

**WORK SESSION
MUNICIPAL BUILDING**

**November 22, 2016
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 12, 2016 and posted on the bulletin board on the same date.

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

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

Before starting the work session portion of the meeting, Mr. Catrambone stated that he would like to continue discussion on designating an area for videotaping of the Council meetings.

After discussion of this item, Council agreed to designate videotaping in the public area. Council also agreed to look into the cost for the Township to live stream the meetings.

Mr. O'Connell made a motion to allow videotaping in the public area, seconded by Mrs. Kolodi.

There being no questions, the roll was called.

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

Ayes: 4

Nays: 1

Motion Approved

REQUEST FROM PROVIDENCE HOUSE FOR USE OF COMMUNITY ROOM

Mr. Hatcher stated that the request is for use of the room on December 19th for their PALS Program. We have approved this in the past and have not had an issue.

Mrs. Kolodi made a motion to approve this request, seconded by Mr. Schwartz. All in favor, motion approved.

PROCLAMATIONS FOR SOCCER TEAM AND GOLDEN REGIMENT MARCHING BAND

Mr. Catrambone stated that we have been requested to provide proclamations for both the Golden Regiment Marching Band and Soccer Club U13 Team. The Golden Regiment Marching Band won the State Championships and reached the National Championships. Mr. Catrambone stated that he will get additional information regarding the request for the Soccer Proclamations. At this time, Mr. Catrambone asked for a motion to approve the request for the proclamations for the Golden Regiment Marching Band.

Mr. Schwartz made a motion, seconded by Mr. O'Connell. All were in favor, motion approved.

COMMUNITY DEVELOPMENT BLOCK GRANT 2017

Mr. Hatcher stated that the application is due on December 9th. The December 6th public meeting is the last opportunity to approve the Resolution and hold the public hearing. Mr. Hatcher stated that the Engineer has recommended we apply for the handicap ramp on Echo Court and some additional ramps throughout town.

Mr. Schwartz suggested that we include the roadway in front of Hunter's Glen Apartments. The road is in need of repairs and we may be able to do some patch repairs. This road may be included in the area permitted within the grant.

Mrs. Kolodi suggested that we look at that road as part of the road program instead of just patching the road. She also suggested we look at the portion of the road that runs behind Auto Zone.

Mr. Paris stated that it is important that we continue with Echo Court because we have been pushing that off of this grant for several years.

Mr. Schwartz suggested that we have Echo Court as the primary application and the roadway repairs as a backup. Council agreed.

Mr. Hatcher stated that he make sure that the road fits which the census track for the CDBG application.

TRASH CONTAINER DISTRIBUTION

Mr. Hatcher stated the trash company can either deliver all the trash cans to the Township and deliver them all at once to begin collection on January 9th or they can deliver them as they go along and the residents can begin using them immediately. They will not be required to use them until January 9th. Council agreed that the trash company can begin delivering them as they go along.

REFUNDING BOND

Mr. Hatcher stated that we participated with the Bridge Commission on a refunding 2009 bond that they believe the time is right for another refunding bond. The Bridge Commission feels we can save 4.36%, which would be approximately \$46,000 over the life of the bond. There is approximately four years left on the bond and this will not extend the life of the bond. There must be at least a 3% savings for the Local Finance Board to approve the refunding bond. If there is not a 3% savings, it would not move forward. In order to be included, we would need to introduce the bond ordinance provided in the agenda packet tonight.

Council agreed to introduce the following ordinance.

**TOWNSHIP OF DELRAN
ORDINANCE 2016-14**

**BOND ORDINANCE OF THE TOWNSHIP OF DELRAN, IN
THE COUNTY OF BURLINGTON, NEW JERSEY,
AUTHORIZING THE ISSUANCE OF NOT TO EXCEED
\$1,260,000 AGGREGATE PRINCIPAL AMOUNT OF
GENERAL OBLIGATION REFUNDING BONDS OF THE
TOWNSHIP TO REFUND CERTAIN OUTSTANDING BONDS,
AND APPROPRIATING THE PROCEEDS OF SUCH
REFUNDING BONDS TO SUCH PURPOSE**

Mr. Schwartz made a motion to approve Ordinance 2016-14 on first reading, seconded by Ms. Pangia.

There being no questions, the roll was called.

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

Ayes: 5

Nays: None

Motion Approved

NEW OWNERS/SEWER

Mr. Catrambone stated that we have eight properties that have new owners and their sewer needs to be adjusted to the minimum billing. Mr. Catrambone asked for a motion to approve the following properties:

108 Main Street
76 Suburban Blvd.
220 Dickens Drive
154 Drew Ct.
527 Leon Avenue
203 Dickens Drive
16 Sun Haven Place
218 Main Street

Mr. Kolodi made a motion to approve the request, seconded by Ms. Pangia. All were in favor, motion approved.

Mr. Hatcher stated that a Resolution will be placed on the public meeting agenda confirming the adjustments.

AUTHORIZATION TO ADVERTISE NOTICE TO BID FOR E-TICKETING SYSTEMS

Mr. Hatcher stated that with this system, when an officer writes a ticket it becomes automated and moves them to the Court Administrator a little quicker. This was included in the 2016 capital budget.

Mr. Schwartz stated this also reduces the amount of time an officer is on a stop.

Mr. Schwartz made a motion to approve the advertisement of bid for the E-Ticketing system, seconded by Ms. Pangia. All were in favor, motion approved.

SEWER DISPUTE – BRIDGEBORO SQUARE

Mr. Hatcher stated that there is a discrepancy in the billings for the units at Bridgeboro Square. They should have been billed \$6,664.00 for the year and they were billed \$8192.80. They should receive an adjustment and/or credit for the difference. A Resolution will be place on the public meeting agenda. Council agreed.

BURLINGTON COUNTY MUNICIPAL PARK GRANT

Mr. Catrambone stated that he, Mrs. Kolodi, Mr. Paris, Mr. Hatcher and the Township Engineer had a meeting with the representatives from Build Jake's Place. The result of the meeting was the Township Engineer and the engineer will work together to come up with the actual cost estimate for the project. We also discussed fundraising and the Municipal Park Grant. We are in the process of moving from the MOU to an official contract. There was also some concern over how long we have to complete the project under the grant. Mr. Catrambone stated that he was told by a Freeholder that the project had to be completed within one year but the Township Engineer has indicated that we have two years to complete the project. Mr. Catrambone stated that he has also received approval to extend the grant application deadline until after January 1st. Mr. Catrambone stated that as long as we have two years to complete the project, both the Township and Jake's Place feel confident that we can complete the project.

Ms. Pangia stated that the grant application must indicate when the project must be completed.

Mr. Paris stated that the Engineer stated it is two years.

Mr. Catrambone stated that we will be having a meeting with Mary Pat Robbie at the County to confirm all the details.

REPORTS

Ms. Eggers – No report.

Mr. Hatcher – Mr. Hatcher reported on the tree issue along the property line at Southview Drive. Mr. DeSanto had a tree expert inspect the tree and they indicated that the tree is healthy;

however there are a few dead branches. If we were to remove the branches, the cost would be approximately \$700.00. To remove the tree completely, it would cost \$1700.00. The homeowner has been in contact with the Township and we are looking for direction from Council. The homeowner is requesting that the tree be removed because they are looking to install a fence. The tree sits partially on our property and partially on their property. Mr. Hatcher stated that Mr. DeSanto made a recommendation that the Township offer to pay the \$700 towards the cost if the homeowner wants to have the tree removed.

After discussion, Council agreed to offer to split the cost of the tree removal if the resident wishes to remove the tree completely.

Mr. Hatcher stated that in November and December the Township is able to making transfers between line items. When we have the issue with the computer virus we charged \$5,000 to the legal line item so now we have to transfer those funds back into that line items. That Resolution will be on the agenda for the public meeting. There will also be a Resolution that allow the CFO to make transfers between the last public meeting and the year end. Council agreed.

Mr. Hatcher stated that Summerhill condos were currently handling their own dumpster pickup because they were not under our contract. They have now agreed to utilize the Township trash contract so will need to amend the condo agreement. Their payment would be \$1377.00 per month for once a week pickup. Council agreed.

Mr. Hatcher stated that in the past the leaf compost was picked up at utilized by the County. Recently, they have been slow to pick it up. We have found another interested party they has been picking it up free of charge. In the 2017 budget, we will most likely have to budget to have the compost taken away.

Mr. Hatcher stated that the BCJIF has just introduced their 2017 budget tonight. Mr. Hatcher suggested that we have our dividend applied to the 2017 premium and also take \$20,000 out of the Aggregate Excess Liability Fund to put towards next year's premium. That would provide a slight decrease in the premium for next year. A Resolution will be placed on the public meeting agenda. Council agreed.

Mr. Hatcher stated that in the summer, we had a gentlemen begin the process for a taxi cab license. He has finally completed all the necessary paperwork and provided all the necessary documents. This license will be on the public meeting agenda for approval.

Mr. Schwartz stated that a resident brought to his attention that the portion of the land that the Simon & Schuster expansion sits on is still being billed as vacant land.

Mr. Hatcher stated that they will have an added assessment bill that will go back to the date of the certificate of occupancy. Those bills should have gone out last month.

Mr. Long – Mr. Long stated that the funding is ready for the purchase of 903 Oak Avenue and they are ready to file the certificate of taking. Council will need to approve a motion to authorize the filing.

Mr. Schwartz made a motion, seconded by Mr. O'Connell to authorize the filing of the certificate of taking for 903 Oak Avenue,

There being no questions, the roll was called.

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

Ayes: 5

Nays: None

Motion Approved

Engineer – Mr. Catrambone stated that Mr. Winckowski could not be in attendance tonight but he will run through his report.

2015 Road Program – concrete work should be completed before Thanksgiving with paving starting on Main Street on November 28th.

Community Park Phase III Concession/Bathroom Facility – The project is anticipated to be completed by the end of December.

Creek Road Sidewalk Improvements – The project is virtually complete with a few punch list items remaining.

Mr. Schwartz questioned why we are paving in the winter when Mr. Winckowski has repeatedly advised us not to construct roads in the winter. He was curious if Mr. Hatcher could have Mr. Winckowski answer why this project is different.

Mr. Hatcher stated that he will relay this information to Mr. Winckowski.

Mr. Catrambone stated that he is sure the Engineer wouldn't proceed with the project if it would be impacted by the weather.

Mrs. Kolodi asked when they would be paving Fox Chase Drive.

Mr. Hatcher stated that will be moving from Main Street to Fox Chase. Weather permitting, they will be starting Main Street on Monday.

Mr. O'Connell – Mr. O'Connell stated that the sidewalks along Creek Road look great. There are still a few flags in front of the school. He asked if there will be additional sidewalks installed or if the project is completed.

Mr. Hatcher stated that he does not believe work was being completed in front of the school but will double check with the Engineer.

Mr. O'Connell thanked Public Works for handling a resident's complaint about a garbage can. The issue was resolved rather quickly.

Mr. O'Connell thanked Girl Scout Troop 22283 for inviting him to their meeting last Thursday. They are working on their Government Badge and invited him to speak.

Mr. O'Connell wished everyone a Happy Thanksgiving.

Ms. Pangia – Ms. Pangia asked if Council wanted to continue the Holiday House Decorating Contest again this year. She had a few residents reach out that are interested.

Council agreed.

Ms. Pangia stated that she had a resident email that the Girls Cross Country Team also participated in the State Championships so we may want to look at proclamations for them also.

Ms. Pangia stated that she received a copy of the Municipal Park Grant application for 2016 off of the County website and it indicates that the project must be completed within two years and deadlines can be extended.

Ms. Pangia asked if the Township has been advised as to where the Code Blue shelters will be located so that we can share that information.

Ms. Eggers stated that they usually send out that information through e-mail but we have not received one yet.

Ms. Pangia asked that we post the information on the website once available. Ms. Pangia asked if we could have a drop box in the municipal building for food for the Code Blue Shelters.

Council agreed but asked that we get information from the County before we begin collection.

Mr. Schwartz – Mr. Schwartz asked we are still on for the special meeting next week on November 29th to review the Vacant/Abandoned Property RFP.

Mr. Hatcher stated yes, they have confirmed for November 29th at 7:00 P.M.

Mrs. Kolodi – Mrs. Kolodi reported that she had a meeting yesterday in regards to the chickens. Debbie Hammond, through the Green Team, has approximately ten residents that are interested. Mrs. Kolodi asked if it is okay that they continue to gather the information and bring it to Council in January. Council agreed.

Mr. Catrambone – Mr. Catrambone reminded everyone to be extra careful through the holiday.

Mr. Paris – Mr. Paris thanked Public Works for the great job with leaf removal.

Mr. Paris reported that next month he will be meeting with Department Heads to review their budget requests.

Mr. Paris wished everyone a Happy Thanksgiving.

PUBLIC PORTION

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

Greg Olear, 7 Teaberry Lane, stated that a few meetings back he brought up an issue in the old Sam's Club parking lot with a light pole that was down. He thanked the Township for getting them to take care of the problem.

Mr. Olear stated that the crosswalk at the intersection on Creek Road that connects the new sidewalk to the old is worn out.

Mr. Catrambone stated that they will have it looked at.

Mr. Olear stated talked about the economics of the new trash contract. We all know that the Township saved \$85,000 over five years with the automated collection. The contract allows for a maximum of ten receptacles to be picked up at one household and they are providing one can per household which is the equivalent of three cans. By definition, they can only perform 1/3 of the contract we are paying for. The residents will have to pay \$65.00 for additional cans. The residents would have to spend a total of \$650,000 to purchase two additional cans each in order for them to meet the contract.

Mr. Hatcher stated that when we have surveyed, there is only a small number of residents that have more trash than would fit inside one 96-gallon container per week.

Mr. Long stated that the contract amount is not based on every resident putting out ten cans per week.

Mr. Olear stated that the Township saved \$2.00 per resident and it is costing him \$130.00 to purchase two additional cans. He asked if Council feels that is a fair contract.

Mr. Catrambone asked if Mr. Olear is suggesting the Township should provide each resident with three cans.

Mr. Schwartz stated that what Mr. Olear is saying is why would be paying for a ten can maximum in the contract if that is not what the residents are using.

Mr. Long every contract is average out. Mr. Olear may not be happy with his situation but many of the residents will be able to have their trash fit in the one container.

Mrs. Kolodi stated that the cost of the contract is not reflective of ten cans per household.

Mr. Olear asked why the contractor can't continue to use the automated pick up with the current cans since they are already doing it in areas of towns.

Mr. Hatcher stated that there is the concern over cans being damaged.

Ms. Pangia stated that when the County moved to single source recycling, they gave the residents an opportunity to get another recycling bin for free.

Mr. Hatcher stated that they did not, the Township paid for those. The County did not give the Township a choice.

Mr. Olear stated that Cinnaminson Township has a Community Facebook Page and on that page they provide a link to send questions or comments. They have a tracking system that gets the questions to the right department. Mr. Olear stated that this is an excellent idea for the Township.

Mr. Catrambone stated that we are looking into a better outreach for the residents. He reached out to individuals that can help us with social media.

Mrs. Kolodi stated that she would also like to see us go back to the quarterly newsletters.

Linda Gilbert, 75 Stewart Avenue, stated that she agrees with Mr. Olear on the trash. It is not clear on a lot of issues including bulk pickup. She feels that the old way we were doing it was fine.

Bob Gilbert, 75 Stewart Avenue, asked if Council can update the resident on the outcome of the meeting with the Delran Junior Marksmen.

Mr. Long stated that certain conditions were placed on the individuals that had access to the storage room, there would be cameras placed inside and outside of the room, locks would be changed when there is a change in leadership and there will be no ammunition stored in the room.

Mr. Gilbert stated that through OPRA, he received copies of the grants that the Township applied for with the regards to the flooding in Riverside Park. The Township has not applied for any grants in 2015 or 2016.

Mr. Gilbert stated that Mr. Catrambone made a statement that the camera that Ms. Pangia is using at the table is disruptive and in your face while Mr. Catrambone has a giant laptop on the table. Mr. Gilbert stated that there are coffee cups and soda bottles on the table which if they are spilled can be disruptive. Mr. Gilbert stated that there is nothing transparent about this Council. The residents in Riverside Park have given up because nothing is done. There are twelve abandoned homes in Riverside Park alone.

Mr. O'Connell made a motion to end the public portion of the meeting. The motion was seconded by Mr. Schwartz. All were in favor, motion approved.

Mrs. Kolodi made a motion, seconded by Mr. O'Connell to enter into closed session for discussion on the following issues: Litigation Berk & Berk Management at Hunters Glen, Contract Negotiations-Stellwag Farms Redevelopment Agreement. Mr. O'Connell, Ms. Pangia, Mrs. Kolodi and Mr. Catrambone voted aye. Mr. Schwartz abstained. Motion approved.

Mr. O'Connell 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 as a result of the executive session, there is the need for two action items. The first is the Resolution authorizing execution of the Stellwag Farms Redevelopment Agreement contingent upon the exhibits being approved and incorporated into the agreement.

TOWNSHIP OF DELRAN RESOLUTION 2016-206

A RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF DELRAN AUTHORIZING EXECUTION OF THE REDEVELOPMENT AGREEMENT WITH DELRAN LAND INVESTEMENT, LLC

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.*, as amended and supplemented ("Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment;

WHEREAS, the Township Council of the Township of Delran, acting as the redevelopment entity (“Council”) designated property known as Block 116, Lot 23 on the Township Tax Map (the “Redevelopment Area”) as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.;

WHEREAS, the Redevelopment Area was included in, and is subject to a valid Redevelopment Plan (the “Stellwag Farms Redevelopment Plan”), which has been adopted via Ordinance;

WHEREAS, the Township desires that the property known as Block 116, Lot 23 on the Township of Delran Tax Map (the “Property”), located within the Redevelopment Area, be redeveloped in accordance with the Redevelopment Plan;

WHEREAS, the Township determined, through a duly adopted resolution, that Delran Land Investment, LLC (the “Redeveloper”) has the experience, skill, financial ability and expertise to implement the redevelopment of the Property and granted the Redeveloper exclusive rights to develop the Property in accordance with a Redevelopment Plan (as hereinafter defined);

WHEREAS, the Redeveloper and the Township have determined that it is in the best interest of the Parties to formally enter into a redevelopment agreement to memorialize the terms of the redevelopment of the Property (this “Redevelopment Agreement”); and

NOW, THEREFORE, for and in consideration of the mutual promises and of the mutual representations, covenants and agreements herein set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the Parties, and for the benefit of the Parties and the general public, and further to implement the purposes of the Redevelopment Law and the redevelopment of the Property, the Parties hereto, each binding itself, its successors and assigns, do mutually agree to the terms of the Redevelopment Agreement which is attached to this resolution; and

NOW THEREFORE, BE IT RESOLVED that the Township Council authorizes the following:

1. The execution of the Redevelopment Agreement between Delran Land Investment, LLC and the Township of Delran, as attached to this resolution.
2. That a copy of the fully executed Redevelopment Agreement shall remain on file in the office of the Township Clerk.

Effective Date: This Resolution shall take effect immediately upon adoption.

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

There being no questions, the roll was called.

Mr. O'Connell, Mrs. Kolodi and Mr. Catrambone voted aye. Ms. Pangia voted nay. Mr. Schwartz was not in attendance for this portion of the work session.

Ayes: 3

Nays: 1

Motion Approved

Mrs. Kolodi made a motion, seconded Mr. O'Connell granting immunity and paying all legal fees in association with the Berk & Berk Litigation and all ancillary litigation thereafter.

There being no questions, the roll was called.

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

Ayes: 1

Nays: 3

Motion Defeated

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

Respectfully submitted,

Jamey Eggers, Township Clerk