

**REGULAR TOWNSHIP MEETING
MUNICIPAL BUILDING**

**November 1, 2016
DELRAN, NJ**

CALL TO ORDER

SALUTE TO THE FLAG

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

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

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

APPROVAL OF MINUTES

Mr. O'Connell made a motion, seconded by Ms. Pangia to approve the minutes for September 13, 2016.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia and Mr. Catrambone voted aye. Mrs. Kolodi abstained.

Ayes: 3
Nays: None
Abstained: 1

Motion Approved

Mrs. Kolodi made a motion, seconded by Mr. O'Connell to approve the minutes for September 27, 2016 and October 4, 2016.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 4
Nays: None

Motion Approved

ORDINANCE ON FIRST READING

**TOWNSHIP OF DELRAN
ORDINANCE 2016-13**

**AN ORDINANCE AUTHORIZING THE VACATION OF A
PORTION OF MULBERRY STREET**

Mr. O'Connell made a motion, seconded by Ms. Pangia to adopt Ordinance 2016-13 on first reading.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 4

Nays: None

Motion Approved

RESOLUTIONS

Mr. Catrambone asked for motion to walk onto the agenda the following Resolutions.

**TOWNSHIP OF DELRAN
RESOLUTION 2016-198**

**APPROVING PERFORMANCE BOND REDUCTION FOR
WF DELRAN, LLC**

**TOWNSHIP OF DELRAN
BURLINGTON COUNTY, NJ
RESOLUTION 2016-199**

**Supporting Submission of Application for New Jersey
Department of Transportation
"Transportation Alternatives Program"
TA-2016-Delran Township-00103**

Mr. O'Connell made a motion, seconded by Mrs. Kolodi authorizing the walk on of Resolution 2016-198 and Resolution 2019-199.

There being no questions, the roll was called.

Mr. O'Connell, Mrs. Kolodi and Mr. Catrambone voted aye. Ms. Pangia voted nay.

Ayes: 3

Nays: 1

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2016-189**

**APPROVED TOTALLY DISABLED VETERAN EXEMPTION
BLOCK 32, LOT 18**

Mrs. Kolodi made a motion, seconded by Mr. O'Connell to adopt Resolution 2016-189.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 4

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2016-190**

**RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT
FOR THE PURCHASE OF A USED PUBLIC WORKS VEHICLE**

Mrs. Kolodi made a motion, seconded by Ms. Pangia to adopt Resolution 2016-190.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 4

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2016-191**

**REFUNDING FEE FOR CONSTRUCTION PERMIT #20160424
IN THE AMOUNT OF \$55.00**

Mr. O'Connell made a motion, seconded by Mrs. Kolodi to adopt Resolution 2016-191.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 4

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2016-192**

**REFUND OF DUPLICATE PAYMENT
BLOCK 133.01, LOT 26**

Mrs. Kolodi made a motion, seconded by Mr. O'Connell to adopt Resolution 2016-192.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 4

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2016-193**

**APPROVING RAFFLE LICENSE 509 FOR
DELRAN EDUCATION FOUNDATION, INC.**

Mrs. Kolodi made a motion, seconded by Mr. O'Connell to adopt Resolution 2016-193.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 4

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2016-194**

**AUTHORIZING 2016 SEWER ADJUSTMENTS
FOR NEW OWNERS**

Mr. O'Connell made a motion, seconded by Mrs. Kolodi to adopt Resolution 2016-194.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 4

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2016-195**

**AUTHORIZING MAYOR TO SIGN THE FUNDRAISING AGREEMENT BETWEEN THE
TOWNSHIP OF DELRAN AND THE DELRAN ATHLETIC ASSOCIATION**

Mrs. Kolodi made a motion, seconded by Mr. O'Connell to adopt Resolution 2016-195.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 4

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2016-196**

**AWARDING CONTRACT FOR PURCHASE OF POLICE UNIFORMS
TO RED THE UNIFORM TAILOR IN THE AMOUNT OF \$18,480.25**

Mr. O'Connell made a motion, seconded by Mrs. Kolodi to adopt Resolution 2016-196.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 4

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2016-197**

**REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION in
ACCORDANCE WITH N.J.S.A. 40A: 4-87: Body Armor Grant**

Mr. O'Connell made a motion, seconded by Mrs. Kolodi to adopt Resolution 2016-197.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 4

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2016-198**

**APPROVING PERFORMANCE BOND REDUCTION FOR
WF DELRAN, LLC**

Mrs. Kolodi made a motion, seconded by Mr. O'Connell to adopt Resolution 2016-198.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 4

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
BURLINGTON COUNTY, NJ
RESOLUTION 2016-199**

**Supporting Submission of Application for New Jersey
Department of Transportation
"Transportation Alternatives Program"
TA-2016-Delran Township-00103**

Mr. O'Connell made a motion, seconded by Mrs. Kolodi to adopt Resolution 2016-199.

There being no questions, the roll was called.

Mr. O'Connell, Mrs. Kolodi and Mr. Catrambone voted aye. Ms. Pangia voted no.

Ayes: 3

Nays: 1

Motion Approved

MOTIONS

Mrs. Kolodi made a motion authorizing the payment of bills including all purchases made under the Cooperative Purchasing Agreement. The motion was seconded by Mr. O'Connell.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 4

Nays: None

Motion Approved

Mr. O'Connell made a motion, seconded by Mrs. Kolodi to accept the report of the Tax Collector, CFO and the Township Clerk.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 4

Nays: None

Motion Approved

Mr. O'Connell made a motion granting the mercantile licenses listed below. The motion was seconded by Mrs. Kolodi.

1. Riverton Farm & Garden Christmas Store, 2 Hartford Road
2. Mattress Firm, 1311 Fairview Blvd.
3. Carriage Lane Motors, 207-4 Carriage Lane

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 4

Nays: None

Motion Approved

REPORTS

Ms. Eggers – No report.

Mr. Hatcher – Mr. Hatcher reported that leaf collection has begun. All branches and vines should be removed.

Mr. Hatcher stated that the Burlington County Joint Insurance Fund has been reviewing their 2017 budget and that budget should be in place by November 15th. The Employment Practices Liability insurance is going up 4% and the Environmental Joint Insurance Fund is going up 0.09 of 1%. The Municipal Excess Liability Fund will be holding their budget hearing on 11/16 at 5:00 PM at the Atlantic City Convention Center.

Solicitor – No report.

Jim Bauer, Fire Commissioner – Mr. Bauer reported that there was not much activity this month in or out of town. They Department worked with Camden County on a large diameter hose task force.

Mr. Bauer stated that in case anyone read it in the paper, the rating for the Fire Department is a 3Y. That is a very good rating for a volunteer department. We are always working on ways to improve the rating.

Mr. O'Connell – No report.

Mrs. Kolodi – No report.

Mr. Catrambone – Mr. Catrambone thanked everyone who helped put together the Veteran's Appreciation Ceremony including Patty Kolodi, Dan O'Connell, the RAC and all the veterans that attended the event.

Mr. Paris – Mr. Paris thanked the Public Work Departments for the work they are doing. He has received many e-mails over the last several weeks recognizing them for the work of brush and leaves.

Mr. Paris reported that departmental budgets are due back the third week in November and at that time he will work with Mr. Hatcher and the Department Heads to come up with a preliminary budget to present to Council. They will work very hard to continue to keep taxes stable.

Mr. Paris wished everyone a Happy Thanksgiving.

Mr. Catrambone – Mr. Catrambone read the letter to the editor from the Burlington County Times thanking the Public Works Department.

Mr. Catrambone reminded everyone that it is getting dark earlier and wet leaves make the roads more dangerous so please be careful on the roads.

Ms. Pangia – Ms. Pangia thanked everyone that supported the Jake's Place Trunk-or-Treat event. There were over 400 kids in attendance. It was a great event. We have a great team that helped put together the event.

Ms. Pangia stated that last week there was over two hours of discussion on Jake's Place and she would like to apologize to the family. They continue to go through the ringer and jump through hoops but they continue to say they are going to build here in Delran. Ms. Pangia recapped how Jake's Place came about.

PUBLIC PORTION

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

Joan Kerstetter, 10 River Drive, thanked Public Works for cleaning up along the river bank.

Elvina Wilson, 18 Little Avenue, discussed with Council the possibility of putting together a presentation for Macular Degeneration. Mrs. Wilson discussed the organizations she would like to include in the presentation.

Jeff Bodnar, 116 Kathleen Avenue, asked what the difference in cost would be if the Township built a playground at Delran Community Park compared to a Jake's Place playground.

Mr. Catrambone stated that a lot would depend on what was built. It is estimated that our share of the Jake's Place Playground is approximately \$240,000. Now we are getting a bigger and better park for the same price.

Ms. Pangia stated that an average tot lot costs about \$200,000 so we would be paying that no matter what.

Bill Tilden, 59 Alden Avenue, thanked Council for getting the street light installed at the end of the street. Mr. Tilden asked if there is any update of the Army Corps letter.

Mr. Catrambone stated that we have not received any feedback but we will ask again for an update.

Bob Gilbert, 75 Stewart Avenue, stated that he spoke with Congressman MacArthur and provided him with a copy of the letter sent to the Army Corps. He stated that it was going to take a lot of work but they will look at the paperwork.

Mr. Gilbert asked when leaf collection stops.

Mr. Hatcher stated that it stops around December 1st.

Rich Grockenberger, 84 Alden Avenue, thanked Council for the two new street lights in the area.

Bob Kennedy, 18 Silverwood Drive, questioned the vote at the last work session to apply for the Municipal Park Grant for Jake's Place when it was not on the agenda.

Mr. Catrambone stated that we voted to apply for the grant for Jake's Place. We were assured by the County that if we applied for that purposed, we would receive funding.

Mr. Kennedy questioned why the grant funds would not be applied towards the Township's portion of funding needed for Jake's Place.

Mr. Catrambone stated that was a big bone of contention at the last meeting. He feels it was voted on prematurely but it was brought to a vote and agreed on.

Mr. Kennedy stated that since it was not on the agenda no one knew to come out to discuss it and he feels that was wrong.

Mrs. Kolodi stated that she agrees and that is why she voted no. She feels Jake's Place would be very positive for the park but the grant is a municipal grant that has been given to the Township for several years. She feels it is Delran Township money that belongs to our citizens. We all agreed that the grant money would be used to build Jake's Place but her feeling was that it should be credited to the Township's portion. Her hope is we can sit down with them again and work this all out. Mrs. Kolodi stated that she also feels we can fundraise to build the playground.

Mr. Catrambone stated that after the last meeting the residents made it clear that they were not happy that all the fundraising being done through the schools were being credited towards Jake's Place portion. The day after the meeting Jake's Place reached out and we are going to sit down with them and work this all out.

Mr. Kennedy stated that he feels that Trunk-or-Treat should go back to the RAC. Some residents feel it is taking the community out of the event.

Tom Morrow, 94 Pancoast Blvd., commended Council for going after the sidewalk grant for Creek Road and Bridgeboro Road. For the safety of children walking to school and for all pedestrians it is the right thing to do.

Mike Piper, 812 Edgewood Avenue, stated that he wanted to clarify something that was in the BCT article yesterday. A few months back it was stated that there were approximately 130 abandoned homes in town. In an article yesterday, Mr. Catrambone stated that we were down to twelve. He asked Mr. Catrambone to clarify the comment.

Mr. Catrambone stated that his comment was that there were twelve remaining properties on our list that we have not been able to identify the owners.

Mr. Piper stated that was not what was said. Mr. Piper read the comment from the Burlington County Times.

Mr. Catrambone stated that often quotes are not complete.

Mr. Piper stated that he just wants clarification because he walked by fifteen just yesterday.

Mr. Catrambone stated that our list had 103 homes on it. Of those 53 homes have become occupied and a number of the remaining homes have registered as vacant/abandoned. There are twelve that we have not been able to identify the owners.

Mr. Piper asked if Mr. Hatcher could answer how many abandoned homes we have.

Mr. Hatcher stated that we only have our list. We have not been provided anyone else's list. There are 22 homes that have registered, 18 that are vacant but being actively market and do not meet the requirements to register.

Ms. Pangia asked if the list includes the townhomes and condos in Delran.

Mr. Catrambone stated that it includes some.

Ms. Pangia stated that it does not. She can name twelve on her street alone.

Mr. Catrambone asked that Ms. Pangia provide that information to Mr. Hatcher.

Ms. Pangia stated that is not her job.

Nick Retsko, 69 Alden Avenue, stated that he thinks the Township should take a look at the Real Estate agents that are marketing the vacant homes. There is a home directly across from him that the prior residents were told they had to leave and it has been vacant for three years. The Real Estate agents never even tell them the area floods. There is also a home a few doors down that's been empty for four years.

Mr. Hatcher asked for addresses.

Mr. Retsko stated that the home that was condemned is 67 Alden Avenue.

Mr. Hatcher stated that 67 Alden Avenue is on our list.

Mr. Long stated that any defects to the property will have to be disclosed prior to sale.

Mr. Retsko asked if it is the Township's duty to uphold the law that requires them to disclose defects.

Mr. Long stated that complaints could be handled two ways. The first would be civic between the buyer and the seller. If it was a criminal complaint, it would be handled by the County Prosecutor's Office. The Township would not be a party to those complaints.

Mr. Retsko stated that 70A Alden Avenue has been vacant since 2011.

Mr. Retsko stated that he understands that recently the Army Corps gave the Township a plan for redoing the wall along the river.

Mr. Catrambone stated that several years ago we asked the Engineer to draft a plan for improvements along the river.

Mr. Retsko asked if there are any plans to do anything with the wall.

Mr. Catrambone stated that we have authorized funding for a feasibility study if the Army Corps chose that as a project. We are waiting on a response.

Mr. Retsko stated that 80 Alden Avenue is now an empty lot. A rumor in the neighborhood is that the resident has plans to fill the land.

Mr. Hatcher stated that this was brought up before and we have no plans on file.

Mr. Retsko stated that when the resident across the street asked permission to fill in his lot he was turned down by the Township.

Mr. Catrambone stated that without having any information, his guess would be that if 69 Alden Avenue could not then 80 Alden Avenue also would not be permitted to fill in the lot. This would all be handled by the Board Professionals.

Mr. Retsko stated that a few years ago the residents were told there would be buy outs in the area.

Mr. Hatcher stated that a number of years ago, approximately 100 surveys were sent to residents in Riverside Park. Only around twenty returned and of those only a few were interested in buyouts. The Engineer contacted those that were interested to gather additional information required for the buyout. We were able to get one home approved for the program and we are still working on that application.

Mr. Retsko stated that when the residents moved out of 69 Alden Avenue they took things from their yard and put them in the driveway at 70A Alden Avenue, which is vacant. Items include gas cans and lawnmowers. It has been well over a month. If there is a flood or fire it could create a very dangerous situation.

Mr. Hatcher stated that this is the first we are hearing of this and we will have someone out there.

Mr. Paris recommended that if residents see something, call Mr. Hatcher or the Public Works Department to report the problem.

Mr. Gilbert, 75 Stewart Avenue, stated that back in 2012 the Army Corps issued a report and it gave them the steps they could take and Council did not act on it at that time.

Mr. Paris stated that he visited the area with Assemblyman Singleton, the Senator Allen's office and Congressman MacArthur's office.

Mr. Gilbert stated that when the Army Corps gave them steps to take to get grants to take care of the problem no one followed up.

Mr. Catrambone stated that we applied for grants as they were available. He will discuss this with the Engineer.

Linda Gilbert, 75 Stewart Avenue, stated that in the 2012 letter the Army Corp indicated that they would pay 65% of the project and the Township would only have to pay 5%.

Mr. Catrambone stated that we don't know what the cost of the project would be.

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

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

Submitted,

Jamey Eggers
Municipal Clerk