

**WORK SESSION
MUNICIPAL BUILDING**

**April 28, 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. Marmero, Solicitor, Mr. Paris, Mayor, Mr. Hatcher, Administrator and Ms. Eggers, Municipal Clerk.

REQUEST FOR ABANDONING AN EASEMENT

Mr. Hatcher stated that we received a request from Ms. Davies to abandon an easement that is approximately 50x190 feet on Stecher Avenue. We have done this before but they have been on a much smaller easement. The normal process would be to offer the land to both adjacent property owners. The property owners would have to pay any cost associated with the transfer of land. Unfortunately, when we researched this property it is on the Green Acres inventory. It was part of the purchase of Faunce Street Park along with two other parcels. Being on the Green Acres inventory makes it nearly impossible to abandon or sell. We have been through the process of diverting Green Acres and the process cost the Township about \$250,000.

Mr. Schwartz stated that his understanding is that it was originally designed to be an entrance to the park but the Township does not really do anything to the property. It is left in its natural state.

Mr. Hatcher stated that is correct. We have several Green Acres properties that are left in their natural state. If you did not know the entrance was there, you would think the property belonged to the adjacent homeowners.

Mr. Schwartz asked if our intent was to leave the property in its natural state, is there anything we can do to not delineate that as an entrance.

Ms. Pangia asked if we want to allow the residents in attendance tonight if they have any comments on this issue.

Mr. Catrambone asked that everyone give their name and address for the record.

Kurt Scheimreif, 76 Stecher Avenue, stated that if that entrance was to be used the parking on the street would be horrendous. The street is very narrow. They were not aware that the parcel was Green Acres. They were told that the previous owners gave up the land because it was a tax burden.

Mr. Schwartz stated that the two questions he has is does Council have appetite to make this an entrance to the park. If not, is there a way to discourage people from entering at that location.

Mr. Paris stated that if there are two other entrances to the park.

Mr. Catrambone asked if the residents have an interest is this entrance being open.

Kristy Davies, 80 Stecher Avenue, stated that the entrance is not used. The very few times it is, she and her neighbors have to deal with inappropriate things happening to their front yards. What led her to write the letter was an incidence that happened a few weeks ago in her back yard which is fenced and gated. The entrance is not being used and they would not like that entrance opened. The entrance has not been maintained for several years and would be very dangerous to use.

Mr. Scheimreif stated that they have maintained the property for twenty-seven years and they were just looking at whether they could spilt the property 50/50.

Mr. Paris asked if we were to close off that entrance would the kids that know about it use another entrance or would they now try and hop the fence which may cause more damage.

Ms. Davies stated that fence is very high and she does not believe that they would climb over. She feels that closing the entrance would deter them since there are other entrances.

Mr. Catrambone asked if they are looking for Council to close off the entrance.

Mr. Scheimreif stated yes and maybe put up a sign directing them to the other entrance.

Mr. Hatcher stated that if this was not a Green Acres site we would be recommending that we give the property to the adjacent homeowners.

Ms. Pangia made a suggestion that if there is any other Green Acres site that come up, we have this on property on the list to potentially swap.

Mr. Hatcher stated that we can but there will be a substantial cost to the Township.

Mr. Hatcher stated that he wanted Council to be aware that there was also a letter to the editor from a resident to open that entrance for use by the Fire Department.

Ms. Davies stated that she appreciates the closing off of the entrance. She stated that they were all under the understanding that this was an easement. She asked if there is anyone she can address this issue to at the state level.

Mr. Catrambone stated that there are two things that come into play. If there was another property that the Council wished to purchase for Green Acres and swap out the Stecher Avenue property the cost associated with that would be approximately \$250,000. That is a little bit of the hindrance. He asked Mr. Hatcher to explain the difference between a Township owned easement and Green Acres.

Mr. Hatcher stated that there are properties that the Township owns because there is an easement. If that were the case with this property, Council could determine if it was in the best interest of the Township to abandon the property. With Green Acres, there are significant costs and procedures to divert a parcel.

Darlene Scheimreif, 76 Stecher Avenue stated that when they purchased the property in 1988, they were told it was an easement and the survey shows an easement. She asked if the property was purchased for Green Acres after that date.

Mr. Hatcher stated that he will double check to see if it was added to the Green Acres inventory after 1988 but it actually shows up as part of the purchase of the Faunce Street property. The property shows up as a lot not an easement.

Mr. Catrambone asked if their survey shoes that it is an easement would that override the Green Acres ROSI.

Mr. Marmero stated that it would not. They would have to prove that it somehow was put on their by mistake.

Mr. Hatcher stated that he will revisit the issue and will also review the information from the survey.

Mr. Catrambone asked if Council is in agreement to connect the fence and also place a sign to use the alternate entrance.

Mrs. Kolodi made a motion, seconded by Mr. Schwartz. All were in favor, motion approved.

STORMWATER ORDINANCE

Mr. Hatcher stated that stormwater ordinance has been adopted and as part of the requirements Mayor and Council need to sign off that they have reviewed the ordinance for the Township to receive our points.

Mayor and Council agreed and will sign the form provide by Jerry DeSanto, Public Works Superintendent.

REQUEST FROM SIMON & SCHUSTER – NO PARKING NORTH SIDE OF FRONT STREET BETWEEN BROWN STREET AND MAIN STREET

Mr. Catrambone stated that this issue is kind of a mystery and he tried to get an answer before tonight's meeting. Simon and Schuster, as part of their Resolution from the Zoning Board, has requested no parking on the north side of Front Street between Brown and Main Street. That section of Front Street is not where Simon & Schuster is located.

Mr. Hatcher stated that it is not the area that they have previously discussed.

After discussion, Council determined that this needs to be clarified before a decision is made.

ROAD CROSSING PERMIT

Mr. Hatcher stated that Riverside Marina runs golf carts and other vehicles up Norman Avenue. In order to receive the permit from the state they need the Township to sign off on the permit. Once it is approved, they will be able to place sign at their expense in the crossing area. Mr. Hatcher stated that he has forwarded this to the Chief of Police and he will work with Riverside Marina if Council approves the permit. Council approved this request.

SEWER DISPUTES

203 Hawthorne Way – The resident indicated that the excess water was used to sooth their daughter with colic. Their usage was 32,000 gallons. No medical verification was given. Council did not approve this request. They agreed that they would review this request if additional documentation is provided.

31 St. Mihel Drive – Mr. Hatcher stated that they have four properties on one meter. The resident is requesting that we change our ordinance. What the property owner wants is the Township to charge each unit the minimum so that there is no excess usage. Council agreed that they will deny this request based on the regulation in the current ordinance.

894 Waterford Drive – The resident indicated the usage was higher because of a leak. They provided a bill showing work done on the toilet to fix a leak. The current billing is \$175 per quarter. Previous bills show the minimum of \$102.75. Council agreed to reduce the bill to the minimum.

912 Wills Street – The resident lost water in the swimming pool and they had to fill it or it would collapse. The additional water used was not processed through the sewer system. Normal usage is 13,000. Council agreed to reduce the usage to 13,000.

317 Nicholas Drive – Property owner indicated that there was a leak and they fix the leak themselves. Since the fix the usage has been in the area of 13,000 gallons. Council agreed to reduce the usage to 13,000.

79 Pancoast Blvd. – The resident indicated that the water bill for March 2014 was high due to a leaking hose. The resident shut off the valve and fixed the nozzle. Since then the water usage has been near minimal at 10,000 gallons per quarter. Council agreed to reduce the usage to the minimum.

102 Wildflower Place – The property owner indicated that the hot water heater was replaced in February 2014 and provided an invoice. No other explanation was given. They were billed for 21,000 per quarter. They did not indicate a leak. After that time they were using about 15,000 gallons per quarter. Bills for 2009, 2010, 2011, 2012 and 2013 were the minimum. Council determined that they would like additional information.

8015 Route 130 S. – The resident indicated that NJAW Company misread the water meter. The meter reading indicated that they used 155,000 gallons in March of 2014.

Since the meter was replaced they have been averaging 2,000 per month. Council agreed to reduce the usage to the minimum commercial billing.

33 Suburban Blvd. – Property owner indicated that the statement for January 2014 was for a ninety-two day period instead of the usual twenty-nine days due to a billing error. The billing for January showed 16,000 gallon used. Since the meter has been replaced the usage has been in the 4,000-5,000 gallon range per month. Council agreed to reduce the usage to 14,000.

22 Auburn Drive – The resident indicated that her husband’s medical needs caused her water consumption to increase in 2014. Her husband passed away in June of 2014. She feels that widows should receive an adjustment. Council denied the request for the reduction. Mr. Hatcher will determine if she qualifies for the senior discount.

213 Dickens Drive – The rationale is for this request is that the consumption from the water company was posted incorrectly. The resident submitted information but there is a month missing. The information provided does not indicate an error. Council agreed that they will revisit this request if they receive additional information.

102 Spruce Street – The resident indicated that there was a leak and provided a bill. The consumption indicated for the billing period was 63,000 gallons. After the repair, the usage was in the area of 6,000 per month. Council agreed to reduce the usage to 18,000.

CAPITAL BUDGET

Mr. Hatcher stated that now that the budget has been approved the next step would be to move forward with the bond ordinance for the capital equipment and projects. We also need to begin discussion on the selections of roads. One item that was in the budget package but not listed in the official budget was the \$10,000 for Alden Avenue check valve. We will need to amend the capital budget. Council agreed to amend the capital budget to add the Alden Avenue check valve.

Mr. Paris stated that he would like to again mention the roof replacement. It was embarrassing that there were four buckets out at the park meeting.

Mr. Hatcher stated that there is not enough money in the capital budget for down payment. Council would need to approve a special emergency for the down payment.

Mr. Catrambone asked if we can repair the roof for the time being.

Mr. Hatcher stated that we can have a contractor take a look at the roof again. Mr. Hatcher stated that he did find the warranty on the roof and we are in year eighteen of twenty. Since warranties are usually prorated, there may not be much there but we can pursue the issue. Mr. Hatcher will get Council additional information once a contractor looks at the roof.

Mr. Hatcher asked if there is any hesitation on moving forward with the other items that Council included in the capital budget. In order to move forward with the road program, we need to name the roads.

The items include:

- \$185,000 for Public Works vehicles
- \$38,000 for Police Equipment
- \$7,125 for acquisition of computer copying equipment
- \$800,000 for road improvements
- \$400,000 for Delran Community Park
- \$10,000 for the Alden Avenue check valve

Mr. Paris recommended that we have Mr. DeSanto and Mr. Winckowski come back with a list of the priority roads.

Mr. Catrambone recommended that we move forward with the other items that Council approved except for the roads. Council asked Mr. Hatcher to look whether there is sufficient down payment money to adding \$100,000 in additional funding to the capital budget for security cameras at Delran Community Park. Council agreed to move forward with the capital projects, excluding the road. Council will discuss the road project at the next meeting.

REPORTS

Ms. Eggers – No report.

Mr. Schwartz – Mr. Schwartz mentioned that everyone should be aware of an illness to a member on the Zoning Board. Council has not filled the vacancy of the two alternates. With this illness, it may create more difficulty having enough members present.

Mr. Catrambone asked that we continue this during his report.

Mr. Hatcher – No report.

Mr. Marmero – No report.

Mr. O'Connell – No report.

Ms. Pangia – Ms. Pangia asked if a letter was submitted by Fire Company No. 2 asking for approval for the flower sale on Mother's Day weekend. She asked is this request should be approved tonight.

Mr. Hatcher stated that a letter was received but he did not bring it with him tonight. Council should approve the request tonight.

Mrs. Kolodi made a motion to approve the flower sale, seconded by Mr. Schwartz. Mr. O'Connell, Mr. Schwartz, Mrs. Kolodi and Mr. Catrambone voted aye. Ms. Pangia abstained. Motion approved.

Ms. Pangia asked if there is something we can do to update the website as to where the leaf and branch trucks are headed.

Ms. Eggers stated that she update the information every day. She stated that she will start changing the posted date so residents can see when that message was last changed.

Mr. Schwartz – Mr. Schwartz stated that he will pick up where he left off. His concern is not having enough members present to vote on a variance application. Applicants bring out their professional and the hearing is being postponed because there are not enough members. Mr. Schwartz stated that Ms. Pangia and Mrs. Kolodi both had recommendation and he recommended that we appoint them at the next meeting.

Mr. Catrambone asked that they fast track the information on the individuals and we will try and get this done for the next meeting. If anyone else has a suggestion, they can send him that information.

Mr. Schwartz stated that he had the privilege of sitting on the Zoning Board and it is very difficult to find individuals willing to serve.

Mr. Schwartz asked Mr. Hatcher if he has able to get the information on any remaining funds for the 2014 Road Program.

Mr. Hatcher stated that he e-mailed him the information but there is a balance of about \$33,000.

Mrs. Kolodi – Mrs. Kolodi stated that the fundraising for Delran Community Park has started. She and Mr. Schwartz will be going out next week to meet with a few contacts.

Mr. Catrambone – Mr. Catrambone asked if we have a separate capital budget for sewer projects.

Mr. Hatcher stated that he will have the Engineer bring the sewer capital projects to a future meeting.

Mr. Paris – Mr. Paris stated that he has seen some e-mail back and forth regarding the recent robbery and the notification to the Goddard School and Montessori Academy. Mr. Paris stated that he spoke with the Chief and they will include them in future notifications.

PUBLIC PORTION

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

Debra Hammond, Green Team, stated that one of the items that they wanted to start with the grant is the Mayor's Wellness Campaign. They wanted to have the event on May 13th because Ms. Pangia holds her walk that night. They brought the flyers and hopes everyone can attend.

Mrs. Parento stated that they will be sending the flyers to the Delran AA and the RAC. They are looking to work with Delran Seniors, Delran AA and also looking at nutritional programs.

Mrs. Kolodi stated that Delran High School has a cooking class as part of the Night School. She asked if they would be interested in having a healthy cooking class.

Mrs. Parento stated that they would as long as they can find someone willing to teach the class.

Bob Kennedy, President of the Delran AA, asked if anything has changed as far as opening the fields prior to May 30th.

Mr. Catrambone stated that we asked the Engineer to bring a landscaper out to the field to look at the possibility of playing without damaging the grass. They did report back that it would probably not make a difference.

Mr. Kennedy stated that they would limit the age groups on the fields. If they will not be able to use Delran Community Park they will have to cancel twelve teams from the tournament.

Mr. Catrambone stated that some of things that need to be done to the park have not been completed yet because it was not intended to be open. There are weeds in the warning track and lining. He asked if the Delran AA would be willing to help.

Mr. Kennedy stated that he has volunteers willing to help. They will limit the ages to seven and eight year olds.

Ms. Pangia stated that if the Engineer and landscape professional say that it will be okay, then she feels it should be opened.

Mr. Schwartz agreed.

Mr. Catrambone suggested that we do this as a soft opening to run the tournament. Mr. Catrambone asked what the need for the field would be for the summer. Can we let the fields rest until the fall.

Mr. Kennedy stated that there will be no need in the summer. They also do not really need the park for fall ball.

Mr. Catrambone stated that after the tournaments we reevaluate the fields and schedule the grand opening possibly once the bathroom and concession facility is completed.

Mr. Hatcher asked that they provide the specific dates for the tournaments.

Mr. Catrambone asked if Council is in agreement for the Delran AA to use the park for the tournaments. Council agreed.

Mr. Paris recommended that he work with Mr. DeSanto to get the fields ready.

Mr. Paris asked Mr. Kennedy if Mr. DeSanto or Mr. Parento reached out to him regarding the Football Field. The field is supposed to be closed, Public Works just seeded the field.

Mr. Kennedy stated that they have a permit for the use of the field. If he was told that the field was closed, they would not be playing on it.

Mr. Paris stated that he needs to talk to Mr. DeSanto and Mr. Parento.

Mr. Hatcher stated that we only have the spring and fall to grow grass. If the Delran AA needs it for both seasons, we will not be able to grow grass on the Football Field.

Mr. Catrambone asked Mrs. Parento to relay the message to the RAC that they fields will be open for the two tournaments.

Ms. Kolodi has a motion that the fields be open for the tournaments on May 16th-17th and May 23rd-24th, seconded by Ms. Pangia. All were in favor, motion approved.

Mr. Kennedy stated that they are having issues with port-a-pots being set on fire.

Mr. Paris stated that he e-mailed the Chief and they will keep on top of this issue.

Bob Gilbert. 75 Stewart Avenue, stated that the VFW is willing to look into a donation to Jake's Place but they need something from them.

Ms. Pangia stated that she mentioned this to Jake's Place this weekend.

Mr. Gilbert stated that the pole they installed at the end of Stewart Avenue is attached to the old pole. They never moved the wires to the new pole.

Mr. Hatcher will reach out to them.

Mr. Gilbert stated that the sign at the end of the outfall is gone and boats are coming closer and closer.

Mr. Hatcher stated that the replacement is in the works.

Mr. Gilbert stated that the end of Alden Avenue still floods when we get a good rain.

Mr. Schwartz stated that we discussed this tonight.

Mr. Hatcher stated that Council approved moving forward with the bond ordinance to fund the project.

Mr. Gilbert stated that where the young boy was killed by the railroad there is a very large memorial. His wife cannot ride down the road because it upsets her. He asked if there is a time limit.

Mr. Paris stated that he has seen memorials be there for years.

Mr. Catrambone stated that we could inquire and get back to him.

Mr. Gilbert thanked Mr. Schwartz and Mr. O'Connell for attending the Vietnam Class. Next year they will be back and he encouraged everyone to attend.

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

Mr. O'Connell made a motion, seconded by Mrs. Kolodi to enter into closed session for Potential Litigation – Chester Avenue Storm Sewer Issue. All were in favor, motion approved.

Mr. Schwartz 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.

Mr. Schwartz 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