

**REGULAR TOWNSHIP MEETING
MUNICIPAL BUILDING**

**May 3, 2016
DELRAN, NJ**

**CALL TO ORDER
FLAG**

SALUTE TO THE

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 12, 2016 and posted on the bulletin board on the same date.

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

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

APPROVAL OF MINUTES

Mr. O'Connell made a motion, seconded by Mr. Schwartz to approve the minutes for the March 8, 2016 Work Session, March 15, 2016 Special Meeting, March 22, 2016 and April 5, 2016.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz and Mrs. Kolodi voted aye.

Ayes: 4

Nays: None

Motion Approved

ORDINANCES ON FIRST READING

TOWNSHIP OF DELRAN, NEW JERSEY

ORDINANCE 2016-06

**BOND ORDINANCE AUTHORIZING THE UNDERTAKING OF
VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION
OF CAPITAL EQUIPMENT IN AND FOR THE TOWNSHIP OF
DELRAN; APPROPRIATING THE SUM OF \$1,740,500
THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL
OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF
THE TOWNSHIP OF DELRAN, COUNTY OF BURLINGTON,
NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT NOT
TO EXCEED \$1,653,475; MAKING CERTAIN DETERMINATIONS
AND COVENANTS; AND AUTHORIZING CERTAIN RELATED
ACTIONS IN CONNECTION WITH THE FOREGOING**

Mr. O'Connell made a motion, seconded by Mr. Schwartz to adopt the ordinance on first reading.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz and Mrs. Kolodi voted aye.

Ayes: 4

Nays: None

Motion Approved

TOWNSHIP OF DELRAN, NEW JERSEY

ORDINANCE 2016-07

**BOND ORDINANCE AUTHORIZING CONSTRUCTION OF NEW
SIDEWALKS IN THE TOWNSHIP OF DELRAN, COUNTY OF
BURLINGTON, NEW JERSEY; APPROPRIATING THE SUM OF
\$80,000 THEREFOR; AUTHORIZING THE ISSUANCE OF
GENERAL OBLIGATION BONDS OR BOND ANTICIPATION
NOTES OF THE TOWNSHIP IN THE AGGREGATE PRINCIPAL
AMOUNT NOT TO EXCEED \$80,000; MAKING CERTAIN
DETERMINATIONS AND COVENANTS; AND AUTHORIZING
CERTAIN RELATED ACTIONS IN CONNECTION WITH THE
FOREGOING**

Ms. Pangia made a motion, seconded by Mr. Schwartz to adopt the ordinance on first reading.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz and Mrs. Kolodi voted aye.

Ayes: 4

Nays: None

Motion Approved

RESOLUTIONS

**TOWNSHIP OF DELRAN
RESOLUTION 2016-88**

**ADJUSTING THE 2016 QUARTERLY SEWER BILLING
BLOCK 9 LOT 33 BERK & BERK
(HUNTERS GLEN APARTMENTS)**

Mr. Schwartz made a motion, seconded by Mr. O'Connell to adopt Resolution 2016-88.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz and Mrs. Kolodi voted aye.

Ayes: 4

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2016-89**

**ADJUSTING THE 2016 QUARTERLY SEWER BILLING
BLOCK 9 LOT 33 BERK & BERK
(HUNTERS GLEN APARTMENTS)
ADDITION OF FOUR UNITS**

Mr. Schwartz made a motion, seconded by Mr. O'Connell to adopt Resolution 2016-89.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz and Mrs. Kolodi voted aye.

Ayes: 4

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2016-90
REFUND OF COSTS OF SEWER LIEN**

Mr. O'Connell made a motion, seconded by Ms. Pangia to adopt Resolution 2016-90.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz and Mrs. Kolodi voted aye.

Ayes: 4

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2016-91**

**REFUND OF HOMESTEAD REBATE AMOUNT
DUE TO TOTALLY DISABLED VETERAN EXEMPTION**

Mr. O'Connell made a motion, seconded by Mr. Schwartz to adopt Resolution 2016-91.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz and Mrs. Kolodi voted aye.

Ayes: 4

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2016-92**

**APPROVAL OF SEWER CONNECTION FOR
HUNTER'S GLEN APARTMENT COMPLEX PHASE II A&B**

Mr. O'Connell made a motion, seconded by Mr. Schwartz to adopt Resolution 2016-92.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz and Mrs. Kolodi voted aye.

Ayes: 4

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2016-93**

**A RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR "ANNUAL MAINTENANCE
AND REPAIR OF SANITARY SEWER SYSTEM" TO MONTANA CONSTRUCTION**

Mr. Schwartz made a motion, seconded by Mr. O'Connell to adopt Resolution 2016-93.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz and Mrs. Kolodi voted aye.

Ayes: 4

Nays: None

**TOWNSHIP OF DELRAN
RESOLUTION 2016-94**

**A RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR "SWEDES LAKE OUTFALL
IMPROVEMENTS" TO R. MOSLOWSKI EXCAVATING**

Mr. Schwartz made a motion, seconded by Ms. Pangia to adopt Resolution 2016-94.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz and Mrs. Kolodi voted aye.

Ayes: 4

Nays: None

**TOWNSHIP OF DELRAN
RESOLUTION 2016-95**

AUTHORIZING SEWER ADJUSTMENTS

Mr. O'Connell made a motion, seconded by Mr. Schwartz to adopt Resolution 2016-95.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz and Mrs. Kolodi voted aye.

Ayes: 4

Nays: None

MOTIONS

Mr. Schwartz made a motion authorizing the payment of bills including all purchases made under the Cooperative Purchasing Agreement. The motion was seconded by Mr. O'Connell.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz and Mrs. Kolodi voted aye.

Ayes: 4

Nays: None

Motion Approved

Mr. Schwartz made a motion, seconded by Ms. Pangia to accept the report of the Tax Collector, CFO and the Township Clerk.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz and Mrs. Kolodi voted aye.

Ayes: 4

Nays: None

Motion Approved

Mr. Schwartz made a motion granting the mercantile licenses listed below. The motion was seconded by Ms. Pangia.

1. Hector Aliceo Tire Store, 3000 Route 130 North
2. Riverton Pool Supply, 6 Hartford Road
3. Auto Zone, 2933 Route 130 South
4. Tena's Auto, 207-24 Carriage Lane
5. PM Auto Sales, 207-25 Carriage Lane
6. Majestic Auto Sales, 150G Carriage Lane
7. IBK Financial, 5014 Route 130 North
8. Advance Management, 1803 Underwood Blvd.

9. JL Supermarket, 5006 Route 130 North
10. South Jersey Auto Group, 207A-15 Carriage Lane
11. Starz Auto Group, 209A-3 Carriage Lane

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz and Mrs. Kolodi voted aye.

Ayes: 4

Nays: None

Motion Approved

REPORTS

Ms. Eggers – No report.

Mr. Hatcher – No report.

Solicitor, Mr. Long – No report.

Jim Cunningham, Fire Chief – Mr. Cunningham reported on two motor vehicle accidents, one on Route 130 and one on Hartford and Bridgeboro Road.

They assisted Riverside on a house fire on Chester Avenue. Four days later, they responded to a fire at Hunters Glen. There were eight units lost and the fire had a large start on them before they were called. There were seventeen stations from Burlington and Camden County that assisted in that fire. Station 2 hosted a clothing drive for the residents that were displaced because of the fire, which was supported very well by the residents of Delran. Mr. Cunningham reported that a few Firefighters suffered minor injuries.

Ms. Pangia – Ms. Pangia reported that Jake's Place held their fundraiser at Café Lamberti which was very nice. They also have a painting fundraiser coming up on the 21st.

Ms. Pangia reported that both Fire Houses have their Mother's Day flower sale this weekend. Also, the Blood Drive is scheduled for May 10th.

Mr. Schwartz – Mr. Schwartz reported thanked members of Council for moving forward with the Swedes Lake Outfall project. This has been something that Council has been dealing with since 2011 and it has been a long process with the DEP.

Mr. O'Connell – Mr. O'Connell thanked that Fire Department for their clothing donation drive for the residents of Hunters Glen displaced by the fire.

Mr. O'Connell reported that he attended a cleanup of Amico Island that was ran by the County. He was amazed about the amount of trash they found. When trash goes into the storm drains it ends on Amico Island and other places along the river. They collected for about two to three hours and he was able to collect two large garage bags himself.

Ms. Kolodi – No report.

Mr. Paris – Mr. Paris thanked the Fire, Police and Delran Emergency Squad for their work during the Hunters Glen fire. Mr. Paris thanked the Superintendent, Principal of Delran High School and the Fire Department for the clothing drive and all the residents that donated.

Mr. Paris congratulated Station 231 on their 100th Anniversary.

Mr. Paris thanked Bob Kennedy and Councilwoman Kolodi for their fundraising efforts for Delran Community Park.

PUBLIC PORTION

Mr. O'Connell made a motion, seconded by Mr. Schwartz to open the meeting to the public for any questions. All were in favor, the motion was approved.

Linda Lisicki, 905 Oak Avenue, asked about the progress regarding 903 Oak Avenue. She asked how come the court case regarding the dog was postponed so much. It has been a month since the dog has been back at the house.

Mr. Long stated that he believes the judge allowed for the postponement because their lawyer requested one.

Mrs. Lisicki asked what is happening with the letter that was sent by the Township with regards to placing the property on the vacant property list.

Mr. Long stated the letter was sent and we have to give the property owner time to appeal.

Mr. Hatcher stated that the ten days to appeal is up today.

Mr. Long stated that Council will discuss this issue next week at the work session.

Mr. Schwartz stated that the mortgage company had indicated that they were moving forward with the foreclosure back in December. He asked if there was been any progress.

Mr. Long stated that the foreclosure is still moving forward.

Mrs. Lisicki stated that she wants the Township to go after the bank. Mrs. Lisicki asked what can be done about the occupancy law.

Mr. Long stated that the occupancy law provides that one individual can occupy 150 square feet and then each occupant after that can occupy 100 square feet.

Mrs. Lisicki stated that there are at least twelve people in that home with four dogs and four cats.

Mr. Long stated that the Township has no authority to send the Code Enforcement Officer into the home.

Mr. Schwartz stated that the home is not legally occupied and the homeowner is not responsive. There is no landlord registration on file with the Township.

Mr. Long stated that we have taken action by putting the property on the vacant property list. That is our best tool at this point.

Mr. Schwartz asked that we be ready for the work session to discuss the best and swiftest action Council can take.

Mr. Long stated that we will be prepared to discuss the options at the work session next week.

Mr. O'Connell stated that everyone is committed to rectifying this situation.

Debbie VanCuren, 90 Cooper Avenue, thanked Council for helping with the complaint at 92 Cooper Avenue regarding the cleanup of the property. The very next day after she mentioned this at the meeting, the resident started the cleanup process and also repaired their fence. Even though they have done some clean up, there is constantly trash from their property blowing into the street. She asked what can be done.

Mr. Hatcher stated that we will have the Property Maintenance Officer go out and inspect the property again.

Ms. VanCuren asked who is responsible to repair curbs.

Mr. Paris stated that it is the homeowner's responsibility. If the Township is repaving the road, we typically repair curbs that will affect the project.

Ms. VanCuren asked if there is any plan to repave her road in the near future.

Mr. Paris stated that the Engineer and Public Works Superintendent is in the process of reviewing the condition of roads and the road program will be discussed at an upcoming Council meeting.

Mrs. Lisicki, 905 Oak Avenue, asked that when the occupants of 903 Oak Avenue appear in court for the dog, could the Township let them know that there is no fence on the property.

Mr. Hatcher stated that there is no requirement for a fence.

James Rush, 2 Providence Court, discussed with Council the property at 2 Liberty Trail. The property has been vacant for two years and around Christmas time a family moved in. He does not know if owner rented the property or if they are squatters. They park their cars on the lawn and the grass is very high. Mr. Rush stated that he has reached out to the Association because when he moved into the development it was in the by-laws that you were not permitted to rent out your home. Mr. Rush asked what can be done about this property.

Mr. Long stated that the Township has no ability to enforce Association by-laws. We can place the property on the vacant property list and see if the homeowner appeals.

Mr. Rush asked if the bank owns the property since they filed a foreclosure.

Mr. Long stated that they could be going through the process but we can do some research and try and find out where they stand.

Mr. Rush stated that we have to do something to protect the value of our homes.

Mr. Schwartz stated that we should check on whether the property is a registered rental and has been inspected by the Fire District.

Mr. Rush stated that anything the Township can do is appreciated.

Mike Lisicki, 905 Oak Avenue, stated that this is an ongoing issue. He asked who is responsible to secure the home if the occupants do leave.

Mr. Long stated that he does not want to get into too much detail but in the case of 903 Oak Avenue, if the Township took ownership of the property, they would have the responsibility. Ultimately whoever has title to the property has that responsibility.

Jim Bauer, Fire Commissioner, stated that he wanted to add one item to the report from the Fire Chief regarding injuries from the Hunters Glen fire. One of the individuals that was injured, is still out and is not expected back for a few weeks.

William Tilden, 59 Alden Avenue, asked about the funding for the feasibility study and how much was allotted.

Mrs. Kolodi stated that the Township allotted \$50,000.

Mr. Tilden stated that there is a sink hole developing at the corner of Stewart Avenue and River Drive. There was a cone put there but he asked if it was going to be fixed.

Mr. Hatcher stated that Public Works look at it but he will have to get a report.

Mr. Rush, 2 Providence Court, stated that the new turf field at Delran Community Park is terrific. He asked what the plan is to get scoreboards, bathroom and snack bar in place.

Mrs. Kolodi stated that the bleachers are up and the scoreboards and dugout covers have been ordered. In regards to the bathroom/concession stands, the project is out to bid now and we hope to complete the project by the fall.

Mr. Rush asked if the grant money from the County is available on an annual basis and if the Township is taking full advantage.

Mr. Paris stated that we are using a \$250,000 grant to complete the bathroom/concession facility. We just another grant for \$180,000 for the next phase. We are right on track with those grants. The amount is flexible, we can receive up to \$250,000 if we are chosen. We have been very fortunate and hope that continues.

Mr. Rush asked if there is any plan to update some of the older baseball fields.

Mr. Paris stated that we have been concentrating on Delran Community Park but we do allocate funds to other parks.

There were no further questions.

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

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

Submitted,

Jamey Eggers
Municipal Clerk