

**WORK SESSION
MUNICIPAL BUILDING**

**May 26, 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 and Mrs. Kolodi were present. Mr. Schwartz arrived at 7:05 P.M. Mr. Catrambone was absent.

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

**WASTEWATER TREATMENT PLANT IMPROVEMENTS – CHANGE ORDER
DISUCUSSION**

Mr. Harris reported on the Change Order for the Wastewater Treatment Plant Improvement. The project is almost completed. We ran into some unforeseen issues which happens when working on an older plant. Most of the issues have to do with utilities. We are asking Council to authorize a change order to increase the project cost by \$25,924.00 to address the issues. We have discussed the change order with the DEP and they are in agreement with the work. The increase is within the amount allotted under the NJEIT funding. Council agreed to approve the change order.

**RESOLUTION 2015-66
CHANGE ORDER NO. 1
WASTEWATER TREATMENT PLANT IMPROVEMENTS**

WHEREAS, it was necessary to make changes in the contract for the Wastewater Treatment Plant Improvements; and

WHEREAS, the Change Order was developed to itemize and authorize those changes.

WHEREAS, certification has been received by the Treasurer/Finance Director that sufficient funds have been allocated for this Change Order;

NOW, THEREFORE, BE IT RESOLVED by the Township of Delran that the Change Order hereby authorized and approval is hereby granted to revise the amount from \$1,555,000.00 to \$1,580,924.00 (Increase of \$25,924.00)

Mr. Schwartz made a motion to adopt Resolution 2015-66, seconded by Mr. O'Connell. There being no questions, the roll was called.

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

Ayes: 3
Nays: None

Motion Approved

DISCFILTER PILOT STUDY PROPOSAL

Mr. Harris reported that the next project is to replace the Sand Filters at the Sewer Plant. We have proposed to replace the Sand Filters with a Discfilters. A vendor is proposing a week long pilot study at the plant to test the Discfilters on the current system. There are several items that the staff at the plant with need to complete. The study will be at no cost to the Township except for some lab costs.

Mr. Hatcher stated that the only issue he has is that the agreement is with CME Associates and not Delran Township. He asked that the agreement be amended.

Mr. Schwartz asked if the Discfilter are more effective will the project be more costly than replacing them with Sand Filters.

Mr. Harris reported that the Sand Filters are not effective and we feel this is the way to go. The estimate for the Discfilters is \$1,800,000.00. He will provide Council with the cost of the Sand Filters.

Mr. Schwartz stated that he believes the cost estimate for the Sand Filters was around \$1,000,000.

After discussion, Council agreed to approve the study.

Mr. O'Connell made a motion to approve the study, seconded by Mr. Schwartz. All were in favor, motion approved.

NEW OWNER/SEWER

Mr. Hatcher reported that the following new owners have been adjusted to the minimum billing for sewer:

21 Haines Mill Road
803 Drexel Street
16 Woodfield Lane
53 Alden Avenue
812 Waterford Drive

Ms. Pangia made a motion to confirm the adjustments, seconded by Mr. Schwartz. All were in favor, motion approved.

SEWER ADJUSTMENT REQUESTS

Mr. Hatcher reviewed the following sewer adjustment requests.

203 Hawthorne Way Block 118 Lot 4 – Mr. Hatcher reported that Council reviewed this has previously and the request was not approved. Council did indicated that if they

provided medical information they would review the request again. This is a case where the residents ran the bath water due to the fact that it helped calm their infant daughter who was suffering from colic and reflux. They provided medical information and asked for reconsideration. Council denied this request.

102 Wildflower Place Block 118.21 Lot 102 – We requested additional information on this request and to this point nothing has been provided.

56 Dartmouth Drive Block 100 Lot 3 – The resident indicated that one of the toilets had a leak. The son-in-law fixed the toilet but they provided no receipts. After the fix, the usage went down to the minimum usage. Council agreed to reduce the billing to the minimum.

409 Chestnut Street Block 23 Lot 11 – The resident indicated a leaking sink faucet in the laundry room. They used 28,000 gallons. They had the leak fixed and provided receipts. Their previous billing is all over the place but the average is about 16,000. Council agreed to reduce the billing usage to 16,000 gallons.

1011 Chester Avenue – The water usage for this home, which is unoccupied was 60,000 gallons during the billing period. Prior to that the property was billed at the minimum billing. The homeowner did not provide any information. Council agreed to ask for additional information.

26 Perdue Drive Block 90, Lot 12 – The resident indicated a leak in the shower which was repaired on February 8, 2014 and they provided a bill. The water usage for the billing period showed 40,000 gallons was used. Prior to that the resident's usage was billed at 15,000 gallons. Council agreed to reduce the billing based on 15,000 gallons.

7 Ridgewood Avenue Block 56 Lot 15 – The resident indicated that they were paying two bills from NJAW. As a result the sewer bill was affected. Before this the resident usage ranged from the minimum to 12,000 gallons. Council agreed to reduce the billing based on 12,000 gallons.

7 Clay Street Block 125 Lot 5 – The homeowner indicated that they are being double billed as they are listed as two units. The homeowner has been billed for two units at the minimum rate. The previous homeowner had an in-law suite with a kitchen upstairs. The new homeowner removed the upstairs kitchen and made the property one unit. There is barely any water usage at the property because it is mainly used as a summer home. Council agreed to bill this property as one unit at the minimum.

CLOTHING BINS

Mrs. Kolodi stated that this was brought up by a resident at the last work session and Mr. Schwartz asked that we place this on the agenda. Mrs. Kolodi asked Mr. Schwartz to lead the discussion.

Mr. Schwartz thanked Mr. Hatcher for the information. Basically the issue is whether Council wants to permit the clothing bins or not. If we do, we need to determine whether we want to take any steps to require licensing. There is a tremendous amount of effort

that goes into a site at the Zoning and Planning Board level. Then to go and place a clothing bin in the parking lot is not consistent with that effort. We have an ordinance that restricts storage units and he feels there are some amendments that should be considered. The ordinance has a provision that allows the Construction Code Official to make exceptions. He recommends that we remove that section. The second item he feels we need to address are the permit fees. The third item is the removal of the bins. The ordinance ties our hands as to the removal once the permit expires. He feels we should remove that section. Once the permit is expired it is expired.

Mr. Paris asked if we can just eliminate the clothing bins. Most organizations will pick up at your door.

Mr. Schwartz stated that the ordinance already does not permit clothing bins.

Mr. Paris stated that previous Councils have not wanted the clothing bins. He feels we should not entertain these bins.

Mr. Schwartz stated that he agrees. It is just a matter of enforcement.

Mrs. Kolodi asked if there is a benefit for the community or if most are for profit businesses.

Mr. Schwartz stated that there any many for profit. If there is a property owner that wants the bins there are steps they can go through to amend their site plan.

Mr. O'Donnell agreed that the ordinance does not allow for the clothing bins. If a property owner wants to install them they go through the process to receive approval.

Mr. Hatcher stated that if Council agrees that they don't want to permit them, he will work with Mr. McCurley to begin the process of notifying the property owners. Council agreed.

Mrs. Kolodi recommended that we discuss amending the other areas of the ordinance brought up by Mr. Schwartz at a future meeting.

Mr. Schwartz agreed that we discuss this at the next work session and asked that the Attorney provide recommendations

Mr. Paris recommended that Mr. Hatcher reach out to other municipalities do determine what they are charging for container permits.

BURLINGTON COUNTY JOINT INSURANCE FUND

Mr. Hatcher stated that on a quarterly basis he likes to provide an update of the Burlington County Joint Insurance Fund. The BCJIF is in great financial shape. The surplus is \$9,027,339 and we are up to twenty-six towns. One of the issues we are having as a community are the workers compensation claims. Another issue that was brought up at the last Finance Meeting was to require municipalities to pay a minimum Risk Management Fee. Some of the towns have been reducing the fees paid to the Risk Management Consultants and they are not doing a good job. The BCJIF Administration came up with the idea of funding this out of our loss funds. There are only two towns

without a Risk Management Consultant, Delran and Florence. The cost estimate for Delran would be \$40,000. The recommendation from the BCJIF is not charge us those fees but it still has to go up for discussion and a vote. The Finance committee released it to the BCJIF to take a look at. Mr. Hatcher stated that he does not believe it will have an effect on Delran or Florence but he will keep them updated.

REPORTS

Ms. Eggers – No report.

Chief Parente – No report.

Mr. O'Donnell – Mr. O'Donnell updated Council of the Junior Marksmen Range. He sent them a letter asking them to clarify some of the recommendation in the report and why they were not making those improvements. They sent a letter back and it was not as clear as we wanted except to indicate that the range was safe. He is waiting for a call back from their Attorney.

Mr. Hatcher – Mr. Hatcher stated that Sharon Krause is retiring from the Construction Office on Friday. We had someone lined up to take the job and at the last minute they backed out.

Mr. O'Connell – Mr. O'Connell stated that he enjoyed marching with Mayor and Council in the Memorial Day Parade.

Ms. Pangia – Ms. Pangia reported that Jake's Place is actively seeking sponsors and is beginning to reach out to the local churches.

Mr. Schwartz – Mr. Schwartz stated that we discussed the storage closet for the Junior Marksmen at a previous meeting and he asked that we continue the discussion at the next work session.

Mrs. Kolodi – No report.

Mr. Paris – Mr. Paris reported that we had a student at Delran High School receive a \$1,000 Comcast Leadership & Achievers Scholarship. He stated that he will send a letter of congratulations.

PUBLIC PORTION

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

Bob Gatti, 2 Dewberry Lane, stated that he is the Baseball Commissioner and Bob Kennedy asked him to attend the meeting tonight. Mr. Gatti stated that they held two tournament at Delran Community Park and are asking for continual use of the fields. They could really use extra space for practice. They are asking for use through August 2nd and then after that the fields can be shut down.

Mrs. Kolodi stated that all of dates have been provided to Mr. Hatcher but before any decision can be made he needs to talk with Mr. DeSanto, Superintendent of Public Works. Council will discuss this issue once they receive the information.

Mr. Paris stated that one complaint he heard from the tournaments was the parking. We had the teams on the field that were playing and teams waiting to play so it created an issue. He asked if Public Works could maybe work on a path to Notre Dame to allow additional parking and let the kids warm up on those fields. We could also talk about using the school.

Mr. Hatcher stated that they have already started a path by the entrance. They may be able to work on this when they have free time.

Mrs. Kolodi stated that if Council were willing to permit the use of the fields for the summer, they would be closed in the fall. She discussed this with Mr. Kennedy.

Mr. Hatcher stated that the High School teams may ask for use in the fall.

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

Ms. Pangia stated that she spoke to Mr. Catrambone about the park clean up that was to take place at Faunce Street. They have decided to move the clean up to the entrance of Community Park. Mr. Schwartz made a motion authorizing the relocation, seconded by Mr. O'Connell. All were in favor, motion approved.

Mr. Schwartz 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