

**WORK SESSION
MUNICIPAL BUILDING**

**October 10, 2017
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 11, 2017 and posted on the bulletin board on the same date.

ROLL CALL: Mr. Burrell, Mrs. Kolodi, Mr. O'Connell and Mr. Catrambone were present. Mr. Schwartz was absent.

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

NOVEMBER PUBLIC MEETING DATE

Mr. Catrambone stated that we need to discuss when to hold the public meeting in November. The 1st Tuesday is Election Day and the 2nd Tuesday several staff members and elected officials will be attending the League of Municipalities Convention. Currently the meeting is scheduled for Tuesday, November 14th.

After discussion, Council agreed to move the meeting to Monday, November 13th. The work session will remain as scheduled on Tuesday, November 28th.

RANCOCAS NATIONAL WATER TRAIL

Mr. Hatcher stated the Rancocas Pathways Inc. is requesting municipalities along the Rancocas Creek to adopt a Resolution supporting the establishment of the Rancocas Creek National water Trail. There is a sample Resolution in the agenda packet.

Council agreed to adopt a Resolution at the public meeting in November.

REQUEST TO WAIVE TAX INTEREST BLOCK 9, LOT 46.01

Mr. Hatcher stated that this property includes only a cell tower and the home office for the company is in Boca Raton, FL. They indicated that their offices were closed due to the hurricane during the week that the billing came in causing them to run behind in processing the tax payment. They are requesting Council to waive the interest on the account in the amount of \$42.84.

Council agreed to adopt a Resolution at the public meeting in November.

REQUEST TO ADJUST 2017 TAXES FOR BLOCK 9, LOT 5 DUE TO FIRE

Mr. Catrambone stated that the property had a fire earlier this year and a structure was completely destroyed. They are seeking an adjustment to the 2017 taxes. Mr. Catrambone asked what the amount of the relief would be.

Mr. Hatcher stated that if Council is willing to make an adjustment, we would have the Tax Assessor calculate the assessment adjustment with the removal of the building. The Tax Assessor has made an adjustment for 2018 but does not have the authority to make any adjustments for the current year.

Mr. O'Connell stated that he would like to see the information for the Tax Assessor regarding the adjustment before making a decision. Council agreed.

Mr. Hatcher stated that he will get that information for the next work session.

DRAFT FLOOD PREVENTION ORDINANCE

Mr. Winckowski stated that the Flood Insurance Rate Maps are being prepared for Burlington County and become effective in December. In order to stay part of the program, you have to update your Flood Prevention Ordinance to be consistent with current standards and recommendations. The DEP provided a model ordinance and 80% of the changes are required. They define new terms and regulations. There are also optional recommendations for stricter requirements and some administrative recommendations that we need to clarify. Mr. Winckowski went through the optional changes but does not feel they are necessary. The administrative issues we need to review are whether to continue with the Construction Code Office being the Local Administrator and any appeals being heard by the Planning Board. Mr. Winckowski stated that although it rarely happens, he feels the appeals should be heard by Council. Mr. Winckowski recommended that the Local Administrator be changed to be a combination of the Township Engineer and the Construction Code Official.

After discussion, Council agreed to change the Local Administrator to read Construction Code Official and/or Township Engineer. Also, change the appeal board to Township Council.

Mr. Winckowski stated that he will make the necessary changes and redistribute the ordinance to Mayor and Council for review. The ordinance needs to be adopted by December 21st.

BAMBOO GROWTH

Mr. Hatcher stated that in the past the policy was that any issue that came onto private property from Green Acres would be handled by the owner of the property being affected. They would be able to cut down anything on their property. We have a resident that is being invaded by bamboo from the Green Acres property behind Notre Dame Court. Since this issue was so invasive, Council asked to have the Public Works Director look at the issues and determine what could be done. The one area is behind this resident's property which is approximately 40 feet by 70 feet and grows right up to Swedes Run Creek. The other is adjacent to the 90 foot diamond right field fence but it is being cut by Public Works.

Mr. DeSanto stated that he received a quote for approximately \$8,000 to have it removed and backfilled with clean dirt but they won't guarantee that it will not grow back. We also talked about digging a trench to stop the roots but the issue is what to fill the trench with so that it is not a liability issue. The other issue is this is not the only property in town being affected by bamboo. Stream encroachment permits will be needed if we remove the bamboo. Mr. DeSanto

stated that his recommendation would be to build a two foot wide trench along the back of the property to stop the bamboo on Green Acres.

Mr. Shotts stated that he doesn't recommend just leaving an open ditch. He has concerns that what we do to mitigate this issue from his property will spill over onto other property owners. Even if the resident was to file a nuisance claim against the Township the damages would be limited to the costs incurred if they were successful. The Township can continue to investigate the issues but it too early to start representing to the property owner that Council might take any action.

Mr. Catrambone stated that it appears we would be setting precedence if we agreed to take any action. Mr. DeSanto will continue to research ways to mitigate the issues and we can share those results with the homeowner.

GRASS CUTTING

Mr. Catrambone stated that this discussion started because of the issue at 92 Cooper Avenue. He spoke with the property owner last night and they indicated that they understood the situation and are actively working to remedy the issues. He is not sure that we should look into changing the law to address a single issue. It appears that most of the surrounding towns have similar ordinances in place and none of them address repeat offenders.

Mr. Shotts stated that he sent a memo regarding this issue. He was able to locate a few other towns that address repeat offenders. If Council wanted to amend the ordinance he recommends a new violation in 89-3 for any property owner that receives two or more notices, pursuant to 89-1 in any six week period.

Mr. Hatcher stated that the only concern he has is that two or more notices of high grass would be a violation.

Mr. Shotts stated that is to try and close the loophole in the timeframe. He tried to make the language narrow enough that would now affect individuals taking advantage of the requirements. The number of notifications could be changed. The idea is that the Township should not have to continue to remind residents to cut their grass. Mr. Shotts stated that since Council just received his memo today and the grass cutting season is over, maybe we can table the discussion.

Mr. Catrambone recommended that we all take some time to review the memo and revisit this at a future meeting.

DISCUSSION ON MEDIAN STRIP AT FAIRVIEW BLVD. & ROUTE 130

Mr. Catrambone asked if Mr. Winckowski if the Township has jurisdiction over Fairview Blvd.

Mr. Winckowski stated that it is a Township road but there is a question on where the NJDOT takes jurisdiction. The NJDOT normally has jurisdiction on side streets to a certain point. He asked the NJDOT today for a copy of their jurisdictional map. The site plans for the

development show the jurisdiction closure to Route 130 than the median strip and if that is the case we will not need a DOT permit for removal.

Mr. Catrambone asked if we would just remove the median strip and pave/stripe the area.

Mr. Winckowski stated that yes. By the next work session he should have the information from the DOT and will prepare a cost estimate.

REPORTS

Ms. Eggers – No report.

Mr. DeSanto – No report.

Mr. Hatcher – Mr. Hatcher stated that we received a request to have tables and serve food for the students on Wright Way before the Homecoming Parade. The individuals will take responsibility for the cleanup. Council did not have any issue.

Mr. Winckowski – Mr. Winckowski stated that concrete work is taking place on Main Street and the contractor started top paving Drexel today. They have to come back to finish up concrete work on Drexel before they finish the paving and once paving on Drexel is complete they will move to Main Street. The work should be finished in the next few weeks.

Mr. Winckowski reported that the Route 130 sidewalk project on the northbound side is complete. They are working on a few final items.

Mr. Winckowski stated that he provided Mr. Hatcher with the CDBG agreement to look over and sign. We received \$78,000 for Pheasant Road and Echo Court handicap ramp. We will need to discuss how to move forward.

Mr. Winckowski stated that they completed the HSDRF application is completed and he provided Mr. Hatcher with a copy to review.

Mr. Shotts – No report.

Mr. O'Connell – Mr. O'Connell stated that he attended the Delran Seniors meeting today and they have nominations for new officers. They are having some trouble getting individuals to serve and the members were told today that if no one steps up they may have to disband. The club is open to all residents 55 years and older.

Mr. Burrell – No report.

Mrs. Kolodi – No report.

Mr. Catrambone – No report.

Mr. Paris – No report.

PUBLIC PORTION

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

Chuck Stahl, 184 Natalie Road, recommended that if Council was going to amend the grass ordinance based on the discussion tonight, they consider changing it from two occurrences to three.

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

Mr. O'Connell made a motion, seconded by Mrs. Kolodi to enter into closed session for discussion on the following issues: Litigation – Affordable Housing Stellwag Farms Redevelopment Agreement and CWA Contract Negotiations.

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

Mr. Catrambone stated that before we adjourn he wanted to mention that Captain Dean Potts, who retired from the Police Department a few years ago recently passed away.

Mr. Hatcher stated that the services will be Friday night.

Mr. O'Connell made a motion to adjourn the meeting, seconded by Mr. Burrell. All were in favor, the meeting was adjourned.

Respectfully submitted,

Jamey Eggers, Township Clerk