

**WORK SESSION
MUNICIPAL BUILDING**

**October 8, 2013
DELRAN, NEW JERSEY**

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 28, 2012 and posted on the bulletin board on the same date.

ROLL CALL: Ms. Pangia, Mrs. Kolodi, Mr. Schwartz, Mr. Morrow and Mr. Catrambone were present.

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

DELRAN BUSINESS ASSOCIATION – “BUY LOCAL PROGRAM”

Paul Costello, 269 Black Baron Drive, 2nd Vice President of Delran Business Association along with the President Danielle Harper stated that they wanted to let Council know that they are participating in the program that is sponsored by the Burlington Freeholders, Bridge Commission and Chambers of Commerce. The program is a gift card program that the county is rolling out promoting residents to buy local. The website is up and running which is www.shopburlingtoncounty.com. The Delran Business Association is a local partner. Any local business can sign up by contacting the Delran Business Association. The gift cards will be rolled out in November and they are considered the same as cash. They asked that we link this to the Township website.

Mayor Paris asked that if they are aware of any businesses that are hiring, we have a section on our website for a Delran Job Bank.

Mr. Catrambone asked that they please keep us posted on any new information.

WILLOW BROOK PRESENTATION

Henry Kent-Smith stated that they were in front of Council back in June and they wanted to come back to provide additional information in hopes that Council will consider their request to change the settlement agreement from age restricted to age targeted.

James Miller, Planner for the property, presented the fiscal impact of the development. Basically, there are two development options for this property. The first is the thirty unit single family detached project and we would estimate that those homes would sell in the neighborhood of \$450,000. We are proposing 108 age targeted unit and they would market for \$340,000. He assigned one child per unit for the single family detached units and then calculated that amount of taxes that would go to the school district based on the equalization ration and the tax rate and it comes to about \$7,452 per unit. It takes approximately \$12,000 to educate each child, so based on that estimate the school deficit would be \$137,000. Based on an age targeted development, we estimated it would

generate a tenth of a child per unit which would total eleven for the entire development. Based on the same calculation the school taxes would be \$5,608 per unit. The total revenue to the school would be a little over \$600,000 and they would only need \$132,000 to educate those eleven children. There would be a surplus of tax revenue to the school of \$470,000. Mr. Miller stated that they did a similar study on the impact to the local purpose tax. On the single family home the municipality would receive just under \$3,000, which totals \$84,810. He estimates on a per capita ratio that the municipality would net a revenue of \$27,000. On the age targeted units, we would receive \$2,135 per unit for a total of \$230,580. He estimated the surplus to the municipality would be \$85,000. He stated that what this analysis shows is that the age targeted development pays their way to both the schools and the municipality.

Mr. Catrambone stated that an analysis of the settlement based on the age restricted development was not shown. He asked if that was because these are the only two options on the table.

They stated that from a development standpoint these are the only two options.

Mr. Catrambone stated that he just wants everyone to understand that these are the only options they are presenting.

Mr. Winckowski asked if there is a concept plan for the single family development.

Mrs. Kolodi asked how large the single family homes will be.

They stated that the homes will all be four bedrooms with two car garages.

Mr. Schwartz asked how large that townhomes will be.

They stated that they will be 1800 to 2100 sq ft. with two bedrooms and master on first floor.

Mr. Morrow asked how large the single family homes will be.

They stated that they will be 3200 sq ft.

Mr. Catrambone asked them to help Council understand how an age targeted development will protect against a second wave of buyers with children that could flood our schools.

They stated that you cannot discriminate the buyer but what we do is design the units to attract a certain consumer group. By putting the master bedroom on the first floor is one way to do that. We also do not put amenities in the development like tot lots and basketball courts. There will also not be ability to install fencing and playground equipment in the yards because the HOA will be maintaining the property.

Mrs. Kolodi stated that houses in Ashley Crossing's seem to sell as soon as they are put on the market and Village Green in Evesham, also does well.

They stated that those development are all single family detached developments.

Mrs. Kolodi asked if they would consider building a smaller age restricted single family development.

They stated that they are trying to cluster to get the most out of the property. If they build a single family development with the set back and other requirement it really chews up a lot of land and they are trying to preserve open space. Ideally, they do not want to build the thirty single family home development.

Mr. Morrow stated that the Council was excited about the settlement agreement the way it was agreed upon with the age restricted development. Although tonight we talked about two proposals he wants Council to be aware that there is still that settlement in place.

Ed Klumpp, property owner, stated that the proposal to change the settlement to age targeted is as close as they could financially come to the original settlement agreement. We are not asking for more units, we are preserving the same forty acres of open space. The age targeted buyer is not the same as the age restricted buyer, so they will be able to pay more for the unit. We are making this a better option for the town and we are still aware of the impact of the school. He does not have a developer for the age restricted but he does for the single families or the age targeted. There are also other items in the settlement agreement such as the \$250,000 donation to recreation fund that would go away if they moved forward with the single family home. Mr. Klumpp also mentioned that families with children could purchase a single family home for \$340,000 in Tenby Chase rather than a townhome.

Mr. Kolodi asked what the typical age is for an age targeted development.

They stated that the typical age is between 45-57.

Mr. Paris stated that will also have to remember that we cannot promote the open space area to be geared for children it would have to be passive recreation.

Mr. Catrambone stated that that brings up a great point. He stated that the Public Works Department has enough to do at this point.

They stated that they would maintain the open space for a period of five years or they would naturalize the golf course.

There were no other questions from Council.

Henry Kent-Smith thanked Council for their time.

**JEFFREY LUCAS – PROPOSED REDEVELOPMENT OVERLAY ZONE BLOCK 116
LOT 23**

Mr. Lucas stated that he is with Rose Commercial Realty and he discussed with Council the Stellwag Farms property. They have a thirty acre property and became a wholesale grower for Lowes, Walmart and Home Depot and continued to expand and it did not work. Now they are in a position where they are looking to refinance to become debt free and rebuild the retail portion to stay in business. We looked at how we could raise money for them and keep the integrity of the farm. The idea was to build an age restricted luxury twin development. The twin home is something he believe that seniors will except because it is close to a single family home. They will have two car garages. He is looking to do this project as a redevelopment overlay zone. They believe they can fit forty-eight units that are 32' by 50'. These unit will be upscale units. Residents will be downsizing their obligations not necessarily the size of their properties.

Mr. Morrow asked if the street would be maintained by the homeowners association.

Mr. Lucas stated that it would be a public street dedicated to the Township.

Mr. Morrow asked how far off of Bridgeboro Road would the first unit be.

Mr. Lucas stated approximately 300 feet.

Mr. Morrow asked how wide the road would be because we have issues in other developments.

They stated that currently the road is shown as twenty-eight feet, which is the minimum standard but there is additional room to change that.

Mr. Catrambone asked why Mr. Lucas feels these will sell as age restricted and based on the previous presentation they did not.

Mr. Lucas stated that these are really luxury units and does not compete with anything else on the market. He feels that the product he designed will work.

Mrs. Kolodi asked if there will be anything else other than the homes.

Mr. Lucas stated there will be no club house or other amenities.

Mr. Pangia stated that she loves that they will be keeping the farm intact.

Mr. Morrow asked if there will be an option for basements.

Mr. Lucas state no. Mr. Lucas stated that he is looking to do this as an overlay zone and then we will go out and market it.

MILL RUN COMMONS CONDOMINIUM REIMBURSEMENT

Mr. Hatcher stated that we are required to reimburse Mill Run Commons for street lighting. However, they have not been submitting their PSEG&G bills to the Township since 2009. We have been contact by PSE&G and apparently they have not been paying their bills and they are ready to turn out their lights.

Mr. Long stated that it is in his opinion that we should not be paying the bill but we should not allow the lights to get shut off. He recommends that we send certified letters to all the homeowners to try and determine representation.

Mr. Paris stated that he will try and reach out to them before we make any decisions.

Mr. Winckowski stated that it is difficult to turn off the light because there is no meter. He also stated that they should be providing a breakdown on the bill of how many street lights they are billing.

Mr. Morrow asked if we are going to pay the bill.

Mr. Hatcher stated that we cannot pay a prior year bill unless it is budgeted so we will have an issue. He will discuss this with PSE&G.

EAGLE SCOUT PROJECT

Mr. Catrambone stated that we were contact by Charles Francis that he will be working on his Eagle Scout Project and he is asking Council for suggestions on projects.

Mrs. Kolodi suggested that he work with Public Works to plant shrubs around the new sign once installed at the Myers Tract.

Mr. DeSanto suggested that he get a group of kids together to clean up a section of the Myers Tract.

Ms. Pangia also suggested that if he does not like that idea he could also make picnic tables for the Farmers' Market.

Mr. Hatcher stated that he will communicate the information.

CONNECTION FEE UPDATE

Mr. Hatcher stated that we needed to do a new calculation for the connection fees. We have not updated the connection fees since we took over the Authority. Mr. Winckowski worked with the Auditor on this issue.

Mr. Winckowski stated that based on the sewer capital information provided by Auditor and the number of EDU's we were able to determine the connection fees. Normally the fees increase each year but because there has been no new debt in the last few year and very few new connections the fees have decreased slightly. One thing we will need to determine is whether we will want a different rate for commercial users in other municipalities. Currently, residential users in other municipalities pay a connection rate 2x the local connection rate.

Mr. Long stated that we will need to set that in the rate ordinance. When we introduce the ordinance we will have testimony from the Engineer and the Auditor. We will also need to determine if we want to charge the affordable units the same as market rate units.

Mr. Winckowski stated that we should be updating the connection fees each year.

Mr. Long suggested that we place this on the agenda for November.

ANNUAL MAINTENANCE & REPAIR OF SANITARY SEWER SYSTEM

Mr. Hatcher stated that this contract has expired and we are asking for Council to authorize CME to put this contract out to bid.

ANNUAL MAINTENANCE & REPAIR CONTRACTS (MECHANICAL & ELECTRICAL)

Mr. Hatcher stated that both of these contract have expired on September 30th but they both have options for an extension for the third year of the contract. This will be the last year of both of those contracts.

Mr. Schwartz asked if they have expired why they were not on a previous agenda.

Mr. Hatcher stated that we missed them in September only having one work session.

Ms. Pangia asked what the contracts include.

Mr. Hatcher stated that we bid out on an hourly rate what we anticipate could go wrong such as a pump.

Mr. Winckowski stated that we would not pay that amount unless it was necessary.

Mr. Morrow made a motion authorizing CME to prepare the bid specifications for the Annual Maintenance and Repair of the Sanitary Sewer System not to exceed \$2500, seconded by Mrs. Kolodi.

There being no questions, the roll was called.

Ms. Pangia, Mrs. Kolodi, Mr. Schwartz, Mr. Morrow and Mr. Catrambone voted aye.

Ayes: 5
Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2013-117**

BE IT RESOLVED, by the Mayor and Council of the Township of Delran that the Township Council does here authorize the one year extension of the Annual Maintenance and Repair of the Mechanical Apparatus contract with Municipal Maintenance Co., Cinnaminson, NJ in the amount of \$45,860.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to sign the contract extension.

Ms. Pangia made a motion, seconded by Mrs. Kolodi to adopt the Resolution 2013-117.

There being no questions, the roll was called.

Ms. Pangia, Mrs. Kolodi, Mr. Schwartz, Mr. Morrow and Mr. Catrambone voted aye.

Ayes: 5
Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2013-118**

BE IT RESOLVED, by the Mayor and Council of the Township of Delran that the Township Council does here authorize the one year extension of the Annual Maintenance and Repair of the Electrical Apparatus with Municipal Maintenance Co., Cinnaminson, NJ in the amount of \$58,600.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to sign the contract extension.

Ms. Pangia made a motion, seconded by Mrs. Kolodi to adopt the Resolution 2013-118.

There being no questions, the roll was called.

Ms. Pangia, Mrs. Kolodi, Mr. Schwartz, Mr. Morrow and Mr. Catrambone voted aye.

Ayes: 5
Nays: None

Motion Approved

JUDGE ANDRONICI APPOINTMENT

Mr. Hatcher stated that Judge Andronici's appointment is expiring at the end of October. This is the Mayor's appointment with consent of Council.

Mayor Paris stated that he is doing a fantastic job and get high praise from the state and he feels he should definitely reappoint him.

Mr. Catrambone asked if there are any items with the Court Department.

Mr. Hatcher stated that there are no issue it is one of the Department's that runs very well.

Council had no other questions. The Resolution will be on the public meeting agenda.

SEWER CAPITAL

Mr. Hatcher stated that when we left the last meeting Council was still discussing whether or not they were going to move forward with an ordinance and what improvements were going to be authorized. One of the things we explained was that if move forward, we wanted to move forward with the NJEIT loan because it will save the Township approximately \$700,000 over the life of the loan. We did try and reach out to them to up the number from \$2,123,020 to the new estimate for all three projects to \$2,440,000 and the answer was no. If we wanted to do all three projects, we could use the NJEIT and bond the remaining \$300,000. We could also hope that the bids come in within the NJEIT funding amount or include one of the projects as an option. That brings us back to the original questions, which is how far and which projects does Council which to authorize.

Mr. Catrambone asked if we are committed to borrow the money.

Mr. Hatcher stated that we are not, we are approved for that amount. Are next step is to decide what projects we want to authorize. Then we would need to amend the ordinance to provide for the funding. The timing on this is crucial because of the NJEIT loan.

Mr. Winckowski stated that if Council wished to stay within the NJEIT financing he anticipates that they would only have enough to do two of the three projects. He would put all three out to bid and prioritize them with number one being the conveyor, then the Headworks Facility and finally the grit removal upgrades. If Council wants to stick to the original \$1,000,000 bond ordinance, then we would only be able to do one project.

Mr. Schwartz asked if we are voting on the projects.

Mr. Catrambone stated no, we will have a first reading on the ordinance.

Mr. Hatcher stated that we are coming back to Council because the Bond Counsel checked with NJEIT and we cannot get funding for the full amount of all three projects. When we left here last week we were told to go ahead and put the ordinance together but there was no guarantee it would pass. He just wants to relay that there is an expense involved in putting this together and he would not go to the next step if there is not some type of agreement.

Mr. Catrambone stated that we need to look at the three possible repairs, what they will cost, what positives they will have in our cash flow, what negative they will have in our debt service and where we go from there. Mr. Catrambone asked if there is any savings that comes along with these projects.

Mr. Winckowski stated that he does not have a number but we are spending about \$70,000- \$80,000 per year to remove rags which will change with the upgrades to the Headworks Facility. However, you will continue to have maintenance cost and it is difficult to quantify the savings.

Mr. Catrambone asked if it was possible to quantify the amount each of these will result in debt service.

Mr. Hatcher stated that in 2012 we paid \$1,000,000 in debt service. In 2013, we paid \$600,000 in debt service. In 2014, the debt service will be zero. If we authorized all of these projects through the NJEIT loan and \$300,000 in bonds, the debt service payment would be approximately \$165,000. That is down \$850,000 from two years ago.

Mr. Schwartz stated that Mr. Williams stated that we spent \$80,000 on two pumps over two years, now Mr. Winckowski is stating we spent \$80,000 this year on pump repairs.

Mr. Winckowski stated that he was told that the total on pumps this year is about \$80,000.

Mr. Hatcher stated that \$40,000 has been spent so far this year and a major repair happen in the last two weeks and it will be close to another \$40,000.

Mr. Schwartz asked if it is directly related to the rag collection system.

Mr. Hatcher stated it is a combination. We are not trying to sell these repairs on a cost benefit analysis. This is not going to pay for itself, we are still going to have maintenance cost.

Mr. Paris stated that he trusts the Engineer and the Administrator. The Administrator reviews every bill that comes through and if he felt there was something wrong he would contact him.

Mr. Schwartz stated that the Director of the Sewer Department sat in this room and stated that Headworks system never worked. He also stated that it takes one man twice to go

out there twice a day to clean it out. He does not know how that translates into \$700,000 to replace it.

Mrs. Kolodi stated that she remembers when she first ran on Council she remembers them saying that we had to keep up with the capital improvements of the plant. Then the Engineers presented the ten year capital and we have done nothing. We are not doing this for political reasons, we owe it to the residents to maintain this facility.

Mr. Schwartz stated that he agrees with the sludge conveyor. He just wants additional information on the other items.

Mr. Hatcher stated that there are portions of this plant that have never worked properly. That is one of the reasons that the Engineer's estimate went up.

Mr. Catrambone stated that he wanted to touch on what Mrs. Kolodi said. We are not doing this for political reasons. This will not affect the rate reduction he hopes he can put into effect next year based on the debt service.

Mr. Hatcher stated that there are also additional projects on the horizon that the Engineer has presented that we will be putting off if we will be putting off these projects. Two of those projects are the sand filters and Fifth Street Pump Station.

Mr. Winckowski stated that it just too hard to quantify savings.

Mrs. Kolodi stated that she also looks at it like our Road Program. We constantly have people come to us with roads. We try to keep up with our list of roads and we should do the same with the sewer improvements.

Mr. Catrambone stated that obviously Mr. Schwartz feels really strongly about this issue and he asked him to help Council understand what the issue is that he has and what is the bad thing that would happen if we moved forward.

Mr. Schwartz stated that obviously it is a lot of money involved. The other part is that he is a little confused because when we originally discussed this we approved two of the three projects and bonded \$1,000,000. Then no improvements were ever made. Now, we are looking at it again two years later, and we need this and there is really no explanation.

Mr. Winckowski stated that it was always three projects. Council bonded the original amount and then during the design we realized that the tea cup facility was not made anymore. In order to do the project properly, it doubled the estimate. The conveyor belt is also not made any more and had to design to system based on what would best fit our system. The headworks facility is basically the same as the original quote except with some additional structural work. The reason the projects have not gone out to bid yet is because we determined halfway through design that we wanted to apply for NJEIT funding and that has got us to this point.

Ms. Pangia asked that the next time Mr. Winckowski is at the Sewer Plant that she be able to tour the plant. It is just a lot of money to spend.

Mr. Morrow stated that if this was two or three years ago he would probably be questioning it also. When he took over this Authority we promised that we would maintain the plant but if Ms. Pangia needs to see the plant then she should.

Mr. Paris stated that one thing that the prior Council did not keep up with was the infrastructure of the town. We have Engineers that are telling us that these repairs need to be done.

Mr. Schwartz stated that he just does not feel that he has received all of the answers.

Mr. Catrambone stated that he asked what would happen if we just replaced the conveyor and did not do the other projects.

Mr. Winckowski stated that if the conveyor goes we cannot take the conveyor from the press, which dewateres it and deposits into the containers. That means we would have to dispose of dry sludge instead of wet sludge, which could cost \$500,000 compared to \$100,000. Which means we will end up replacing the conveyor.

Mr. Catrambone stated that he feels everyone is in agreement on the sludge conveyor.

Mr. Winckowski stated that the headworks screening facility removes rags from the systems. Currently, the maintenance cost to the Township to fix problems with the pumps caused is about \$80,000. Even if that routine maintenance cost were half, we may still save about \$40,000.

Mr. Hatcher stated that the pumps are still old and they are still running twenty-four hours per day. He also understands the shock of the increase in the estimate from \$1,000,000 to \$2,500,000. He does not think that if we are trying to do a cost benefit analysis that these improvements will pay for themselves. He has been down to the plant and these improvements are necessary. Jeff Williams does a very good job of explaining what works and doesn't work at the plant. Those items that did not work twenty years ago not only still do not work but now they cannot be replaced. He feels that if it helps Council make a decision, they should visit the plant. One of the things they could do is put the ordinance together so we do not lose the NJEIT funding and if they are not in agreement they do not move forward.

Mr. Schwartz asked what the timeframe is for the NJEIT funding.

Mr. Hatcher stated that he believes November or December. They need to go to the Local Finance Board.

Mr. Catrambone stated that we are going to need to amend the ordinance unless we only do the sludge conveyor.

Mr. Schwartz asked what the costs are compared to a standard bond. Mr. Schwartz stated that 75% of the loan is at no interest and the other 25% is at lower than market rate interest. That is where we will see most of the savings. There is a trustee administrative fee of \$500.00, an underwriters' discount fee of \$4,480.00 and DEP State fee of \$21,320.00.

Mr. Winckowski stated that with all of those cost the interest rate is approximately 1.5%.

Mr. Paris stated that he knows Ms. Pangia would like to visit the plant and he asked Mr. Schwartz what additional information he would like to have at this point.

Mr. Schwartz stated that with the information provided tonight he would still be opposed. He does not feel they are of an emergent situation. He feels that the projects would be planned out.

Mr. Paris stated that they were planned out, we had a ten year capital plan.

Mr. Schwartz stated that the approval was for \$1,000,000 and that is not the case anymore. He would be much more comfortable holding off on the headworks screening facility and the grit removal facility. He applied for additional NJEIT funding for next year. He feels we owe the rates payers two things, a working facility and to stabilize the utility. If we collect more money than we need, than they should benefit.

Mr. Paris asked what he means by they should benefit.

Mr. Schwartz stated that if the repairs don't need to be done today than the rates should be accordingly.

Mr. Catrambone asked what the downside is if we wait.

Mr. Winckowski stated that if we wanted to use NJEIT funding we would have to wait for two years. The other option would be to bond it on our own. We would also have the ongoing maintenance cost and man power that it takes to deal with the issues.

Mr. Paris asked how the Department of Health does not have issue with the employees physically removing the rags.

Mr. Winckowski stated that they have training on the removal.

Mr. Hatcher stated that he would like to go back to the issue on whether two or three projects were approved. Both groups are right. There were three projects in the bond ordinance and when the estimates came in they were a little higher than the ordinance so we understood that we may only get to do two depending on how the bids came in.

Mr. Catrambone asked if we could come up with a compromise to just keep the bond with the NJEIT funding amount of \$2,159,000.00. We could bid all three projects and then only award two if the bids exceed that amount.

Mr. Morrow and Mrs. Kolodi both agreed that they would like to do all three projects but they will make that compromise.

Mr. Catrambone stated that this would not commit us to anything he is just asking for approval to allow the Bond Counsel to move forward.

Mr. Hatcher stated that basically he need two things tonight. Is Council moving forward with funding through the NJEIT loan. Council all agreed that they were. Mr. Hatcher stated that the is whether they want to allow the Bond Counsel to draft the ordinance to amend the number for the financing and what they want that amount to be.

Mr. Catrambone asked how many votes they need.

Mr. Hatcher stated that they need three votes for first reading and four for final adoption of the ordinance.

Mr. Schwartz stated that he is committed to the replacement of the sludge conveyor.

Mr. Catrambone stated that we do not need to amend the ordinance if we are only going to move forward with that project.

Mr. Catrambone asked for a motion to cut the Bond Council loose to amend the original bond ordinance from \$1,100,000 to a maximum of \$2,123.20. Mr. Morrow made the motion, second Mrs. Kolodi.

There being no questions, the roll was called.

Ms. Pangia, Mrs. Kolodi, Mr. Schwartz, Mr. Morrow and Mr. Catrambone voted aye.

Ayes: 5

Nays: None

BID REPORT 2013 ROAD PROGRAM

Mr. Catrambone asked what is left out if we just did the base bid.

Mr. Winckowski stated that the base bid. Mr. Winckowski stated the base bid included Brown Street, Lowden and two intersections.

Mr. Hatcher stated that before we discuss this any further, we do not have enough funds to even do the base bid. It does not come within the funds appropriated.

Mr. Winckowski recommended that Council reject the bid and re-advertise the bids with just Brown Street as a base, then include Lowden and the intersections as additional options. The bids were much higher than their Engineering estimate. Council will adopt the Resolution at the public meeting.

BID REPORT FAIRVIEW STREET SIDEWALKS

Mr. Winckowski stated these bids also came in and exceeded the funds allotted for the project. The base bid is from Route 130 to just pass the VFW and we include a deletion item to bring it back one intersection if necessary. Even with the deletion, there are still not enough funds. The issue with this project is that there are no more deletion items that make sense. We recommends that we try and add some additional fund to this project.

Mr. Hatcher stated that we reject the bids and he will look for additional funds for prior bond ordinances prior to going out to bid again to re-appropriate to this project.

Mr. Winckowski stated that we also have the Route 130 sidewalk grant from the NJDOT that we could try and combine with this grant. It would take several months to design that project.

Council will place a Resolution on the public meeting agenda rejecting the bids for the Fairview Street Sidewalk project.

REPORTS

Mr. Hatcher – Mr. Hatcher stated that the ordinance provides for an end time for trick-or-treating but it does not provide for a start time. He asked if Council wanted to put out a start time.

Council agreed to allow trick-or-treating to start after school ends.

Mr. Hatcher stated that the past Prosecutor would like to donate televisions to the Police Department and he asked if anyone had an issue. Mayor and Council stated that they did not have any issues.

Mr. Hatcher stated that he is working on the Municipal Best Practices Checklist which needs to be completed by October 15th and if appears we will have enough to receive all of our aid. He is about 80% finished the checklist.

Mr. Winckowski – Mr. Winckowski reported that he has a meeting tomorrow with the contractor at Delran Community Park. He went over the color of the sign and wanted to make sure Council agreed.

Mr. Winckowski reported that they are working on closing out the 2012 Road Program and Haines Mill Road.

Mr. Winckowski stated that they have submitted all the NJDOT grant applications. They have all heard from Rutgers and submitted the concept plans for the water quality improvements on Westover Drive.

Mr. Winckowski reported that the letter of intent has been submitted for the NJEIT funding for 2015.

Mr. Morrow stated that in the Community Park there are no speed calming measures. It is a long stretch of road and it is on a decline. He feels we may need to look into things because he has concerns.

Mr. Winckowski stated that there is the round-about but it is something we can look at in future phases.

Mr. DeSanto – Mr. DeSanto reported that branch collection has ended and leaf season has started.

Ms. Pangia – Ms. Pangia asked if we have heard anything from the County on the traffic calming study on Creek Road.

Mr. Hatcher stated that he will look into the issue and check with the Police.

Ms. Pangia stated that the Truck-or-Treat is going very well, we are down to about thirty tickets.

Mr. Morrow – No report.

Mr. Schwartz – Mr. Schwartz reported that he hopes we will be making those improvements in Riverside Park and we need to continue to make improvements. He was able to visit the area and talk with resident and there are still concerns. He knows that we are going to be talking about the issue in closed session but we would ask Mayor and Council to continue to see what other issues we can come up with. This one project is not the final answer.

He also asked that with the new budget we continue to look at improvements to the Swedes Lake outfall.

Mrs. Kolodi – Mrs. Kolodi asked if the expansion of Dooney's Pub will affect the issue that we had with the grease trap.

Mr. Winckowski stated that have an internal grease trap and they may have to step up maintenance but the application did not warrant the need for an external grease trap.

Mr. Catrambone – Mr. Catrambone stated that for the reason that we are sitting here after three hours is the reason that we want to go back to two work sessions in January.

Mr. Catrambone asked who enforces rat pack storage units in driveways or in the street.

Mr. Hatcher stated that it could be Mr. McCurley if it on the property or the Police if it is in the street.

Mr. Catrambone asked what about Recreational vehicles in the street.

Mr. Hatcher stated that it would be the Police.

Mr. Catrambone asked about piles of debris in the street.

Mr. Hatcher stated that we start with Mr. DeSanto.

Mr. Catrambone asked what about vehicles parked on lawns.

Mr. Hatcher stated that would be Mr. McCurley.

Mr. Catrambone asked what about political sign that are out too early.

Mr. Hatcher stated that would be Mr. McCurley.

Mr. Catrambone asked what about trailers in the street not attached to anything.

Mr. Catrambone stated that he has residents calling stating that we are selectively enforcing the ordinances.

Mr. Hatcher stated that problem most of the issues are happening after hours. The residents are also not calling the right people. They need to call here.

Mr. Paris. – Mr. Paris stated that there has been a request from the Athletic Association to start putting no smoking sign in the Township Parks.

Mr. Hatcher stated that we have an ordinance that prohibits smoking in some of the parks.

Mr. Paris stated that we should be consistent.

Mr. Paris stated that we received a petition from two blocks of residents on both Saw Mill Court on Forge Road that we should look at for the 2014 Road Program.

Mr. Paris reported that himself, Mr. Hatcher and Mr. Winckowski went and spoke to the representatives from the County regarding the grant. What they agreed to do was provide us with the \$300,000 funds towards the acquisition of the property. We are not getting additional funds for this year but they will consider us for next year. We will need to consider what we will want to fund for the project in Phase II.

Ms. Pangia asked is they had a contingency for Phase II.

Mr. Paris stated that he does not believe there are. In his opinion the bathrooms are the first priority, the lights second and the tot lot third.

Mr. Paris stated that he, Joe Parento and the AA went out to Don Deutsch Field in regards to the lights and they were high. They lowered them and they are directed towards the fields and they feel they are okay now. Tonight will be the first night they will be on so we will see if we get calls tomorrow.

PUBLIC PORTION

Mrs. Morrow made a motion to open the meeting to the public for comments, seconded by Mrs. Kolodi. All were in favor, motion approved.

Mr. Gilbert, 75 Stewart Avenue, stated that he attended Delran Day and the event was very nice.

Mr. Gilbert asked if it is feasible to put the sewer items out to bid to one contractor for the amount of the NJEIT funding.

Mr. Hatcher stated that the items will go out to bid together and will be awarded to one contractor if all three are awarded. Normally, the contractor are aware of the estimate and the amount of financing that the Township has provided.

Mr. Gilbert stated that they have buried twenty-five more veterans at Doyle Cemetery. They have sixty more to bury and they hope to bury fifty by the end of the year. If anyone is interested he feels it will do your heart good.

Mr. Morrow 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. Morrow made a motion, seconded by Ms. Pangia to enter into closed session for a Contract Issue Shared Service/Personnel Issue and Litigation. All were in favor, motion approved.

Mr. Morrow made a motion to end closed session and reopen the meeting to the public. The motion was seconded by Mr. Schwartz. All were in favor, motion approved.

Mr. Morrow 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