

**WORK SESSION  
MUNICIPAL BUILDING**

**May 12, 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, Mrs. Kolodi and Mr. Catrambone were present. Mr. Schwartz arrived at 7:05 P.M.

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

### **DELRAN JUNIOR MARKSMAN REPORT**

Mr. Catrambone stated that we have the annual inspection report from the Junior Marksman. Mr. Catrambone asked Mr. Hatcher and Mr. Winckowski if they had a chance to review the report.

Mr. Hatcher stated that this annual inspection is required as per the agreement with the Delran Junior Marksman. A number of the recommendations in the report they have indicated that they will comply with; however, there are two suggestions that they will not be implementing. They will not be making modifications to the horizontal bullet catcher but indicated that they may revisit in the future. They will also not be making implementing the recommendations for the Silhouette Range because that range is not being used. They will consider the recommendations if the range returns to use. Council needs to determine if they are okay with the two recommendations that will not be implemented.

Mr. Long stated that because of the issues in the past we may want to get an opinion from an expert that the two recommendations that they are not willing to comply with will not impact the safety of the range.

Mr. Catrambone stated that he feels we should get an expert to review the report.

Mr. Schwartz stated that he thought that was what this yearly inspection. The inspection was completed by the NRA. They either comply or they don't.

Mr. Winckowski stated that previously we relied on the recommendations of the NRA.

Mr. Paris asked if we can hold them accountable if they do not comply with the NRA recommendations.

Mr. Long stated that the agreement calls for an annual inspection, it does not say that they must comply with the recommendations. Mr. Long suggested that we meet with them to determine their reason for not implementing the recommendations.

Mr. Schwartz agreed that we should put this back on them to explain the reasons why they feel they shouldn't comply with the recommendations.

Mr. Catrambone asked if Mr. Hatcher could reach out to them or whether it should come from Mr. Long.

Mr. Paris suggested that we also have the NRA in attendance to hear the reasons why they feel the recommendations should be implemented.

Mr. Long stated that he will send a letter to the Attorney for the Delran Junior Marksman that we would like to meet with them. Council agreed.

Mr. Schwartz asked if Mr. Long has reviewed the lease agreement recently as to the storage facility within the municipal building. He has always been uncomfortable with guns being stored within the building. They are no longer a predominantly Delran organization and we are giving them space within the building at no cost.

Mr. DeSanto stated that they are all stored within safes and inside a storage closet.

Mr. Catrambone recommended that we first ask them for an inventory of what is stored here.

Mr. Long stated that he will include that in his letter to their Attorney.

Voltaire Gonzaga, 7 Montclair Drive suggested that we reach out to the individual who does the firearm training for the Police Department for their opinion.

Mr. Hatcher stated that we have an individuals certified for firearms training but not in the construction of a range.

Mr. Catrambone suggested that we send out the letter and ask for a response in writing first. If you are not satisfied with the reasons for not compiling with the recommendations of the NRA we can invite them to a meeting to discuss further. Council agreed.

### **NON-FAIR AND OPEN PURCHASE**

Mr. Hatcher stated that the purchase of software and computer equipment for the Sewer Department TV Trucks was approved in the 2014 Capital Budget. The purchase price is under the bid threshold; however it exceeds the \$17,500 which requires a Resolution for a non-fair and open purchase. The vendor will have to comply with certain requirements and certify that they made no political contributions.

Mr. Schwartz asked if this a lease payment.

Mr. Hatcher stated that this is a purchase price. The total purchase price is \$19,700.00.

Council agreed to approve the Resolution at the public meeting.

### **PERMIT FEES-SIMON & SCHUSTER**

Mr. Catrambone stated what this indicates is that this type of building was not considered in the permit fee ordinance. The construction permit fees are estimated to be \$400,000 for basically air. He feels the fee ordinance needs to be address to take warehouse type buildings into consideration.

Mr. Hatcher stated that in talking with Mr. McCurley, their recommendation is to charge \$.00501 per cubic yard. The new permit estimate would be around \$135,000 which put us in

line with other municipalities. Mr. Hatcher stated that Mr. McCurley reviewed the ordinance and does not see any other issues. Council would need to amend the fee ordinance for that one classification.

Council agreed to introduce the ordinance at the public meeting.

### **ROAD RECONSTRUCTION/CAPITAL PROJECTS**

Mr. Catrambone asked if the list provided is in any particular order.

Mr. Winckowski stated that they are not in any order.

Mr. Catrambone stated that roads that were discussed in the past include Sawmill Court and Cleveland.

Mr. Paris stated that he feels Green Briar is also in need and has been discussed.

Ms. Pangia stated that we also had a petition from the residents on Drexel.

Mrs. Kolodi asked if Mr. Winckowski feels there is one road in more need than the others.

Mr. Winckowski stated Fox Chase Drive. It has a lot of volume and is in bad shape. The only problem is it is a very long road.

Mr. Paris stated that the capital budget is set at \$725,000.

Mr. Schwartz stated that one road that is not on the list is the small section of Greenwood. There is only a small section that is in Delran. The other area in his Ward that is on the list is Main Street.

Mr. Winckowski stated that Main Street needs a full road reconstruction. We would need to install all new curbing and apron. There is also an issue on Main Street with a storm sewer that may need to be addressed.

Mr. Hatcher stated that we may have to address the storm sewer issue on Main Street because it is affecting a resident's front yard. The problem is in the area of Forth and Main Street. Mr. Hatcher stated that these are really rough numbers at this point. Council should choose three or four roads and the Engineer can work on better numbers

After discussion, Council agreed to have the Engineer look at further at Main Street (Front St. to Third), Fox Chase Drive (Waterford to Beaverbrook), Sawmill Court and Cleveland.

### **STORM SHELTERS AT FIELDS**

Mr. Catrambone stated that we received an e-mail from Delran High School that they are interested in putting storm shelters at Vermes and Notre Dame Fields.

Mr. Paris stated that this teacher is the same teacher that ran the library project at the High School. She mentioned this in the past to him and then sent this e-mail to Mr. DeSanto recently. That is all we know about the project.

Mr. Hatcher stated that they wanted to make sure that Council wanted the shelters before we accepted them.

Mr. Paris asked if we have even looked at the shelters.

Mr. DeSanto stated that we have not but it would be another shed to maintain. Mr. DeSanto stated that there are too many sheds already. With the new Community Park he feels we should add storage onto the concession/bathroom building to eliminate the need for additional sheds.

Mr. Paris stated that he agrees but it will depend on the amount of funding available.

After discussion, Council agreed to have someone take a look at the shelters and then we can discuss this further.

### **SECURITY CAMERAS AT COMMUNITY PARK**

Mr. Hatcher stated that we have had some discussion regarding cameras at the Delran Community Park. We had a company provide an estimate for Delran Community Park and other parks in town. Most of the cost involved is for the software for viewing the cameras. Once that is in place we can add cameras. No answer is needed tonight, this is just for your information.

Mr. Catrambone stated that it is clear that this is needed at Delran Community Park. He feels we should move forward. If there is damage to the turf field it will cost us way more than \$66,000 for the cameras. Council agreed to move forward.

### **DELTRAN COMMUNITY PARK LIGHTING**

Mr. Winckowski stated that a few weeks ago someone cut all the wires and stole all the copper installed with the new park lighting. It is still under contract and the responsibility of the contractor to repair. They have reviewed the plan that they have presented to fix the problem and are comfortable with the plan. The contractor does not want to make the repair until security is put in place. The recommendation is to lock the hand holes in the ground. For the access holes on the poles, they will weld the key hole shut. They will install the locks for under \$500.00.

Mr. Paris asked if we had a problem with the splicing of the wires, would we need to get in the holes.

Mr. Winckowski stated that that we would only need to get into the hand holes and they will have a lock on them.

Mr. Paris asked if there had been any update from the Police on the break in.

Mr. Hatcher stated that there has been no update.

Ms. Pangia made a motion to approve the installation of the lock at a cost of \$455.94. The motion was seconded by Mrs. Kolodi. All were in favor, motion approved.

Mr. Schwartz asked is having the gate locked is creating difficulty patrolling the park.

Mr. Hatcher stated that he will discuss this with the Chief.

## **PARK CLEAN-UP REQUEST**

Mr. Catrambone stated that Ann Ross has requested to run a clean-up day for Faunce Street Park and the area behind the VFW on June 6<sup>th</sup>.

Mr. DeSanto stated that he will get them set up and help them in any way.

Mr. Hatcher stated that the volunteers will need to sign a hold harmless agreement.

Mrs. Kolodi asked if they contacted the volunteer group at the High School.

Ms. Pangia stated that she will reach out to them and have them contact the school and Mr. Hatcher for the requirements.

Council approved the cleanup request.

Mr. DeSanto stated that the Clean Communities Grant will cover the cost for any supplies needed.

## **BRUSH DISCUSSION**

Mr. Hatcher stated that we have had this issue come up a number of times in the past. There is a property on Bridgeboro Street where the brush is six to eight feet high and runs the length of the property. That keeps the department in that area for at least a day and they cannot move on to other areas. Originally this was designed to pick up limbs that fell during a storm. Now residents are putting out whole trees and as long as it meets the diameters of the ordinance we pick them up. There have been discussion over the years of limiting the size of the pile.

Mr. Catrambone stated that this issue is being brought up again because it continues to be a burden for the Public Works Department. He invited Tom Morrow to speak since he brought this issue up at the Public Meeting.

Tom Morrow, 94 Pancoast Blvd., stated that the concern he had was the size of the brush at the property on Bridgeboro Street. To him brush is a small amount of material not taking down a whole tree. It does not make the town look nice and there is a concern of brush fires. If the limbs are put in the roadway, it can clog the drains during a storm. It takes weeks for the Public Works Department to make the rounds though the town. With new developments coming into town more will be added onto the department. He feels Council needs to address this issue.

Mr. Catrambone stated that we need to set a limit somehow. We cannot have Public Works at one property for two days.

Mr. DeSanto recommended that we come up with a policy and begin next year.

Ms. Pangia stated that we can get the information out to the residents with the tax bills.

Mrs. Kolodi recommended putting a limit on the volume not time.

Ms. Pangia stated that Cinnaminson has a policy where residents have to call in for pickup.

Mr. Hatcher stated that a lot of towns had that policy and we were one of the few that didn't. Riverside would only make one hundred pickups a season.

Mr. DeSanto stated that we need to come up with a policy that is easy for the residents to understand.

Mr. Schwartz recommended defining brush as clearly as we can.

Mr. Catrambone recommended that Mr. Hatcher and Mr. DeSanto work on a draft of parameters for Council to review. Council agreed.

### **DISCUSSION OF ZONING BOARD APPOINTMENTS**

Mr. Catrambone stated that there has been discussion on the number of candidates. There have been vacancies for a substantial amount of time. Mr. Catrambone recommended Jon Hewko, who is a previous member of the Zoning Board and Tom Lyon.

Ms. Pangia made a motion for the following appointments:

Jon Hewko as Alternate 1 for a term to expire December 31, 2016

Tom Lyon as Alternate 2 for a term to expire December 31, 2015

Mrs. Kolodi seconded the nominations.

Mr. O'Connell, Ms. Pangia, Mrs. Kolodi and Mr. Catrambone voted aye. Mr. Schwartz voted nay. Motion approved.

Ms. Pangia recommended that Council set a standard as to how many boards an individual can serve on and also review the attendance of the members on all boards. Council agreed.

### **WALTON FARMS DEVELOPERS AGREEMENT**

Mr. Long stated that Walton Farms Council needs to approve the Developer's Agreement which memorializes everything that the developer agreed to at the time.

Mr. Catrambone asked why we are approving this agreement now.

Mr. Long stated that we are approving this now because there is a new developer for the project. The approval for the project still stands.

Mr. Winckowski stated that the subdivision has been approved by the Planning Board and it involves the construction of two public cul de sac roadways. This agreement does nothing but benefit the Township and there is no reason that Council should not approve the agreement.

### **TOWNSHIP OF DELRAN RESOLUTION 2015-63**

**BE IT RESOLVED** by the Township Council of the Township of Delran, that Mayor Kenneth Paris is hereby authorized and directed to sign the Developer's Agreement by and between WF Delran, LLC and the Township of Delran.

Mrs. Kolodi made a motion to approve Resolution 2015-63, seconded by Mrs. Kolodi.

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

Ayes: 5

Nays: 0

Motion approved.

Mr. Long stated that before we move forward he wanted to bring to Council's attention that the Engineer would like to discuss a contract issue with Delran Community Park. If Council wishes to discuss that issue in Executive Session, a motion needs to be made to amend Resolution 2015-62 Authorizing Executive.

Ms. Pangia made a motion to amend Resolution 2015-62 to add a discussion a Contract Issues with Delran Community Park. The motion was seconded by Mrs. Kolodi. All were in favor, motion approved.

## **REPORTS**

**Ms. Eggers** – Ms. Eggers brought to Council's attention that the June public meeting falls on the same night as the Primary Election. She asked if Council has any issue with the date. Council had no issue holding the meeting on the same day.

**Mr. DeSanto** – Mr. DeSanto stated that Delran Community Park is set to open this weekend and they are busy getting it ready.

Mr. DeSanto stated that he is happy to see we are moving forward with amendments to the chipping ordinance.

**Mr. Hatcher** – Mr. Hatcher stated that we received a request from Bob Kennedy, President of the Delran AA, to place a sea box at Delran Community Park to temporarily hold equipment. They would like to place it in the parking lot. Council agreed.

**Mr. Long** – No report.

**Mr. Winckowski** – Mr. Winckowski reviewed his status report from May 8, 2015.

Delran Community Park – We will discuss in executive session

2014 Road Program (Brown Street) – The contractor has been working on the remaining issues and will finish up next week.

Swedes Lake Outfall – We received a letter from the DEP with issues that need to be addressed. We are confident we can address them and have a resubmittal by next week.

Fairview Street Sidewalk – We are waiting for the DOT to finish the closeout paperwork.

Forge Road & Intersections – The work is ongoing now at a very aggressive pace. Hopefully by mid-June the project will be completed. If there are any complaints, please provide them as soon as possible.

Route 130 Sidewalk Improvements – They are still working on the design.

Rutgers Grant/Water Quality Improvements – We received the permit for the debris deflector. The original idea for the area at the swim club was to build a swale to collect the water coming off the open space area and eliminate the additional ponding on the parking lot. It was always the understanding the swim club needs to reconstruct the parking lot to completely fix the problem. When we completed the survey and the base mapping, we determined that we cannot continue the swale the total length of the parking lot. We will have to shorten the swale to make the grade work. We spoke with Rutgers about possibly using some of the money to help reconstruct the parking lot. Once we receive the quotes for the debris reflector, we will go to Rutgers with a scope change on the project to try and use the funding for the parking lot.

Mr. Paris asked if there is another option if they do not approve the parking lot.

Mr. Winckowski stated that we will extend the swale as far as we can and install drainage the best that we can but it will not be a cure all for the problem. The parking lot has to be reconstructed.

NJ DOT Grant – Mr. Winckowski reported that we did not receive funding for Harford Road.

Community Park Concessions/Bathrooms – Mr. Winckowski reported that they need to be authorized to move forward with preliminary design. The estimate is between \$10,000 and \$12,000.

Mrs. Kolodi made a motion, seconded by Ms. Pangia to authorizing the Engineer to move forward with preliminary design. All were in favor, motion approved.

HMGP – Mr. Winckowski stated that the application has been submitted and we are still waiting for OEM to get back to us.

TAR Property – We have completed that Phase 1 environmental study. We are still completing the survey and once completed it will be sent to Green Acres.

Abrasive Alloys – We have several grant application pending for site remediation.

Wastewater Treatment Plant Improvements/Alden Avenue Check Value – Mr. Winckowski asked if the money has been appropriated.

Mr. Hatcher stated that we still need a second reading on the ordinance. The funding should be available at the end of June.

Mr. Winckowski reported that the work is nearly complete on the Wastewater Treatment Plant.

Fifth Street Pump Station/Sand Filter Improvements – Mr. Winckowski reported that they are working on the design for the Pump Station. By next month we should have an update schedule.

We still need determine whether Council is moving forward with NJEIT funding for the Sand Filters.

Mr. Winckowski reported that Patient First is starting.

Applicant for Starke Lane was not been responsive. We sent them a letter that no work can begin.

Mr. Winckowski discussed with Council the reason that Simon & Schuster requested no parking on Front Street from Brown to Main Street. It was a condition listed in the Resolution from the Zoning Board. Council agreed that they do not want to include this portion in the ordinance.

Mr. Winckowski reported that someone is putting together a site plan application for the property behind Walgreen's.

**Mr. Schwartz** – No report.

**Mr. O'Connell** – No report.

**Ms. Pangia** – Ms. Pangia asked to add the road opening permits to the next work session agenda. She asked that we gather information from surrounding municipalities.

**Mrs. Kolodi** – Mrs. Kolodi reported that the AA has purchased eight “no parking” signs for the upcoming tournaments. They will do the best they can to get people off the grassy areas.

Mrs. Kolodi asked to add the grand opening of the park to the next work session agenda.

**Mr. Catrambone** – Mr. Catrambone stated that Mr. Parento indicated that there may be a resignation on the RAC and he wants to make sure we keep Tyler Burrell in mind for the next appointment.

**Mr. Paris** – Mr. Paris thanked Mr. Hatcher and Mr. DeSanto for handling all the recent issues and e-mails he has received.

**Mr. Hatcher** – Mr. Hatcher stated that Council may have received an e-mail regarding a group home. They had the representative from the home come in for a meeting and they are working on the issue.

**Mr. Catrambone** – Mr. Catrambone stated that many of them are receiving difficulties with having full mailboxes. He recommended that everyone clean up the junk mail in their boxes. If anyone has any problems he can help.

Mr. Hatcher stated that we will review the retention schedule to determine what we can request to delete.

## **PUBLIC PORTION**

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

Myla Rodgers, Arch Street discussed with Council the clothing bins throughout town. She stated that many are a profit making business. She asked if we have an ordinance prohibiting them or permits required.

Mr. Hatcher stated that he believed it was addressed at the same time we addressed PODS but he will look into the ordinance.

Mrs. Rodgers discussed the branch issues. She asked if there is a schedule that residents can follow.

Mr. Catrambone stated that we had a discussion tonight and asked Mr. Hatcher and Mr. DeSanto to come up with a recommendation.

Mrs. Rodgers discussed an issue with basketballs nets in the roadway.

Mr. Hatcher stated that years ago Council would not approve an ordinance to prohibit them.

Ms. Pangia stated that this Council has been very proactive with safety concerns.

Mr. Hatcher stated that there is nothing in the ordinance specific to basketball nets. There is a provision in the traffic code that if affects traffic the police can address the issue.

Mrs. Rodgers stated that whether they are in the roadway or on the curb it still encourages kids to play in the street.

Mr. Catrambone stated that if Council wishes to discuss this issue we can schedule it for a future work session.

Mrs. Rodgers discussed a home on Main Street that has been boarded up. She wanted to make sure Council is aware of the issue.

Mr. Schwartz stated that the property is 312 Main Street.

Mr. Hatcher stated that it is a Police and Board of Health issue and we have been dealing with the issue.

Mrs. Rodgers asked how long the house can stay boarded up. There is also an issue with the grass.

Mr. Catrambone stated that it is a private home and as long as there are no safety concerns we cannot address the boards. We can handle the issue with the grass. Mr. Catrambone stated that we did pass a very aggressive ordinance to address derelict properties.

Mrs. Rodgers mentioned a home on the corner of Fifth Street and Main Street where the roof shingles are falling off. They put an ad on Craig's List to sell off everything in the home.

Mr. Catrambone stated that we can look into this property and see if it falls under the ordinance.

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

Mr. O'Connell made a motion, seconded by Mrs. Kolodi to enter into closed session for update on recent COAH court decision, discussion on contract for the reconstruction of Tenby Chase Drive and discussion on contract issue for Delran Community Park (Mathis Construction). All were in favor, motion approved.

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

Mr. Catrambone stated that as per the discussion in closed session we need to take action on two issues.

The first issue is to allow the Township Solicitor to file a Declaratory Judgement.

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

Mr. Catrambone stated that the next issue is the award of the contract for the Tenby Chase Drive Improvement. Council needs a motion to remove from the table Resolution 2015-50 awarding the contract for Improvements to Tenby Chase Drive.

Mr. O'Connell made the motion, seconded by Mrs. Kolodi. All were in favor, motion approved.

Mr. Catrambone stated that next Council needs a motion to adopt Resolution 2015-50 with the conditions as discussed by Council.

**TOWNSHIP OF DELRAN  
RESOLUTION 2015-50**

**AWARDING CONTRACT FOR  
IMPROVEMENTS TO TENBY CHASE DRIVE**

**WHEREAS**, Delran Township accepted bids for the April 2, 2015, and

**WHEREAS**, the bids received were as follows:

<b><u>CONTRACTOR</u></b>	<b><u>BASE BID</u></b>
Arawak Paving Company	\$277,900.00
American Asphalt Company	\$322,507.00
Jads Construction Company	\$323,671.20
Bogey's Trucking and Paving	\$332,121.85
Earle Asphalt Company	\$347,513.13
Cardinal Contracting Company	\$367,033.50

**NOW, THEREFORE BE IT RESOLVED** that as recommended by a letter from the Township Engineer that the contract for Improvements to Tenby Chase Drive be awarded to the low bidder Arawak Paving Company, 7503 Weymouth Road, Hammonton, NJ 08037 for the base bid in the amount of \$277,900.00.

**BE IT FURTHER RESOLVED** that the award of this bid is being made with the requirement that the contractor comply with the requirements of N.J.S.A.10:5-31 et seq. and N.J.A.C 17:27

Mrs. Kolodi made a motion to adopt Resolution 2015-50, seconded by Ms. Pangia.

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

Ayes: 5

Nays: 0

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