**

**Mr. Hatcher** – No report.

**Mr. DeSanto** – Mr. DeSanto stated that the two dates he would like for Clean Communities Day is Friday, April 25<sup>th</sup> and Saturday, April 26<sup>th</sup>. The program is entirely funded by the grant. If Council is okay with the dates he will start advertising. Council agreed.

Mr. DeSanto reported on an issue that they have been having for several on Dickens Drive with ground water and they have decided to dig a test pit. He will meet with Mr. Winckowski to determine the area.

Mr. DeSanto stated that they have been very busy. Branch collection will begin shortly and they are can't keep up with pothole repairs. Leaf collection will also begin April 1<sup>st</sup> and they are trying to get the fields ready for the spring sports.

Mr. Morrow stated that he brought up at a work session about opening up the department on a Saturday to allow residents to bring brush and leaves to the building. He also spoke about leasing a dump truck to the residents for clean-up. This is something we can talk about at a future work session.

Mr. DeSanto stated that he feels opening on a weekend or even night hours is a good idea but there are some issues he will discuss with Mr. Hatcher.

**Mr. Williams** – Mr. Williams updated Council on the complaint from the public meeting about foam exiting the tanks. He stated that a few weeks ago they had an issue due to high winds and foam came over the top and froze on the tanks. They have cleaned the tank along with any foam on the ground. There have not been any other issues. If there are any complaints they need to notify the department right away.

Mr. Hatcher stated that he drove by the plant the next day and saw no issues.

**Engineer** – Mr. Winckowski reported that they received the quote from the contractor and gave them the okay to move forward with the gate at Delran Community Park.

Mr. Paris stated that with the capital budget and the County grant, Council is looking at the possibility of installing lights on one field and the entrance lights.

With the Stewart Avenue outfall, he is trying to set up a meeting with Mathis Construction to go over the project. They are waiting to the materials and he hopes that construction will begin shortly.

We are waiting for the twenty day estoppel period to expire in order to move forward with the bid advertisement for the Fairview Street sidewalks. If Council agrees, they will move forward with the advertisement as soon as the twenty days have expired. Council agreed.

Mr. Hatcher asked that Council approve a motion to authorize the advertisement.

Mrs. Kolodi made a motion authorizing the Engineer to advertise the bid for the Fairview Street Sidewalk project once the twenty days have expired. The motion was seconded by Ms. Pangia. All were in favor, motion approved.

Mr. Winckowski reported that we have not heard from the DOT on any of our grant applications. Mr. Winckowski stated that Mr. Hatcher notified him last week of a grant from the DVRPC for up to \$100,000. There is a meeting on March 18<sup>th</sup> that needs to be attended by an elected official. This grant is for transportation enhancements.

Council agreed that Ms. Pangia and Mrs. Kolodi will attend the meeting. Mr. Paris will also attend if possible.

Mr. Winckowski reported that he is still waiting for Rutgers on the administrative agreements for the grant. He will send them another e-mail tomorrow.

We should be receiving the appraisals on the Fairview Street property within the next few weeks.

The contracts have been executed for the Sewer Plant upgrades and for the maintenance contracts.

**Ms. Eggers** – Ms. Eggers reported that she has heard back from the County and they have approved the change of the polling location from Delran High School to Calvary Church. We will be notifying the registered voters that are affected by the change.

**Ms. Pangia** – Ms. Pangia asked if there is any way we stop a sewer late notice from going out to a resident that owes only \$.40. Maybe we can put a limit on the amount that would require a notice.

Mr. Hatcher stated that the issue is we have to go through them manually. Hopefully when we are at full strength in the department we can do that. The program does not give you that ability.

Ms. Pangia stated that she received a call from an employee and they asked about the possibility of having a friendly softball game between the Public Works, Police Department and Emergency Squad. This could be done at the opening of Delran Community Park maybe as a charity event.

Mr. Paris stated that Mr. Winckowski is concerned about the opening of the fields. We may need to have the fields only be used for games until the fall due to the weather. He feels a charity games is definitely something we could do.

Ms. Pangia stated that the Green Team did meet last week and will be meeting again tomorrow night.

Ms. Pangia asked if there is any way to get in touch with the victims of the fire this weekend. The Turkish Cultural Center has reached out and stated that they are willing to do a fund drive for the family.

Mr. Hatcher stated that he will try and identify the family.

**Mrs. Kolodi** – Mrs. Kolodi reported that she has compiled a list and made a few phone calls for fundraising efforts for Delran Community Park. It is just in the preliminary stages right now.

**Mr. Morrow** – Mr. Morrow asked if there is any update on the Seabro's Shopping Center.

Mr. Hatcher stated that Mr. McCurley is waiting for the application from the new owners but has not received it yet.

Mr. Morrow discussed the shape of Norman Avenue and asked that maybe we keep that road in mind for the CDBG program. The road is getting very bad. He also suggested that we reach out to the businesses and also maybe the County for some help.

Mr. Morrow asked that Council bring with them to the next work session the booklets that were put together with the Riverside Park flooding information. He would like to start the discussion on this issue. A decision has to be made on the direction we want to go.

Mr. Winckowski stated that he will send out the information again.

Mr. Morrow asked if the County will be doing any patching along Bridgeboro Road near Pancoast Blvd.

Mr. DeSanto stated that the County has reached out to the Township and asked if we would be willing to patch their roads in exchange for patch materials. Mr. DeSanto stated that the Department does not have the ability to keep up with County roads.

Mr. Morrow stated that he has talked to Mr. McCurley about the landlord/tenant situation in town. If you have a chance go down Bridgeboro Road near the Fire House and on the right hand side there is a group of rental units that are in deplorable conditions.

Mr. Paris stated that he has talked to Mr. Long about that issue. He was going to look at ordinances to help make sure that rentals are kept up.

**Mr. Paris** – Mr. Paris stated that the Police Department and Fire Department have been very busy lately and they have been doing a great job. Mr. Paris stated that Public Works is doing a great job keeping up with the potholes.

Mr. Paris stated that Council will be receiving a list of roads to review for the road

program. He stated that he received a petition from residents on Forge and Saw Mill Court in regards to the condition of the road. Drexel is also a road were we have received a petition. Before we make any promises we need to have them evaluated.

Mr. Morrow asked if there would be any federal grants available to help.

Mr. Winckowski stated that he will look to see if any federal grants are available.

Mr. DeSanto stated that we have intersection in every part of town that are in terrible condition. We will make a lot more residents happy fixing intersection, then doing one road.

## **PUBLIC PORTION**

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

Monica Stellwag, 732 Baylor Street, stated that this is the first work session that she has attended and she is very impressed to hear what goes on and how Council is making sure that all the residents are safe. The new events that happening are amazing.

Mrs. Stellwag discussed with Council a concern regarding her neighbor's dogs. Over the weekend she called 911 because the dog charged at her father. We were very lucky that they did not attack him. This has been a fear for a while now as the dogs are left outside constantly. She has called the Police Department to complain about the barking. One hour before they charged her father she was outside walking with her young daughter. She asked what rights she has as a resident. Late night around 11:00 P.M. they were still outside barking.

Mr. Paris asked what the Police Department said when she called.

Mrs. Stellwag stated that the Police notified her that Animal Control would be out. The Police Department also talked to her father.

Kathleen Bonczyk, Township Attorney, asked if other neighbors have complained as this may be a public nuisance issue.

Mrs. Stellwag stated that she believes that she is the only one brave enough to come forward. This has been going on for two years and she began complaining about a year ago. They used to have four dogs but now they have two.

Ms. Bonczyk asked that she put in writing all the issues.

Mr. Hatcher stated that he will reach out to the police and the Animal Control Officer to get a report on the incident over the weekend.

Mrs. Stellwag stated that she wants her daughter to be able to play freely in her back yard.

Mr. Hatcher asked that she leave her phone number with him and he will get back to her after he receives a report from the police.

Mrs. Stellwag stated that it was always her biggest fear that they would break through the fence. She also does not know if the dogs have had all their shots.

Mr. Hatcher asked for the address to check on the licensing.

Mrs. Stellwag stated that she believes the address is 730 Baylor Street. Mrs. Stellwag stated that she appreciates their time and that they are all doing a great job.

Mary Melvin, 746 Baylor Street, stated that Mr. Paris is right, Public Works does an awesome job with removing snow from the roads.

Mr. Paris reported to Mr. Parento, Chairman of the RAC, that the Engineer is recommending that when Delran Community Park is open, the fields should only be used for games until the fall.

Mr. Winckowski stated that the contractor has to be closed out before we can use the park. At a minimum we are looking at June, but the use should be limited.

Mr. Parento stated that they have other fields to use so there should not be an issue.

Mr. Paris stated that we are also looking at seeding the soccer area at Delran Community Park and allowing the organizations to use that area since we will not be doing improvements there for a while.

Mrs. Kolodi made a motion to end the public portion of the meeting. The motion was seconded by Ms. Pangia. All were in favor, motion approved.

Mrs. Kolodi made a motion, seconded by Ms. Pangia to enter into closed session to Litigation- NJ American Water Company Tax Appeal. All were in favor, motion approved.

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

Mrs. Kolodi 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