

**WORK SESSION
MUNICIPAL BUILDING**

**October 5, 2011
DELRAN, NJ**

PRESENT: Mrs. Kolodi, Mr. Schwartz, Mrs. Reed, Mr. Catrambone and Mr. Morrow.

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

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 mailed to the Burlington County Times and Camden Courier Post on December 23, 2010 and posted on the bulletin board on the same date.

SEWERAGE CAPITAL

Mr. Hatcher stated that because at the end of 2010 the Sewerage Operations were barely self liquidating there is a calculation that needs to be made to determine how much capital money we can borrow. The maximum amount we can borrow this year is enough to do only the sludge conveyor project and enclosure. Mr. Hatcher suggested that we move with this project and wait until we see where we stand at the end of this year to move forward with the other projects. Mr. Hatcher can have an ordinance drafted for the public meeting if Council agrees.

Mr. Morrow asked if this project includes a new enclosure.

Mr. Winckowski stated that it is only rebuilding the existing enclosure.

Council agreed to move forward with the ordinance at the public meeting.

Mr. Winckowski stated that he will prepare an update to the engineering costs since we are only moving forward with the one project at this time.

Mr. Morrow asked when we will be able to move forward with the project.

Mr. Valesi stated that we should be able to move forward as soon as the bond ordinance is effective.

Mr. Catrambone asked what happens while the conveyor is being replaced.

Mr. Valesi stated that it is a design issue that we will review with the contractor. He is not sure of the actual details.

Mr. Hatcher stated that he will report back on this project at the next work session.

LAKE STREET AND ALDEN AVENUE DRAINAGE PROBLEM

Mr. Hatcher stated that this issue is different from the other drainage issues in Riverside Park. We have received calls from a resident that lives at the corner of Alden and Lake Street. When there is a heavy rain storm the storm sewers are filling up and coming into their yard and basements. This happens even when the river is not high and there is not flooding in other areas. About thirteen years ago we were advised by an attorney of a landowner that lived across the street from this property that wanted us to remove our drainage that feed into their pond. The Township authorized the Engineer to do this.

Mr. Valesi stated that because the storm sewer that feed the pond is blocked, only way we are removing water from the area is through a sump inlet. A sump inlet is basically also the water to escape through the ground. We have a few options available which are in the report of September 30th. The short term solution is breaking into the current inlets creating additional sump inlets. Another option is to recreate the drainage that was there and allow the water to flow back into the pond. We would likely have the same problems that we had before with the pond over flowing. The last option and a more costly solution is to create a sub surface infiltration system in the road. We could also pipe the water from the current inlet through a pipe to the inlet down the road.

Mrs. Reed asked how piping more water into the storm sewer would impact the flooding conditions.

Mr. Valesi stated that the water we would be piping into the storm sewer would be minimal to the issues we have with the creek flooding. Mr. Valesi feels that connecting the inlet into the storm drain is the best solution.

Mrs. Kolodi asked if creating the additional sump inlets, for \$5,000, would help with the flooding at Lake and Alden.

Mr. Valesi stated that it will do better than what we have now. Currently there is one inlet and we could increase that to three.

Mr. Catrambone asked if the resident asked that the drainage into the pond be stopped.

Mr. Hatcher stated yes that we received complaints from the resident that the pond was silting in and they were getting debris from the storm sewer. They wanted it disconnected.

Mr. Catrambone asked if we could acquire the property and use the pond for drainage.

Mr. Morrow asked if we were to do that would it help the problem.

Mr. Valesi stated that it is possible. The pond was intended to drain the water from the road. If the pond was cleaned up and dredged and the drain was reopened it could serve as a retention basin.

Mr. Hatcher stated that the property is vacant so this would be the time to look into this issue.

Mr. Winckowski stated that we would need to look at the pipe and see how it was closed off. If they only capped the pipe, it will be a lot easier than if they filled in the pipe with concrete. If we need to rebuild the pipe there is a lot more involved.

Mr. Valesi stated that we would also need to study the project to make sure the pond would be able to drainage.

Mr. Hatcher stated that the Fire Department mentioned that there is a problem with the yards in that area and they spend a lot of time pumping them out during a storm. We would need to look at this if we are going to put more water in the area. This is also the first complaint we received since the pipe was closed off.

Mr. Morrow asked what the liability is if damage occurs to the property.

Mr. Marmero stated that we are now on notice that there is an issue and we could have liability if there is damage.

Mr. Paris asked if we could gain access to the pond to perform a study.

Mr. Winckowski stated that we could perform survey work but anything else we would need permission from the property owner.

Mrs. Reed asked Mr. Valesi what he recommends.

Mr. Valesi stated that from an engineering standpoint it is best to have the area positively drain. That would be item 3B in his report which would be piping the water into the storm drain that connects to the inlet at Alden and River Road. However, if Council wants to look into acquiring the property that includes the pond, then he feels we should look into that option because the drainage system was originally designed to drain into the pond. The cost of that option should be looked at.

Mrs. Reed asked if the Fire Department could pump water into the pond from the yards in the area .

Mr. Valesi stated that he is not sure what the capacity of the pond is and if it can take any more water.

Mr. Hatcher stated that if we did decide to acquire the pond it will come with a lot of maintenance issues.

Mr. Valesi stated that maintenance is always a concern.

Mrs. Kolodi asked if it needs such immediate attention that we shouldn't try the additional sump inlets for \$5,000.

Mr. Winckowski stated that the Public Works Department may be able to create the sump inlets.

Mr. Valesi stated that they would only need to jack hammer out the bottom of the inlet and back fill it with stone.

Mr. Hatcher stated that he spoke with Jerry DeSanto, Director of Public Works, and he does not think that he has anyone that can do that work.

Mr. Catrambone asked if we would be wasting money if we installed the sump drains and then decided to install the pipe.

Mr. Winckowski stated that we would not because the pipe would not be at the bottom of the inlet and there will always be water that needs to escape through the ground.

Mr. Valesi stated that if the Public Works Department can not perform the work then we can add this as a change order to the road program.

After further discussion, Council agreed to move forward with installing the additional sump drains.

KOSTIC GRANT

Mr. Hatcher stated that we were turned down for this grant. The premise was that they did not wish to fund another basketball court since they already funded two others. Mr. Hatcher stated that it is an open grant so we can submit a grant for a new project at any time.

Mr. Paris stated that we could possibly look at using the grant to fund the improvements to the Leon Avenue baseball field.

Mr. Morrow stated that Faunce Street Park is in dire need of some help. We need to remove the basketball court and make it more of a park setting with benches. The park has a lot of potential and has been neglected for too long. It would also be a great location for a community garden.

Mr. Catrambone stated that he would like to look at both Faunce Street and Leon Avenue.

Mrs. Reed recommended that we use this round of the grant for the improvements at Leon Avenue and then we can do our due diligence with the residents on improving Faunce Street.

Mr. Morrow stated that we can discuss this again at the next work session.

REASSESSMENT PROGRAM

Mr. Hatcher stated that the proposal submitted for the reassessment program has been submitted by Tom Davis, Tax Assessor. The total cost is \$20,000. We would fund the cost through a special emergency that would allow us to pay for it over a five year period. If Council wishes to move forward, we would have an ordinance placed on the next agenda for first reading and also a resolution authorizing the agreement with Tom Davis.

Mr. Morrow asked that Tom Davis be available for the public meeting when we hold the public hearing.

Council agreed to move forward.

EAGLE SCOUT PROJECT

Mr. Hatcher stated that Austin Zorn is coordinating the clean up of Lake Lonnie for an Eagle Scout project. He would like to include the posting of a sign with the history of the Lake. He will coordinate this with Jerry DeSanto, Public Works Superintendent. Council agreed to the project.

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Mr. Hatcher stated that we have finished the clean up of the property. In order to now market the property we need to have carpets installed. The cost is \$1548 if the same color carpet is installed through out the property and \$1100 if we used remnants. The price also includes installation and padding. Council agreed to the remnants.

SEWER BILLS

Mr. Hatcher stated that Whitesell Enterprises has asked that three empty units be allowed to pay the minimum quarterly bill. They were occupied last year so this year's rate is based on that amount.

Mr. Catrambone stated that they will eventually see relief if the property is not rented.

Mrs. Reed stated that if we approved this then it would open the door for other vacant units to ask for relief.

Council agreed that they do not wish to make any adjustment at this time.

REPORTS

Mr. Hatcher – Mr. Hatcher stated that the tax sale was a week and a half ago and all certificates were sold which is good news for the township.

Mr. Valesi – Mr. Valesi stated that we had the pre-construction meeting for the road program on September 29th and we are in the process of having the contracts executed.

Mr. Valesi stated that we are ready to submit the wetlands application for the Conrow and Hartford intersection.

Mr. Valesi stated that the Department of Transportation has added an additional grant application for Safe Streets to Schools. At the next work session, we can discuss the projects.

Mr. Valesi stated that the letter of intent needs to be filed with FEMA by October 15th. The projects we are looking at are storm water control and flooding projects. We are also looking at general storm sewer repairs including the Stewart Avenue storm sewer repair. The merit of the grant application will be the cost of the damage that has occurred over time will need to exceed the cost of the project. If the project is deemed eligible then we will move forward with the next phase.

Mr. Valesi stated that we received the Community Development Block Grant for Roland Avenue. They will submit an updated proposal for the design. This project will be completed in the Spring.

Mr. Hatcher stated that there remains one issue with a property on our Green Acres Inventory.

Mr. Marmero stated that he has been in contact with Green Acres but he will reach out to them again on this issue.

Mr. Winckowski stated he talked to the Army Corps of Engineers and they are doing a study being done on the flooding from Trenton heading north. We can ask them to include Delran but the sponsor would have to agree. They would most likely want us to contribute financially to the cost of the study.

Council agreed that they would like to ask for Delran to be included in the study.

Mrs. Reed – Mrs. Reed asked if there is a 10/31 deadline on submitting FEMA claims with the County.

Mr. Hatcher stated that the information is on the website.

Mrs. Reed asked if Mr. Hatcher received any information from the water company on whether the water bills are being based on estimates due to the snow.

Mr. Hatcher stated that they said it was very unlikely that it would happen for more than one month.

Mr. Catrambone – Mr. Catrambone stated that we have a denial of service on the website. A large number of e-mails were sent from the server and it caused Network Solutions to turn off the site. We sent them a letter for them to turn the site back on. Mr. Catrambone is looking into the problem. We may need to have Network Solutions fix the problem at a cost to the Township.

Mr. Schwartz – Mr. Schwartz thanked Mayor and Council for their support during his surgery. Mr. Schwartz stated that everything went well.

Mr. Schwartz stated that the Assembly office is also getting phone calls regarding the flooding issues.

Mrs. Kolodi – Mrs. Kolodi asked if we know the status of the cell tower on Conrow Road.

Mr. Hatcher stated that last week Lynn Curry, Secretary to the Planning and Zoning Board, notified him that it was dismissed with prejudice because they did not follow up on the application. They can resubmit their application.

Mrs. Kolodi stated that a resident complained about the gates being locked for drop off of paint. The resident also complained that there were no signs designating the hours.

Mr. Hatcher stated that he will follow up on this issue.

Mr. Paris – No report.

Mr. Morrow – Mr. Morrow stated that he received a compliment about the work on Yansick and Moreland Drive from a Hainesport resident who sends his children to Holy Cross.

PUBLIC PORTION

Mr. Catrambone made a motion to open the meeting to the public for comments, seconded by Mr. Schwartz. All were in favor, motion approved.

There were no public comments.

Mr. Catrambone made a motion to end the public portion. The motion was seconded by Mr. Schwartz. All were in favor, motion approved.

Mrs. Reed made a motion to enter into closed session for discussion on contract negotiations, seconded by Mr. Catrambone. All were in favor, motion approved.

Mr. Catrambone made a motion to adjourn the meeting, seconded by Mr. Schwartz. All were in favor, the meeting was adjourned.

Respectfully submitted,

Jamey Eggers, Township Clerk