

**WORK SESSION  
MUNICIPAL BUILDING**

**July 19, 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 July 12, 2016 and posted on the bulletin board on the same date.

**ROLL CALL:** Mr. O'Connell, Mrs. Kolodi and Mr. Catrambone were present. Mr. Schwartz arrived at 7:20 PM. Ms. Pangia was absent.

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

### **ROOF DISCUSSION**

Mr. Catrambone asked that this item be tabled until the next work session on July 26<sup>th</sup>. Mr. O'Connell made a motion to table the roof discussion, seconded by Mrs. Kolodi. All were in favor, motion approved.

### **DISCUSSION ON CHICKENS IN RESIDENTIAL NEIGHBORHOODS**

Mr. Catrambone stated that we had the Solicitor research the request to permit chickens in residential neighborhood with certain restrictions. Mrs. Kolodi has also spent some time with the resident that brought this request to Council. Mr. Catrambone asked Mr. O'Donnell for an update.

Mr. O'Donnell stated that Council asked their office to do research on the implications of allowing chickens in residential neighborhoods and what restrictions may be in place in the surrounding municipalities. Research has shown that a lot of municipalities are concerned the impact of neighborhood. He found that regulations require the property that keeps chickens to be a least one acre and they also limit the number based on the size of the property. There are also setback requirements for housing the chickens. Several regulations address noise and odor. If Council were to adopt an ordinance to allow chickens in residential neighborhoods he recommends that Council add restrictions based on the size of the property, make sure there are provisions for housing the chicken and make sure the provisions to limit any nuisance concerns to the neighbors.

Mr. Catrambone stated that this request was brought to Council by one resident. We have to decide if this makes sense for the Township and what restrictions we are going to set.

Mrs. Kolodi stated that she met with the resident at her property and she is creating a whole ecosystem in her yard. Chickens are important to the ecosystem because they enrich the soil to help things grow without the use of pesticides. The resident suggested the limit of two or three chickens and no roosters. In talking to Debbie Hammond of the Green Team, it is permitted in Camden County but they require residents to take a course on chicken keeping and then they would be issued a permit. The properties are also subject to inspection. There are two individuals from the Camden County Environmental Center that

are very knowledgeable in this subject and she asked if we would like to invite them out to speak on what they are experiencing in Camden County before we make a decision.

Mr. Catrambone stated that we always try to gather as much information as we can. This may work in some areas of town and not in others.

Mr. O'Connell stated that he was not able to visit the residence but did ride by and he has some concerns over the size of the lot and the impact to the neighbors. It may help to have some feedback from the neighbors. He does agree that we should invite the representatives from the Camden County Environmental Center.

Mr. Schwartz arrived at his time.

Council agreed to invite the representatives from the Camden County Environmental Center to speak at a future work session. Mrs. Kolodi stated that she will reach out to set this up.

### **SEWER/NEW OWNERS**

Mr. Catrambone stated that the following properties are under new ownership Council will need to adjust the sewer billing to the minimum as per our regulation. Each property has been reviewed by Mr. Hatcher and if Council agrees, a resolution will be placed on the public meeting agenda for approval.

236 Borton Mill Ct/ Block: 149 Lot: 33  
117 Bridgeboro St. / Block 124 Lot: 7  
888 Bridgeboro St. / Block: 72.01 Lot: 8  
22 Cranberry Lane/ Block: 65.05 Lot: 9  
213 Dickens Dr. / Block: 137 Lot: 17  
828 Drexel St. / Block: 44 Lot: 19  
94 Haines Mill Rd. | Block: 85 Lot: 28  
110 Haverford Ct. / Block: 116 Lot: 22.09  
351 Huntington Dr./ Block: 118 Lot: 4  
400 Main St. / Block: 25 Lot: 1  
13 Marsha Dr./ Block: 120.06 Lot: 8  
42 Norman Ave/ Block: 2 Lot: 26  
113 Patricia Ave/ Block: 182 Lot: 7  
136 Red Stone Ridge/ Block: 145 Lot: 13  
138 Red Stone Ridge/ Block: 145 Lot: 12  
26 Rutgers Dr. / Block: 105 Lot: 11  
260 Southview Dr. / Block: 148 Lot: 1  
75 Stoneham Dr./ Block: 118.01 Lot: 37  
276 Tenby Chase Dr. / Block: 151 Lot: 8  
8 Woodcrest Ln, / Block: 118.20 Lot: 92

Mr. Schwartz stated that he believes one of the addresses is now under bank ownership. He will discuss this with Mr. Hatcher at a later time.

Council agreed to make the above mentioned adjustments for new owners.

## **HARDSHIP WAIVER**

Mr. Hatcher reported that we received a hardship request from 171 Natalie Road. This property is an affordable unit and whenever affordable units are sold they must sell it with the deed restriction. They put the property up for sale with those restrictions and the resident has been unable to sell the property. Once the property does not sell within the required timeframe, the Township has a few options. The Township can purchase the property or grant a hardship waiver to permit the property to sell on the open market with the deed restriction in place. Council agreed to allow the hardship waiver.

## **CATHOLIC CHARITIES REQUEST**

Mr. Catrambone reported that the Catholic Charities has requested the use of two banquet tables from August 1<sup>st</sup> through September 30<sup>th</sup>. The tables will be used inside the Whitesell Construction building space to prepare for the Taste of Burlington County Fundraiser.

Mr. Hatcher stated that Council approved this request last year. Council agreed to this requested.

## **RIVER ROUTE REPRESENTATIVES**

Mr. Catrambone stated that at the last meeting he asked Council to provide suggestions for individuals that would like to serve as representatives. So far he has not received any names.

Mrs. Kolodi stated that she has two suggestions but has not had a chance to reach out to the individuals yet.

Mr. Catrambone asked that Council forward the names of any individuals they would like to suggest for discussion at the next work session. Mr. Catrambone stated that if any residents here tonight are interested, we can provide them additional information. Mr. Catrambone explained a little bit of the background on the River Route Committee.

## **ADRIONDACK**

Mr. Catrambone stated that this company provided a proposal for energy savings at the Sewer Plant. This proposal would provide several boxes that would be installed to condition the power and make it more efficient. This will help maintain the life of the pumps. Mr. Catrambone stated that Mr. Hatcher has contacted the references and he asked Mr. Hatcher to update Council on this issue.

Mr. Hatcher reported that when Adirondack initially made their proposal he reached out to their references and there was not a really much history on the projects. This time, he received all positive comments. Most municipalities are exceeding the energy savings they projected.

Mr. Catrambone asked what the steps would be if Council wanted to move forward.

Mr. Hatcher stated that Council would need to make this project part of the Sewer Capital budget. It is his understanding that the Sewer Engineer is working on the sewer capital plan for discussion at the next work session.

Mr. Schwartz stated that there are a couple things he could use to be able to make a decision on this project. First, the calculation in the packet is the same calculation presented in February. The calculation was based on a private sector deprivation value and they were going to have them updated. Second, what exactly is the guarantee. He would like to see that explained in writing.

Mrs. Kolodi asked what they do if they do not reach their guarantee.

Mr. Hatcher will get all that explained for the meeting next week.

Mr. Catrambone stated that we will discuss this again along with the other sewer capital items at the work session next week.

### **LETTER-ARMY CORPS**

Mr. Catrambone stated that we talked about petitioning the Army Corps of Engineers to address the flooding issues in Riverside Park. If the Army Corps agrees to the feasibility study they would pay the first \$100,000 for the study and would require a non-federal entity to cover half of the remaining costs. During the budget Council agreed to include \$50,000 in the budget for the feasibility study. This does not guarantee that the Army Corps will commit to this study or a future project. Mr. Winckowski has provided copies of the sample letters.

Mr. Winckowski stated that that there are two letters we are suggesting that the Township send for two different program. One is for flood control and the other for stream bank stabilization. The Township is not committing to any funds at this point. If they accept the project they will come back to the Township with the anticipated costs. Council agreed to move forward with the sending the letters.

### **AUTHORIZE ADVERTISEMENT FOR SAND FILTER PROJECT**

Mr. Winckowski stated that this project was funded in last year's capital budget and the bond ordinance is in place. We have a pending TWA permit with NJDEP and we should be receiving that shortly. This project removes the two existing filters and replaces them with more efficient disc filters. We are looking for approval to advertise the project.

Mr. Schwartz made a motion to authorize the advertisement of bids, seconded by Mrs. Kolodi. All were in favor, motion approved.

### **FORGE ROAD/ONE WAY**

Mr. Catrambone stated that in speaking to the President of the Tenby Chase Swim Club, they have requested we make Forge Road one-way on Saturday, August 6<sup>th</sup> and Sunday, August 7<sup>th</sup> while they host the Tri-County Swim Championships. They are also requesting no parking on Forge Road during the same time period.

Mr. Schwartz asked if the residents will be notified.

Larry O'Leary, President of the Tenby Chase Swim Club stated that mailers have been sent to all residents in the area and they are pursuing volunteers to help during the event.

Council agreed to this request. Mr. O'Leary thanked Council for their support.

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

### **GRANDE BOND RELEASE**

Mr. Schwartz questioned why a maintenance bond was not required due to the concerns over the erosion on one of the properties.

Mr. Winckowski stated that the property of concern is 85 Stoneham Drive. The new owner has taken control of the property. This issue is a private property issue and is not a bondable item. Back in 2010-2011 the prior resident complained and we brought the developer in to discuss this issue. Since then the new owner has installed a fence and has backfilled the area so we can no longer access the area. We were able to work with D.R. Horton to perform some additional work because of this issue. We feel if we continue to hold up release of these bonds, we could subject the Township to litigation.

Mr. Schwartz stated that his only concern the Township was actively assisting the previous owner to rectify this problem. If the new owner has taken responsibility for this issue and understands the problem is theirs and not the Township's then he is fine with the release of the bonds.

Mr. Winckowski stated that they have not had any contact with the new owner. There is also a question if this home is even in Section 2. They believe it is actually in Section 1 and those bonds have already been released. He does not recommend that we hold up the release of the bonds any further.

Mr. O'Donnell stated that they have no issue with the release of these bonds based on the recommendations of the Township Engineer.

Mr. Schwartz stated that if the Attorney agrees with the recommendation, then he has no issue releasing the bonds.

Mr. Winckowski stated that Council will need to adopt three Resolutions to release the three separate bonds on file. First is Performance Bond 6105703 for Single Family Sections 2, 3 and 4. Second is Maintenance 6163920-001 for Single Family Homes Sections 5 &6. The third Resolution will be to release several performance bonds for sewer improvements in all sections.

Council agreed to place these Resolutions on the agenda for approval at the public meeting.

### **REPORTS**

**Ms. Eggers** – No report.

**Mr. Hatcher** – Mr. Hatcher reported that the Police Department received a request from the RiverDel Swim Club for use our electronic sign on Sunday, July 24<sup>th</sup> for their mini-meet. In the past, we have not provided use of the sign to private entities.

After discussion, Council agreed that they would approve this request only if the sign was to be used by the Riverside Police Department for traffic control and not by a private entity.

**Mr. Winckowski, Engineer** – Mr. Winckowski reported that the bid opening for the 2015 Road Program is set for next Tuesday. He will be updating the status report for the work session next week.

**Mr. O'Donnell** – No report.

**Mr. O'Connell** – Mr. O'Connell thanked Mr. DeSanto for helping with a street light that had been out. It took some time but it has now been repaired.

Mr. Catrambone stated that if anyone needs to report an outage of a street light, it is important that they provide the number located on each pole.

**Mr. Schwartz** – Mr. Schwartz thanked Council for their support in sending the letters to the Army Corps.

**Mrs. Kolodi** – Mrs. Kolodi reported that the Green Team will be hosting informational meeting at Throwbacks. There will be five events each with a different topic from solar to recycling. All the information in on their website. She believes it starts next week.

Mrs. Kolodi stated that we received a \$2500.00 donation from Investors Bank for Delran Community Park. We are still talking to four businesses and she will have a report for the work session next week.

**Mr. Catrambone** – No report.

## **PUBLIC PORTION**

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

Larry, O'Leary, 154 Oxford Road, asked Council if there are plans to repave some of the secondary roads such as Oxford Road.

Mr. Catrambone stated that Oxford Road will be at the top of the list after completion of the 2015 and 2016 Road Programs. In the 2015 Road Program, we are paving half of Fox Chase Drive, Main Street (Front to Third) and Cleveland Avenue. We are still finalizing the bond ordinance for the 2016 Road Program but currently the plan in to finish Fox Chase Drive, Main Street (Third to Fifth) and Whitemarsh Way. Mr. Catrambone stated that moving forward we are going to discuss different options such as clustering the roads that are in the one neighborhood.

Dorothy Entwistle, 22 River Drive stated that the riverfront is very unkept and trashy. The weeds are over six feet high. They keep track of the water when there is a flash flood warning. They have to be able to see the river. She asked why it is so unkept.

Mr. Catrambone stated that we are not allowed to cut or trim the berm area. At one point, we did cut that area and then were told we are not allowed.

Mr. Winckowski stated that it is an environmentally regulated area and part of the floodway and embankment of the Rancocas Creek. He can reach out to the NJDEP to determine whether the area can be trimmed.

Mr. Catrambone stated that we will do what we are allowed to do as per NJDEP.

Kenneth Entwistle, 22 River Drive, stated that berm is not wetlands. He asked if they have identified every plant on that berm to determine that if it was trimmed, it would kill the plant.

Mr. Winckowski stated that we have been notified by the NJDEP that we can't cut the stream side of the embankment. He will get clarification on whether the area can be trimmed.

Mr. Schwartz recommended that we get the clarification in writing.

Richard Grockenberger, 84 Alden Avenue, expressed concerns over the smell at the Sewer Plant. Mr. Grockenberger stated that there are also people dumping along the bank. There are no street lights in the area. Years ago, they used to light up the Sewer Plant and then they stopped because they received complaints.

Mr. Catrambone asked Mr. Hatcher to follow up complaints over the smell at the Sewer Plant and the street lights along the riverfront.

Chuck Stahl, 184 Natalie Road, reported the Condo Association at the Grande condos is actively involved in litigation with the D.R. Horton regarding the condos.

Mr. Winckowski reported that the only bonds that we discussed tonight for that are were in regards to sewer improvements.

Harry Etsell, 8 River Drive, stated that there is a bench along the riverbank that you can no longer sit on because the vegetation has taken over. That is what we are looking to have trimmed.

Mr. Winckowski stated that best case scenario is we get funding for the stream bank erosion. In the interim, we will get the clarification from the NJDEP as to what may be able to be trimmed.

Joan Kerstetter, 10 River Drive, stated that cutting the grass along the riverbank up to the weeds would make a huge improvement.

Mr. Catrambone stated that we will get a clear indication of what we can do along the bank.

Mrs. Kerstetter stated that there is a tree along the side of the Sewer Plant that was hit by lightning.

Mr. Catrambone stated that we will ask Public Works to look into that issue.

Bob Gilbert, 75 Stewart Avenue, also expressed concerns over the smell from the Sewer Plant. Fifty years ago they promised a dome over the plant.

Mr. Gilbert thanked Council for agreeing to send the letters to the Army Corps. He recommended that we include in the letter that the Sewer Plant sits along that area. If that plant goes into the creek, it will be detrimental to the residents.

Mr. Winckowski stated that the plant has been a major item is all grant applications.

Richard Grockenberger, 84 Alden Avenue, reported that there is a house being built at 80 Alden Avenue and he asked if there are rules they must follow since it is in the flood zone.

Mr. Winckowski stated that if it is in the flood area, they must comply with the flood regulations. Mr. Hatcher will check with the Construction Office to make sure they received a flood elevation certificate.

Mr. Grockenberger stated that there is disabled veteran on River Drive across from the plant and the grass is extremely high. Mr. Grockenberger stated that he asked Mr. Gilbert if he could try and find someone that could help out. There is also an abandoned home on Alden Avenue, either 71 or 72 where the grass is high.

Mr. Catrambone stated that reach out to try and get some help for the disable veteran.

Bob Kennedy, 18 Silverwood Drive, reported that the grass area at Bridgeboro Road and Route 130 is two feet high. He asked when that will be cut.

Mr. Catrambone stated that the area is maintained by the NJDOT.

Mr. Hatcher stated that we can reach out to them but the last answer he received was that they were leaving everything in a natural state.

William Tilden, 59 Alden Avenue, stated that going back to the issue regarding streetlights, the intersection of Alden Avenue and River Drive is very dark. This is an issue because you cannot see if there is water in that area.

Mr. Hatcher stated that he will look at that entire area and report back.

Mr. Tilden thanked Council for sending out the letters to the Army Corps.

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.

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