

**WORK SESSION  
MUNICIPAL BUILDING**

**October 27, 2015  
DELRAN, N.J.**

**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 23, 2014 and posted on the bulletin board on the same date.

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

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

**DELRAN HOCKEY LEAGUE**

Dave Hermansky stated that he comes here on occasion to update Council on the league. This time they are coming to ask for some help. They have done a lot of renovations to the rink and they now need to have the rink resurfaced. The Delran AA now has a youth league that they have started so there are safety concerns. They received a quote of \$11,500, which he provided to Council. The League is looking for any help from Council to finance this project.

Mr. Catrambone stated that this is a budget item. We are in the middle of fundraising for Delran Community Park and Jake's Place Delran. We look to the Township Engineer to determine if there are grants available.

Bert Hermansky stated that they are coming before Council for the possibility of funding this in 2016.

Mr. Paris stated that on top of the Township looking at funds next year, maybe the Delran AA could provide funding since they are now running a youth league.

Dave Hermansky stated that he visited the rink during the first week of the youth league and there was easily one hundred people there at a time.

Mr. O'Connell stated that he would like Council to consider this for next year.

Mr. Schwartz stated that if we have a facility that is not safe then we should consider this project.

Dave Hermansky stated that he would not say it is unsafe but it is deteriorating.

Mr. Paris asked Mr. Hatcher to include this item when we are reviewing the budget.

Mr. Winckowski asked the Delran Hockey League to share the specifications.

Dave Hermansky provided them to Mr. Winckowski.

Mr. Catrambone asked that they also reach out to the vendor and determine if the quote is still good since it is about a year old.

Steve Lord, 315 Arch Street, stated that his son plays hockey and he asked if Township resurfaced the rink, maybe a portion of the funds could come back to the Township from the Delran AA registration fees.

Mr. Catrambone stated that we can look into that possibility.

### **SIMON & SCHUSTER UPDATE**

Mr. Catrambone stated that he asked Simon & Schuster to provide updates on the status of the project. There was information provided that their concrete operations may run late today due to issues with the concrete provider. Mr. Catrambone stated that he rode by there tonight at 6:30 and it appeared that they were completed. They reminded Council that the construction will not be completed until March 2016. Mr. Catrambone asked them to continue to update Council.

Mr. Schwartz stated that it is important that if they will be running late that they get the information to the Township.

Mr. Catrambone stated that he will try and coordinate getting the information to Council.

### **POLICE UNIFORM BID REPORT**

Mr. Catrambone stated that there was only one bid received from Red the Uniform Tailor. The bid amount was \$26,389.50.

Mr. Hatcher stated that the bid is in line with prior years.

Council agreed to adopt a Resolution at the public meeting to award the contract.

### **NEW OWNERS/SEWER**

Mr. Catrambone reported that the following properties are under new ownership and therefore their sewer billing has been reduced to the minimum billing as per the Township regulations:

11 Beechcrop Court – Block 118.22, Lot 26  
8 Sycamore Street – Block 110, Lot 28

Council had no issues.

### **312 ARCH STREET**

Mr. Catrambone stated that there are a number of issues with this property. Council has been provided with a memo regarding the issues. Mr. Catrambone stated that his recollection from the last meeting was that we have the authority to address issues on the exterior of the property.

Mr. O'Donnell stated that is correct. The Township can address issues on the exterior including removal of the vehicles. There is a cost to this which may include storage fees.

Mr. Catrambone stated that to clean up the outside, we would typically hire someone to provide the clean-up and place a lien against the property. He asked what we could do about the vehicles.

Mr. O'Donnell stated that in terms of the vehicles, under the Township ordinance it is unlawful to store or abandon a vehicle outdoors. The Township could have the vehicles towed but again this would be at a cost.

Mr. Catrambone stated that the items in the cars appear to be trash. He asked whether we are in the position to determine that a health hazard exists and if the trash would be towed with the vehicles.

Mr. O'Donnell stated that he believes it would go with the vehicles.

Mr. Catrambone stated that it seems from the memo that as far as the interior, we do not have any jurisdiction.

Mr. O'Donnell stated since we do not have any reports of a health hazard with the interior, we have no jurisdiction.

Mr. Catrambone asked Mr. Schwartz for his input on the property.

Mr. Schwartz stated that he disagrees with everything in the memo. The most important aspect is to get the property cleaned up. He feels the Township has done everything we can. There are reference in the memo to notices that have been sent to the owner and nothing has happened. Other than a last effort to try and reach a responsible party, we have to look at the Township acquiring the property. All cost are established by state code and they are considered when providing for just compensation to the homeowner. There is case law to handle these types of issues.

Mr. Catrambone stated that in the memo there are pros and cons to seizing the property.

Mr. O'Donnell stated that if the Township wanted to go that route, there is potential for litigation.

Mrs. Kolodi asked if our first step should be taking the property or whether we should look at cleaning it up and removing the vehicles to make the property safe and secure.

Mr. O'Donnell stated that the information presented, indicates that the primary concern are cleaning up the exterior of the property. We have not been made aware of health and safety concerns.

Mr. Schwartz stated that issue were brought up about sanitation inside the home. The home is filled with trash and there is no running water.

Mr. Catrambone stated he understands the concerns but the last thing he wants is for the Township to start taking properties.

Mr. Schwartz stated that this property has been a concern for years.

Mr. Catrambone stated that he does not want the Township to go down a path that ends up being expensive and does not solve the problem.

Mrs. Kolodi stated that for the record, Council has not been dealing with this issue for a year. She agrees that this property needs to be cleaned up.

Mr. Paris stated that he would like to know an approximate cost to acquire a home, demolish and clean up the property.

Mr. Schwartz stated that although the Township would have to front the money. Any cost would be included when considering just compensation.

Mr. Catrambone stated that is assuming we can market the property and purchase prices doesn't exceed our costs. Mr. Catrambone stated that the most urgent item is to clean up the exterior of the property. He asked if we need to make any more notification before that can happen.

Mr. Hatcher stated that we have sent the notices. A court hearing has not taken place on the violations.

Mr. O'Donnell stated that the individual is entitled to a hearing. We need to determine where this stands with the court.

Mr. Catrambone stated that we received a letter today from the resident at 307 Arch Street stating most of the same concerns. The resident also mentioned that the individual is still living there. Council has been told that he is not living on there at this time. Mr. Catrambone asked the public for comments.

Scott Farkas, 314 Arch Street, asked if the member of Council have seen this property.

Mr. Catrambone stated that it has been a while since he has seen the property.

Mr. Paris stated that he has and Council has pictures of the property.

Mr. Farkas discussed with Council his concerns regarding the property. He has never filed a formal complaint because he feared for his children. Mr. Farkas stated that the resident does come and go. There are holes in his fence in multiple locations where animals are digging from the property. There is also a smell of urine on the property. He did send a message through the Township website under report a concern. He also looked at the Township code. There is a sea box on the property that has been there for two years. The code only permits them on the property for forty-five days, or they will be removed. Vehicles must be in working condition and cannot be parked on the lawn. The home and garage is filled from floor to ceiling with newspaper. That is a health and fire hazard.

Mr. Catrambone stated that this paints a different picture.

Ed Porter, 316 Arch Street, stated that he built his house in 1962. The property on Arch has been an issue for years. The home and property is filled with junk. He asked why nothing has happened in terms of condemnation.

Mr. Paris stated that he have done everything we can and now we are discussing with the Attorney what we can do legally

Mr. Catrambone stated that we will discuss the recommendations from the Solicitor once it is received.

Mr. O'Donnell stated that the new information received from the residents tonight is very helpful. The residents have indicated that the homeowner is still living on the property, which we have been advised that he is not.

The residents indicated that there is also a fire concern due to the amount of newspaper in the garage.

Mr. Schwartz stated that the next time we meet, he does not want us to be back to square one. He asked if there is a notice we can send the homeowner.

Mr. O'Donnell stated that first we need to determine where this stands with the court.

Mrs. Kolodi asked if we can could look at getting someone in place to have the outside cleaned up.

Mr. Hatcher stated that once we get the authorization, we can get that done rather quickly.

Mr. Catrambone asked that Mr. O'Donnell prepare the answers to the questions from tonight. If possible at the public meeting, we could take action to have the exterior of the property cleaned up.

Mr. O'Donnell stated that he will work to try and get all the information that he needs from the court office.

Mr. O'Connell stated that it is extremely troubling to hear that the residents have to be concerned about the potential for a fire damaging their home.

Mr. Catrambone stated that we try and get all the information together for Council to take action at the public meeting.

Myla Rodger, stated that there were quite a few neighbors that wanted to attend tonight. She asked Mr. Catrambone to read the letter Council received from one of the neighbors. .

Mr. Catrambone read the letter from Nancy Evans, 307 Arch Street, expressing her concerns.

Myla Rodgers stated that another resident on the street has concerns about being able to sell her home because of this property. She could not be here tonight.

Mr. Paris asked if we could provide the Judge with information to make him aware of the concerns over this situation.

Mr. O'Donnell stated that he can check into this question.

Mr. Schwartz stated that just so he is clear, we are going to have the Attorney talk to the court and see if we can get the property cleaned up. We are going to try and get the information together for the public meeting on November 10<sup>th</sup>. What he does not want to happen is to come back next month with the recommendation and then have to send another round of notices out. He asked if it is time for a final notice.

Mr. O'Donnell stated that it his understanding that Council wants him to work with the court and try and get a final hearing on the property and work as quickly to get a resolution together to clean up the exterior of the property for the public meeting.

Mr. Schwartz asked that he be prepared to let us know if any additional notices are required.

Mr. Catrambone asked that Mr. O'Donnell keep Council updated on the status so we can be as proactive as possible with regards to this property.

Myla Rodgers asked if the Township knows what the violations are in front of the court for this property.

Mr. Hatcher stated that they are mainly the exterior of the property.

Mr. Schwartz asked that we notify the Chief and let him know the individual may living back on the property.

Mr. Hatcher stated that he is not permitted to live in the home. Unfortunately, there is nothing we can do if he is on the property, as he still owns the property. Mr. Hatcher stated that if the residents see the individual on the property, contact the police.

### **TOWING CONTRACT**

Mr. Catrambone reported that the current contract has expired and we would like authorization to advertise the notice for a new contract.

Mr. Schwartz made a motion, seconded by Mr. O'Connell to authorize the notice for the bid. All were in favor, motion approved.

### **REPORTS**

**Ms. Eggers** – No report.

**Mr. Hatcher** – Mr. Hatcher stated that he will have information for Council to review at the next work session regarding Hunter's Glen sewer billing.

**Mr. Winckowski** – Mr. Winckowski reported that the Westover Drive debris deflector is mainly completed.

Mr. Winckowski stated that the check valve at the Sewer Plant was replaced today and he will inspect it in the next few days.

We received a permit from the DEP for the Swedes Lake outfall. They put a condition on the permit requiring a mussel species survey. We received a proposal for a cost of \$10,000 and we would like to split the work into two phases. First, they would survey the location to determine if the habitat is suitable to that type of mussel. If it is determine that it is not, we can move forward with the project. If it is, then we would have to wait until the spring to check for the mussel species. We would asked that Council approve moving forward at a cost of \$5,000.00 to determine is the location is a suitable habitat.

Mr. Hatcher stated that he will have to check ordinance because it was pretty tight. Mr. Hatcher stated that Council has the funding in place to move forward with the first round of the study in

the amount of \$5,000. He will report back to Council to determine if additional funding will be needed to complete the remainder of the project.

Mrs. Kolodi made a motion to authorize moving forward with the first phase of the project in the amount of \$5,000, seconded by Mr. Schwartz. All were in favor, motion approved.

Mr. Winckowski reported that all grant applications have been submitted.

**Mr. O'Donnell**– No report.

**Mr. O'Connell** – Mr. O'Connell brought to Council's attention an article that was in the Burlington County Times today. He wanted to give a shout out to the students of Delran for their work on the container project to help build a library in Uganda. They also got a playground donated by an organization called Kids Around the World. It took two years to do all this and this a great example for everyone. Sometimes we can't always do things as fast as we would like but the students and teachers stuck with this and were able to get it accomplished. They should be commended for their efforts.

**Mr. Schwartz** – Mr. Schwartz stated that we have the issue again this year with the children not being in school for Halloween. Last year, we made some suggested times for Trick-or-Treating hours. He asked if Council would like to do that again this year.

After discussion, Council agreed on the suggested start time of 3:00 pm. The current ordinance indicates an end time of 9:00 pm.

**Mrs. Kolodi** – Mrs. Kolodi stated that November 12<sup>th</sup> at 7:00 p.m. will be the Veteran's Appreciation Event. She asked if all of Council would like to participate again this year. The guest speaker will be Sal, the owner of Chick-fil-A. Council indicated that they would all like to participate.

Mrs. Kolodi stated that she is working with the Delran AA on fundraising events. On November 11<sup>th</sup> from 6-9 pm, the Moorestown Field House will be having an event for Delran residents to experience what they have to offer. The cost is \$10.00 per family and all proceeds will go towards Delran Community Park. The Rehabilitation Center may also match the funds received.

Mrs. Kolodi stated that someone from the Delran AA asked if there can be a pump installed at the parks for access to water.

Tyler Burrell stated that they would like access to be able to wet down the dirt.

Mrs. Kolodi stated that she will find out more details.

Mr. Winckowski stated that he believes that each infield at Delran Community Park has a connection and clean out.

Mrs. Kolodi stated that Diane Allen has initiated a bill that if senior citizen perform volunteer work, they can receive tax breaks.

**Mr. Catrambone** – Mr. Catrambone stated that everyday people fight and die all over the world for the right to vote. November 3<sup>rd</sup> is Election Day and he reminded everyone to go out and vote.

**Mr. Paris** – Mr. Paris reported that we received three items in the mail that he wanted to mention. We received notification that there will be a group home on Janeway Avenue. They will be reaching out to the residents.

On September 30<sup>th</sup>, the Superior Court of NJ came out and performed an audit of the Municipal Court and we placed with flying colors. He congratulated the office.

Mr. Paris stated that CME Associates and the Township is being recognized with an award for Delran Community Park. They will be presenting the award at the NJ League of Municipalities Convention. Everyone is invited to attend.

### **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.

Diane Bivens, 146 White Marsh Way, discussed with Council her concerns over the condition of her road and the need to have it repaved.

Bill, 146 White Marsh Way, stated that when Mr. DeSanto visited them to repair a sink hole he indicated that White Marsh is on the list of streets to be repaved but it keeps getting pushed down.

Mr. Paris explained that our road program is \$1,000,000 per year. We have a list of roads from Tier 1 to Tier 3 that we follow. Tier one are the roads most heavily traveled and in the worst condition. We also try and make sure the every ward is getting roads completed. That list is prepared by Jerry DeSanto and the Township Engineer. We also apply for grants and that is how we repaved Haines Mill Road and Tenby Chase Drive.

Mr. Winckowski stated that White Marsh Way is up there on the list on roads.

Mr. Catrambone stated that there was a proposed list of roads and a few winters back Parry Road came apart and had to be moved up the list. Last year, Forge Road started coming apart in chunks and was moved up. There are a lot of roads that are in disrepair. Mr. Catrambone stated that the Engineer will review the roads and give that report to Council. We try to address the roads on need and traffic.

Mr. Schwartz stated that we pick the road program once a year. He recommended that Mr. Hatcher reach out to them when we are discussing the next round and they can attend the meeting.

Diane Bivens asked how she can get Council to consider her road.

Mr. Catrambone stated that he will come out with Mrs. Kolodi to look at her road. Ultimately, Council will vote on the road program.

Diane Bivens stated that she would appreciate them visiting her road.

Mr. Catrambone stated that if there are pot holes, please report them to Public Works.

Mr. Paris stated that this will be on the radar.

Mrs. Kolodi stated that she will work with Mr. Catrambone on a time that they can meet with her.

Bob Gilbert, 75 Stewart Avenue, thanked Mr. Catrambone for coming out to the parade the VFW hosted honoring the Vietnam Veterans.

Mr. Gilbert stated that the bill from Senator Diane Allen is a volunteer property tax reduction program that would permit senior citizens, age sixty and older to earn a property tax credit up to \$1,000 per year by performing volunteer work for the municipal government. You must have lived in your home for at least fifteen years and it cannot be something that the municipalities already provides. It must be a new program.

Mr. Hatcher asked if the bill indicates who would fund the credit. The state has been passing bills and the municipality is left with funding the program. This is continuing to be a significant hit to municipalities.

Mr. Gilbert stated that the Governor signed a bill today moving the violation for posing a Veteran to a class 3 offense. You can be fined and receive jail time.

Mr. O'Connell 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 to adjourn the meeting, seconded by Mrs. Kolodi. All were in favor, the meeting was adjourned.

Respectfully submitted,

Jamey Eggers, Township Clerk