

**WORK SESSION  
MUNICIPAL BUILDING**

**June 28, 2016  
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 January 12, 2016 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 was absent.

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

Due to the size of the agenda, Council discussed adding an extra work session for July. Council agreed to add the work session meeting for July 19<sup>th</sup> at 7:00 P.M.

### **DISCUSSION REGARDING CHICKENS IN RESIDENTIAL NEIGHBORHOODS**

Silvia Gorostiza, 23 Cranberry Lane, stated that she moved to Delran fifteen years ago from the Princeton area. She stated that she has created a small ecosystem in her yard. Recently, she enrolled in a permaculture class. Even though she does have some animals that will come into her yard she needs more because she does not pesticide or herbicide. She did some research and recently Medford adopted an ordinance to allow up to nine chickens, no roosters, on lots that are 0.25 acres. Her main reason to bringing this to Council is to keep her ecosystem going. She is asking if this is something Council would consider trying out. She is trying to educate people to stop using pesticides and find other options. Maybe if she starts this it can spread but she needs the help of the Council.

Mr. Catrambone stated that as with everything else, we need to look at where we are and discuss where we want to go.

Ms. Pangia stated that the Green Team can receive points on this item through Sustainable Jersey. She suggested we look at what recommendations Sustainable Jersey may have.

Mr. Schwartz stated that we have areas in town where chickens are deed restricted. We asked Mr. Long to look into that during his review.

Mr. Catrambone stated that Council will look at the options and have the Attorney provide information.

Mrs. Kolodi asked if there is any downside to permitting chickens or if they carry disease.

Mrs. Gorostiza stated that chickens are not supposed to be left in the same area, they should be moved around. They help with the weeds and also eat the insects. They do carry disease, in other countries people live with chickens.

Mr. O'Connell stated that in the Medford ordinance, they permit agriculture activity throughout town. He asked if there would be a strong odor from the chicken waste.

Mrs. Gorostiza stated that from three chickens there would not be much smell.

Council will discuss this item again once they receive information from the Attorney.

### **JAKE'S PLACE 5K RUN/TREAT-OR-TREAT**

Debra Gordon-Leonard, Jake's Place, discussed the upcoming 5-K run fundraiser. They decided to move the fundraiser to Delran because we felt it would be successful to hold it in town. They have reach out to the schools and feel it is very important to involve the students. After talking to the Athletic Director and High School Principal, we have decided to make this the kick off to Spirit Week. That is why the date of Sunday, October 2<sup>nd</sup> was chosen. Since they will be working with the High School, it makes sense to start the run there. For the walk, they would like to have the participants walk along the sidewalk on Conrow Road and for the 5-K run they would like to begin at the Board of Education Building and run down thorough Delran Community Park and finish back where the walkers are finishing. In doing that they understand that there may be a few roads that have to be closed for a short period of time. The run, start to finish, will be completed within an hour. They need to have a run map up by July 15<sup>th</sup> so that we can get the word out. They understand that there may be a little inconvenience for some of the churches but the walkers should be off Conrow by 9:00 A.M.

Mr. Catrambone stated that we have received concerns from Holy Name regarding their service which starts at 10:00 A.M. He asked if they are requesting Conrow Road to be closed.

Debra stated that they would like to have the run closed but it is not necessary. The walkers will start at Millbridge School, walk around the school then down Conrow and back. They will only be on the sidewalk. All other events will take place at the High School. The runners will start out on the High School track, come out in front of the Board of Education on Hartford Road, turn left and then run through Community Park and back. They would need one lane to be closed during the time frame that the runners would be on Hartford Road. Even the slowest runner, would be able to run this in forty-five minutes. This should not impact any of the businesses in Hartford Corners because most don't open until 10:00 A.M. with the exception of ShopRite and Planet Fitness and there will be access out to Route 130.

Mr. Catrambone stated that we want to make sure that there would be an out for the residents of Ashley Crossings.

Chief Parente stated that this is a better plan than the one originally presented which would have required the closing of both Conrow Road and Hartford Road. Chief Parente asked if there could be volunteers at the driveways for the church.

Debra stated that most of the walkers will be off the road before anyone would be arriving for church. They are hoping that between this event and one next spring, they are hoping to be building the playground soon.

Mr. Catrambone asked that since this is a Jake's Place event, they will need to provide the necessary insurance requirements.

Mr. Schwartz asked if the Chief has any opposition.

Chief Parent stated that he does not have any issues and feels this plan is workable.

Mr. O'Connell stated that Bagel Café is located in Hartford Corners and they open before 10:00 A.M.

Debra stated that she will reach out to them and ShopRite tomorrow.

Mrs. Kolodi made a motion to approve the 5-K event hosted by Jake's Place on October 2, 2016, seconded by Mr. O'Connell. All in favor, motion approved. They will work with the police on the road closure.

Ms. Pangia stated that the second item to be discussed is Trunk-or-Treat. This is a Jake's Place event and they need approval to use the park on October 29<sup>th</sup>. They are looking to start at 4:00 P.M. because of sporting events. They will submit the necessary insurance and park permit to the Township. Council agreed.

### **PSE&G WORKING HOURS**

Joseph Barton, PSE&G, stated that Burlington County came out with a new policy last December which restricts the work hours on County roads. With that policy work on County roads is only permitted between 9:00 A.M. and 3:00 P.M. seven days a week. There are also new permitting requirements in place. In order for the County to approve PSE&G's request to work outside those hours, they require that PSE&G receive approval from the municipality where the work is being completed. PSE&G is in the process of building two new sub-stations in the area, one in Riverside and one in Cinnaminson. We will need to install a new line from the Burlington switching station down Beverly Road to Route 130, down to Bridgeboro Street to Pancoast Blvd. down Fairview Street through Riverside to St. Mihiel Drive down into the new Riverside substation and come out and run down St. Mihiel Drive to the new Cinnaminson substation and eventually into Pennsauken. He is here tonight to ask permission to work outside the permitted work hours within the Delran Township's ordinance. In the summer months they cannot take circuits out of service during the day and the work must be done at night. We are proposing to work from 7:00 P.M. to 7:00 A.M. from the approval date up to August 19<sup>th</sup> to set the necessary poles. They would only work up until 10:00 in front of residential areas. From August 22<sup>nd</sup> to October 28<sup>th</sup>, they would like to work from 8:00 A.M. to 6:00 P.M. Monday through Friday and 8:00 A.M. to 4:00 P.M. Saturday and Sunday. They are working includes installation of new poles, transferring the wires from the old to the new and then cutting off the old poles. They will provide an outreach letter to the residents and provide a number they can call if there are any problems.

Mr. Schwartz asked what areas they are considering residential.

Mr. Barton stated that the areas on Bridgeboro Street would be considered residential. They have already completed Pancoast Blvd.

Mr. Schwartz asked if there will be any road closures.

Mr. Barton stated that the only road closure needed will be Bridgeboro Street to install a section of underground wires. They will close the road in sections and work with the Police Department. On the other roads there may be a need to close one lane.

Mr. Catrambone stated that there are homes on St. Mihiel Drive on both sides.

Mr. Barton stated that work will only be completed in residential areas along St. Mihiel Drive 7:00 P.M. and 10:00 P.M. or during the day. All work is being done on the west side of St. Mihiel Drive, which is the river side.

Ms. Pangia expressed concerns about allowing work until 10:00 P.M. in residential areas. She recommended work only be permitted until 9:00 P.M.

Mr. Schwartz asked if they will be cleaned up at out of all residential areas before 10:00 P.M.

Mr. Barton stated yes. If they need to come back several days in a row, they will. They will also not be working in the area every night. Each pole is 100 to 150 feet away from each other so the resident should only be affected one night.

After discussion, Council agreed to approve the request to work outside permitted by ordinance as described by Mr. Barton.

Mr. Long recommended Council adopt a Resolution approving the deviation from the Township code.

**TOWNSHIP OF DELRAN  
RESOLUTION 2016-119**

**PERMITTING A VARIANCE ROM THE DELRAN TOWNSHIP ORDINANCE  
PERMITTING EXTENDED WORK HOURS FOR PSE&G**

**WHEREAS**, PSE&G has requested a waiver from the provision of the Township Code under Chapter 217-3(10) entitled Noise in order to extend the permitted work hours to complete the new 69kV line; and

**WHEREAS**, PSE&G is requesting permission to work on St. Mihiel Drive Monday through Friday from 7:00 p.m. to 7:00 a.m. until August 21, 2016 and on St. Mihiel Drive and Bridgeboro Street, Monday through Friday from 8:30 a.m. to 6:30 p.m. and Saturday and Sunday from 8:00 a.m. to 4:00 p.m. from August 22, 2016 to October 28, 2016..

**NOW, THEREFORE BE IT RESOLVED** that the Township Council of the Township of Delran hereby approves the waiver with the following conditions:

1. PSE&G agrees that Bridgeboro Street, outside of the DOT right-of-way, and St. Mihiel Drive from Chester Avenue to the Swedes Run Bridge will be considered residential areas
2. PSE&G agrees that all work, including clean up, in residential areas will be completed prior 10:00 p.m. and workers will be cleared out of all residential areas before 10:00 p.m.

Mrs. Kolodi made a motion, seconded by Mr. Schwartz to adopt Resolution 2016-119.

There being no questions, the roll was called.

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

Ayes: 5

Nays: None

Motion Approved

### **RIVER ROUTE REPRESENTATIVE APPOINTMENTS**

Ms. Pangia suggested that we table this item since they already held their first meeting so we have more time.

Mr. Catrambone stated that he feels Mr. O'Connell would make a great representative and suggested that Council submit any suggestions to Mr. Hatcher to compile a list for the a future work session.

### **SOLID WASTE COLLECTION/DISPOSAL CONTRACT**

Mr. Hatcher stated that current contract expires in September of this year and we need authorization to advertise to receive new bids. The specification would be similar to the previous bid. There would be an option for a both a three and a five year contract and also an option for automatic loaders with trash cans or regular pick-up. If Council was to choose the option for the automatic loaders, he recommended that not begin until January 1<sup>st</sup> since the timeframe will be tight. There is also a requirement in the specifications that trucks not be older than five years. Council needs to determine if they want to include the requirement that 75% of the fleet be compressed natural gas. The larger companies can meet that requirement and it is more environmentally friendly.

After discussion, Council agreed that they do not want to make compressed natural gas a requirement but would like it to be a preference.

Ms. Pangia made a motion to authorize the advertisement of bids for the Solid Waste Collection & Disposal Contract, seconded by Mr. Schwartz. All were in favor, motion approved.

### **SEWER DISPUTES**

**Block 172, Lot 17** – The owner indicated that there was a leak fixed in April of 2015 and the resident was billed for a usage of 24,000 gallons. The resident made their own repairs to the leaking toilets so there are no receipts. They have submitted bills since that timeframe and their usage fits within the minimum. This claim however was not filed in a timely matter. Council agreed to allow this adjustment and will adopt a Resolution at the public meeting.

**Block 118.06, Lot 11** – The resident indicated that there was a broken pipe which caused a usage of 92,000 gallons during the billing period. The resident stated that they were going to provide a letter from NJAW confirming that the broken pipe caused the high usage but we have not received that letter. Prior to and after the broken pipe was fixed their usage ranged from 15,000 to 21,000 gallons. Mr. Hatcher recommended that if Council wanted to make an adjustment, they base the usage on 18,000 gallons. Council agreed.

**REQUEST FROM HUNTER’S GLEN TO RENAME MANOR DRIVE**

Mr. Catrambone stated that we have received a letter from Hunter’s Glen requesting that we change the name of Manor Drive to Hunter’s Glen Drive.

After discussion, Council agreed to make this change and will introduce an ordinance at the public meeting.

Mr. Long stated that he will draft the ordinance.

**DELRAN COMMUNITY PARK PHASE III IMPROVEMENTS**

Mr. Hatcher reported that the low bid was received from Tri-Form Construction in the amount of \$721,197.00. We had a grant for \$250,000 and \$440,000 in the original ordinance for a total of \$690,000. There are funds remaining in Ordinance 2011-17 that were specific for Community Park in the amount \$37,659 and 2008-15 also has sufficient funds that would allow Council to award the project if they chose and would not require an amendment to the current ordinance. We would need an additional \$72,000 above the \$690,000 which would include engineering.

After discussion, Council agreed to award the contract tonight conditioned upon review of the Attorney.

**TOWNSHIP OF DELRAN  
RESOLUTION 2016-120**

**AWARDING CONTRACT FOR DELRAN COMMUNITY  
PARK PHASE III IMPROVEMENTS**

**WHEREAS**, the Township Council of the Township of Delran held a bid opening for the Delran Community Park Phase III Improvements on May 12, 2016; and

**WHEREAS**, the following bids were received for this contract:

<b><u>Contractor</u></b>	<b><u>Location</u></b>	<b><u>Base Bid</u></b>	<b><u>Base Bid + Alternate A</u></b>
<b>Tri-Form Construction, Inc.</b>	<b>Edison, NJ</b>	<b>\$699,477.40</b>	<b>\$721,197.40</b>
<b>Levy Construction Company, Inc.</b>	<b>Audubon, NJ</b>	<b>\$745,600.00</b>	<b>\$766,900.00</b>

**WHEREAS**, the low bid was received by Tri-Form Construction, Inc. in the amount of \$721,197.40 for the Base Bid + Alternate A; and

**WHEREAS**, since the has no prior negative history with Tri-Form Construction, Inc., they are considered to be the lowest responsible bidder;

**NOW THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Delran that the contract for Delran Community Park Phase III Improvements shall be awarded to by Tri- Form Construction, Inc. in the amount of \$721,197.40 for the Base Bid + Alternate A with terms pursuant to the bid submitted and condition upon review of the bid document my the Township Solicitor.

Mrs. Kolodi made a motion, seconded by Mr. Schwartz to adopt Resolution 2016-120.

There being no questions, the roll was called.

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

Ayes: 5

Nays: None

Motion Approved

### **ROAD IMPROVEMENT ORDINANCE**

Mr. Catrambone stated that this discussion is for the 2016 Road Program.

Mr. Hatcher stated that Council originally included \$800,000 in the capital budget which is a spending plan. Council has discussion three roads for the 2016 Road Program which added up to a little over \$1,000,000. At the last work session, you asked to us to look at prior ordinance to determine if there were balances in old road ordinances that we could allocate to the road program. Mr. Hatcher stated that there are no balances remaining. If Council wanted to move forward with those three roads, they would need to amend the capital budget to add additional funds. There is enough capital improvement fund money for the down payment if Council chooses. The three roads Council has been discussing are Fox Chase (Beaverbrook to Haines Mill), Main Street (Third to Fifth) and Whitemarsh Way.

Mr. Schwartz asked if it would make sense to hold off on this since we have discussed modifications to the road program process since the road will not be completed until the spring of 2017.

Mr. Catrambone stated a few meetings ago he stated that he would be in favor of adding additional funds to the budget to try and get the list of Tier 1 roads completed.

Mr. Winckowski stated that during his report he was doing to ask for approval to advertise the bids for the 2015 Road Program. Once we receive bids, we will have a better understanding of where we are. We have an addition item in the bid for the 2015 Road Program to extend Fox Chase one additional block past Beaverbrook. That will shorten the

length for the 2016 Road Program. We also have an addition item for the Bridgeboro Fire House, which will require a Shared Service Agreement.

Mr. Catrambone asked for approval to authorize the Engineer to advertise the bid for the 2015 Road Program.

After discussion, Council agreed to authorize the advertisement of bids.

**POLICE GRANT- DRIVE SOBER OR GET PULLED OVER**

Mr. Catrambone stated that as with all police grants the state will pay up to \$50 and the Township will be responsible for the remainder of the salary costs. At the high paid officer it could cost the Township up to \$3170.00 for the hours covered. Mr. Catrambone recommended that Council approve this grant and agree to pay up to \$3170.00 to make up the difference between \$50.00 and the hourly rate for the officers.

Ms. Pangia made a motion, seconded by Mrs. Kolodi to authorize pursuing the Drive Sober or get Pulled over Grant and authorize the Township to cover up to \$3170.00 for the salary costs.

There being no questions, the roll was called.

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

Ayes: 5

Nays: None

Motion Approved

**DISPOSAL OF SURPLUS EQUIPMENT**

Mr. Hatcher stated that we spent time cleaning up the excess office equipment in the records room. The equipment is of no value and we would like to dispose of it if Council agrees.

Ms. Pangia made a motion, seconded by Mr. Schwartz to approve this request. All were in favor, motion approved.

Mr. Hatcher stated that he will prepare a Resolution for the next meeting.

**REGISTRAR APPOINTMENT**

Mr. Catrambone stated that Mr. Hatcher has recommended appointment of Jennifer Dias as the Registrar with the retirement of Adele Meiluta on July 1, 2016.

The Resolution was included in the agenda if Council wishes moves forward.

**TOWNSHIP OF DELRAN**

**RESOLUTION 2016-121**

**CONFIRMING THE APPOINTMENT OF JENNIFER DIAS  
AS REGISTRAR OF VITAL STATISTICS FOR THE UNEXPIRED TERM OF**



## **ADELE M. MEILUTA THOROUGH DECEMBER 31, 2017**

**WHEREAS**, there is a need for the appointment of a Registrar of Vital Statistics pursuant to N.J.S.A. 26:8-11 through 26.8-22 due to the retirement of the current Registrar of Vital Statistics; and

**WHEREAS**, Adele Meiluta is currently holds the position of Registrar of Vital Statistics for the Township of Delran and will retire on July 1, 2016; and

**WHEREAS**, due to the termination of employment of the present Registrar of Vital Statistics, it is in the best interest of the Township to appoint Jennifer Dias for the unexpired term of Adele Meiluta for the term of July 1, 2016 through December 31, 2017.

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Township Council of the Township of Delran that it hereby confirm the appointment of Jennifer Dias as Registrar of Vital Statistics for the unexpired term of Adele Meiluta for the term July 1, 2016 through December 31, 2017.

**BE IT FURTHER RESOLVED** a copy of this resolution be filed in the Office of the State Registrar of Vital Statistics.

Mr. Schwartz made a motion, seconded by Ms. Pangia to adopt Resolution 2016-120.

There being no questions, the roll was called.

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

Ayes: 5

Nays: None

Motion Approved

### **ST. CHARLES 5K RUN**

Mr. Hatcher stated that this has taken place for a number of years in Cinnaminson but due to some issues, Meghan Jack, Riverside Township Administrator, is trying to run this through Delran and Riverside. We asked the Chief to review the route and he is recommending that they not include Pancoast Blvd. because that will cause traffic issues from Route 130 and Bridgeboro Street. The Chief recommended that they use Whittaker Street to Bridgeboro instead of Pancoast Blvd.

After discussion, Council agreed with the Chief's recommendation. That does put most of the event in Riverside with the exception that it will start and finish at the VFW Post. Mr. Hatcher will reach out to Meghan Jack.

### **VACANT HOME RFP**

Mr. Long stated that he made some minor revisions to the RFP and it is ready to be advertised. If Council agrees, they will need a motion to authorize the Clerk to advertise.

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

## **SEWER- NEW OWNERS**

Mr. Hatcher stated that the following properties are under new ownership and will be adjusted to the minimum sewer bill as per our regulation.

Block 125, Lot 24	115 Mulberry Street
Block 85, Lot 21	112 Haines Mill Road
Block 101, Lot 12	45 Dartmouth Drive
Block 118.20, Lot 107	23 Heather Glen Lane
Block 89, Lot 19	53 Cornell Drive
Block 95, Lot 10	40 Notre Dame Drive
Block 120.01, Lot 7	12 Ashley Drive
Block 41, Lot 14	813 Edgewood Avenue
Block 110, Lot 11	4319 Bridgeboro Road
Block 146, Lot 1	242 Aqua Lane
Block 119.02, Lot 13	5 Water's Edge Drive
Block 3, Lot 32.02	71 Stewart Avenue
Block 91, Lot 13	175 Conrow Road
Block 118, Lot 4.03	143 Natalie Road
Block 89, Lot 7	18 Navy Drive

Mr. Hatcher stated that a Resolution will be on the public meeting approval. Council agreed.

## **FLOOD INSURANCE RATE MAP UPDATE**

Mr. Winckowski reported that FEMA is updating the maps and a few months ago we received notice and copies draft maps. The new maps are digital and provide an aerial view. There really substantial changes to the flood zone but with the new maps you can clearly see where the flood zones are in proximity to the homes. Last Thursday, we provided a letter with ten items outlining the changes that would impact Delran. It is a very long process which will take one to two years; we are at the very beginning. Without concrete evidence that something needs to be or something is listed wrong on the maps it will be difficult to have anything change. The only item we want to get clarified is the area where the Willowbrook Country Club is located. There are some discrepancies between the developer's flood lines and where they are shown on the flood maps. We need to make sure they are identical before the development begins. The only downfall is lender may require flood insurance based off the new maps. There is a process that homeowners will have to go through with FEMA to get certified outside the flood zones. There will need to be a public outreach and Council will need to adopt a resolution as we move through the process. At this point there is nothing we really have to do. He will reach out the Willowbrook developer to get their data for review.

Mr. Hatcher stated that somewhere along the line he became the Flood Plains Manager. This really should be the Engineer and we should make that change.

Mr. Winckowski stated that there are some positives to this. The flood elevation for Riverside Park is being lower by a foot, so that should help with flood insurance rates. There are also properties on St. Mihiel Drive that are being taken out of the flood zone.

Mr. Long stated that we need to amend Resolution 2016-118 to include the discussion of an emergent issue regarding the IT Contract.

Mr. Schwartz made a motion to amend Resolution 2016-118 to include the discussion of an emergent issue regarding the IT Contract, seconded by Mr. Kolodi. All were in favor, motion approved.

## **REPORTS**

**Ms. Eggers** – No report.

**Mr. Hatcher** – No report.

**Chief Parente** – No report.

**Mr. Winckowski, Engineer** – Mr. Winckowski stated that he spoke with R. Moslowski Excavating regarding the Swedes Lake outfall project and they are currently finishing up two projects and should begin work in mid-July.

We will be preparing a final closeout change order on the Water Quality Improvements to Tenby Chase Swim Club. We should have that prepared for the next meeting.

The Disk Filter Project at the Sewer Plant is ready to be advertised once we received the TWA permit. Mr. Winckowski will distribute the memo for review and discussion at the next meeting.

**Mr. Long** – No report.

**Mr. O'Connell** – No report.

**Ms. Pangia** – No report.

**Mr. Schwartz** – No report.

**Mrs. Kolodi** – No report.

**Mr. Catrambone** – No report.

## **PUBLIC PORTION**

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

Bert Hermansky, 84 Springcross Drive, stated that if Council discusses the capital budget and Hockey Rink on July 19<sup>th</sup> what timeframe they would be looking at for approval to move forward with resurfacing the rink.

Mr. Catrambone stated most likely they would not receive approval until October.

Mr. Hermansky stated that September was the ideal month to get the resurfacing completed for the fall season.

Mr. Hatcher stated that after the ordinance is in effect, they can submit a purchase order. They must however receive two quotes.

The individual that runs the kids Hockey League stated that their season starts on October 2<sup>nd</sup>. Last year they have had rocks hitting kids in the face from the rink. Before every game they have to sweep the rink. The rink is very dangerous.

Mr. Catrambone stated that we will work as quickly as we can once the ordinance is adopted.

Silvia Gorostiza, Cranberry Lane, discussed the trucks driving behind Home Depot. They are extremely large and they rattle the house which is causing cracks. She does not remember this being an issue before.

Mr. Catrambone stated that we will look into this issue.

Mr. Gilbert, 79 Stewart Avenue, asked how big the concession stand is.

Mr. Winckowski stated that he believes the entire building is 660 square feet.

Mr. Gilbert stated that he feels the cost is extremely high for that size building. You can build a 4,000 square foot home for that amount.

Mr. Catrambone stated that it is not only the building. We have to bring utilities in from Hartford Road and we also need build steps and a retaining wall to accommodate the grade change between the fields and Jake's Place.

Mr. Gilbert asked when the trash contract will be advertise.

Mr. Hatcher stated that it will be advertised as soon as possible since it was authorized tonight. There is a sixty day period between the notice and when we received bids. We are looking at the beginning of September for the bid opening.

Mr. Schwartz 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. Schwartz made a motion, seconded by Mr. O'Connell to enter into closed session for discussion on the following issues: CWA & DPA/Sergeants Contract Negotiations – Purchase of Real Property (903 Oak Avenue), IT Contract Discussion.

Mr. Schwartz 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 discussed in executive session there is the need to adopt two Resolutions.

## **TOWNSHIP OF DELRAN RESOLUTION 2016-122**

**BE IT RESOLVED** by the Township Council of the Township of Delran, that Jeffrey S. Hatcher, Business Administrator, is hereby authorized and directed to sign the letter of intent and agreement between the Township of Delran, Lewis Brisbois, Bisgaard & Smith, LLP and Navigant Consulting, Inc. for professional services associated with a forensic computer analyses for investigation.

Mr. Schwartz made a motion, seconded by Mr. O'Connell to adopt Resolution 2016-122.

There being no questions, the roll was called.

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

Ayes: 5

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN  
RESOLUTION 2016-123**

**A RESOLUTION OF THE TOWNSHIP OF DELRAN AUTHORIZING THE MAKING OF A  
BONA FIDE OFFER TO PURCHASE THE PROPERTY LOCATED AT 903 OAK AVENUE**

**WHEREAS**, the Township of Delran ("Township") has placed the property located at 903 Oak Avenue, Delran, New Jersey ("property") on the Township's "Abandoned Properties List"; and

**WHEREAS**, pursuant to N.J.S.A. 55:19-56(c)(1) and N.J.S.A. 55:19-55, the failure of an owner or lienholder to remove a property from the abandoned property list within the period of time for appeal of inclusion of the property on the list shall be prima facie evidence of the intent of the owner to continue to maintain the property as abandoned property; and

**WHEREAS**, the owner of the property, Kimberly Napolillo ("property owner") has failed to remove the property from the abandoned property list within the period for appeal of inclusion of the property on the list; and

**WHEREAS**, pursuant to N.J.S.A. 55:19-56(c)(2), "the clearance, development, redevelopment, or repair of property being maintained as an abandoned property...shall be a public purpose and public use for which the power of eminent domain may be exercised"; and

**WHEREAS**, pursuant to N.J.S.A. 20:3-6, it is the Township's intention to make an attempt to resolve the acquisition of the property outside of litigation through bona fide negotiations between the Township and the property owner prior to filing an action to obtain ownership of the property under its eminent domain power; and

**WHEREAS**, the Township has obtained an appraisal report on the property listing the fair market value of the property as \$190,000.00 from Jerome J. McHale, MAI.

**WHEREAS**, the Township Council desires to make a bona fide offer to purchase the property consistent with the appraisal report obtained.

**NOW, THEREFORE, BE IT RESOLVED**, by the Council of the Township of Delran, as follows:

1. The amount of \$190,000.00 is hereby authorized to be offered to Kimberly Napolillo for the purchase of the property located at 903 Oak Avenue, Delran, New Jersey, in fee simple.
2. This Resolution shall take effect immediately.

Ms. Pangia made a motion, seconded by Mr. Schwartz to adopt Resolution 2016-123.

There being no questions, the roll was called.

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

Ayes: 5

Nays: None

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