

**WORK SESSION  
MUNICIPAL BUILDING**

**November 24, 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, Ms. Pangia Mr. Schwartz, Mrs. Kolodi and Mr. Catrambone were present.

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

**GREEN TEAM PRESENTATION – DIVERSITY ON BOARDS AND COMMISSIONS SURVEY**

Mr. Catrambone stated that the Green Team has submitted their survey and will attend a future work session to make a presentation.

**DISCUSSION ON COAH MATTERS**

Mr. Catrambone stated that Brian Shotts, from Long Marmero, is here to report on this issue.

Mr. Shotts reported that the Township received court approval back in 2011 that certified they were in compliance with COAH. That approval was to last until the third round rules were established, which happened this past March. The Township hired Econsult Solutions Inc., as an expert, along with 268 other municipalities. They already have their draft report, which was released last week. This issue is it puts everything past the Superior Court deadline of December 7<sup>th</sup>. With that, he has asked the court for an extension but the new hearing is scheduled for December 3<sup>rd</sup>. The judge indicated that the Township should be prepared for the extension not to be granted. That means we have to have a draft of the Housing Plan and Fair Share Element Plan ready before December 7<sup>th</sup>. Slowly the tides seem to be turning and judges are realizing the municipalities cannot make that deadline and are approving the extensions but we need to prepare for the worst. The Planning Board needs to review the plan prepared by CME Associates at their meeting on December 3<sup>rd</sup>. After the court hearing, Council can determine if a special meeting is needed to adopt the plan. Philip Caton, who used to be the Special Master for Delran, expects to be appointed but given that the only intervener in Delran's case is Fair Share Housing Center all cost would be put on the Township. Mr. Shotts stated that he wanted to seek authorization before we asked the court whether that is necessary. Having the Special Master would be very beneficial to the Township because the Judge hearing the case does not have a lot of background in COAH. Mr. Shotts stated that he has spoken with Mr. Marmero about the case and they feel the extension will be granted but we need to be prepared for it to not be granted.

Mr. Marmero stated that he agrees the extension will be granted but in the event it is not, we need to be prepared for a special meeting. In regards to appointing the Special Master, we would not need to act tonight. Council can discuss the issue and they will prepare a Resolution for a future meeting.

Mr. Catrambone asked if Council needs to take any action tonight and what do we need to do in way of preparation for the Planning Board to hold the hearing on December 3<sup>rd</sup>. Mr. Catrambone stated that Mr. Brady, Chairman of the Planning Board, is in attendance tonight.

Mr. Winckowski stated that Council needs to determine a date and time for the special meeting.

After discussion, Council agreed to hold the meeting on Monday, December 7<sup>th</sup> at 7:00 P.M. and authorized the Township Clerk to advertise. If the meeting is not necessary, we will cancel.

Mr. Winckowski stated that they will have a Resolution ready for approval if the meeting needs to take place. The Planner will also be in attendance for the meeting.

Mr. Hatcher stated that as far as hiring a Special Master, Phil Caton has a lot of experience with Delran and there is nobody in a better position to provide information on Delran.

Mr. Winckowski stated that the hearing is noticed with the Planning Board for December 3<sup>rd</sup> and all the professionals and members have received a copy of the draft plan. They will be prepared to have the Planner in attendance.

#### **HUNTER'S GLEN SEWER BILLING**

Mr. Hatcher stated that going back a number of years that seems to have been an issue with the billing for Hunter's Glen. Their billings come from NJAW Company's meter readings. While looking at the issue with the flow meters, we found that the commercial billing was probably being done right but the actual bill sent was incorrect. As a result we had a meeting with them to go over all everything so moving forward they will be aware of the billing. There should be additional revenues comes in as a result. The only question he has is does Council want a bill sent to them for 2015 for the commercial billing.

After discussion, Council agreed that the bill for 2015 should be sent but also agreed that no penalties be assessed until the required time has passed. Mr. Hatcher will report back if they request additional time to pay.

#### **REQUEST FOR TAX PAYMENT INTEREST REIMBURSEMENT**

Mr. Hatcher reported that the resident has requested the reimbursement of interest charges due to the tax payment being late. The resident indicated that instead of placing the payment in the drop box, she placed it in the mailbox and the payment was then returned to her by the post office. This delay, caused the late payment. The resident indicated that she has never been late on a tax payment in twenty years.

Council agreed to this request. Council will approve a Resolution at the next meeting.

## **PROVIDENCE HOUSE COMMUNITY ROOM REQUEST**

Mr. Hatcher stated that Providence House has requested the use of the Community Rooms on either 12/14 or 12/21 for their PALS Program. They have also requested to use the room on December 17<sup>th</sup> from 12-4 pm for their Holiday Party. The reason this is coming to Council is because they would like to have food at both events. Council approved this request.

## **JIF DIVIDEND ANNOUNCEMENT**

Mr. Hatcher reported that the JIF has announced the 2015 dividend which is \$52,195. He is recommending that we use \$43,733 against next year's assessment. The remaining \$6,462 will go into the Aggregate Excess Loss Contingency Fund. This would result in a lower insurance bill for 2016. In order to do that, we would need a Resolution adopted at the next meeting. Council agreed.

## **CAP ADJUSTMENT ORDINANCE**

Mr. Catrambone stated that this ordinance has been adopted every year. We have never needed to utilize this but it does provide the Township the ability to go up to 3.5% on the municipal cap and provides for a bank of the difference.

Mr. Hatcher state that if Council is in agreement, this ordinance will be placed on the agenda for the first public meeting in January. Council agreed.

## **PLOWING OF FIRE DISTRICT PARKING LOTS**

Mr. Catrambone stated that we had a request at the public meeting for the Township to begin plowing the Fire Department parking lots. Mr. DeSanto has provided a memo and he was pretty adamant that the Public Works Department could not handle this without additional workers. Mr. Catrambone stated that Fire District has paid to have someone perform this service. They are a separate entity and it is sort of a blurring of the lines for us to come in and provide this service and take responsibility for this expenditure. We do not really have a handle on what the financial impact would be to the Township. Mr. Catrambone asked if anyone has any comments.

Mr. Bauer, Fire Commissioner, stated that it is more and more difficult to provide services without increasing taxes. They are looking for every penny. On a slow year it can cost the Fire District \$6,000.

Mr. Paris asked if they were paying that before.

Mr. Bauer stated that the Township used to provide the service but for the last several years they have. They provide an amount in the budget but if there is a heavy snow year that budget will be blown.

Mr. Paris stated that Public Works is very shorthanded and putting more strain on them will be very difficult. He does not want to push them because they are already handling more because we have made cuts in that department.

Mr. Bauer stated we should be a team. There are volunteer fire fighters manning the building and they are out there shoveling. The least they could have is a plow for a half hour. We used to call them on the radio when there was a fire and they would have a plow meet them.

Mr. Paris stated that was not the case when they came into office.

Mr. Bauer stated that we used to be a team and that is not the case anymore.

Mr. Paris stated that the economy used to be better

Mr. Bauer stated that we all have felt that impact.

Mr. Schwartz stated that his opinion has not changed since the public meeting. The Township used to provide the service and it was a punitive reason as to why it was stopped. We contract with the Fire District to provide fire service. He understands the budget constraints. The Township recently purchased two new leaf trucks and that substantially cut back on the need for part-time help. Those funds are still available in the budget. He appreciates what Mr. DeSanto is saying about needing more workers. Internally, we need to look at getting workers back on the streets. He understands both sides and he does not want the Township to be the cause of any delay on plowing the Fire Department parking lots. Maybe we need to look at hiring additional employees to plow.

Mrs. Kolodi stated that she agrees we should be a team. She asked if the funding that the Fire District has budgeted could be used first and then the Township could take over.

Mr. Schwartz stated that makes sense but all the money comes from the same pocket.

Mr. Catrambone stated that he wants to be clear that the Fire District is a separate entity that has the ability to tax and spend. The request that is being made is to remove the line item from their budget and put it in ours. If there is a tax increase to be made we should do the raising and not them.

Mr. Bauer stated that he could make it easier on the Public Works by having the volunteers shovel the first twelve feet from the doors. Then Public Works could just back a truck in and plow out. They also do not need salt and sand because they have concrete payments and they don't want salt on them.

Mr. Paris stated that we are not against doing this. Mr. Paris asked where we are going to get the money to do this along with other things Mr. Schwartz has mentioned such as curbs and additional roads.

Ms. Pangia stated that those items are a separate issue.

Mr. Bauer reported that the Fire District never had funding in the budget for plowing until the Township stopped the service.

Mr. Catrambone asked how long ago it stopped.

Mr. Hatcher stated it stopped around 1992.

Ms. Pangia asked if we plow the EMS side.

Mr. Catrambone stated it is our building.

Mr. Schwartz stated that he read the memo from Mr. DeSanto. One of the issues is what the expectations are from the Fire District.

Mr. Bauer stated that service that the outside contractors were providing is that after about two inches they would come out and then come out again after the storm. Then a day or two later, they would come back and really clean it up.

Mr. Schwartz stated that in talking with Mr. Hatcher it seems Mr. DeSanto felt the expectations of Public Works would be to constantly have to clear the lots.

Mr. Hatcher stated that he wants to clear up a few things. In terms of dollars in our budget, we have been looking for areas to cut back because the 2% cap gets tighter and tighter. We cut Public Works back by three employees and the Police Department back by two employees from eight years ago. Mr. Hatcher stated that Mr. DeSanto stated that he could not provide the service with the number of employees he has. If they provided another employee they could handle this because they would have someone that could keep on top of it. We recognize that they are an emergency service and we have that situation at the municipal building with the Police Department and Emergency Squad. Public Works is constantly pulling someone from plowing a road to handle the building. Mr. DeSanto's biggest concern is trying to meet the requirements they would have so there will not be an issue.

Mr. Schwartz asked if we saved enough not hiring temporary leaf collection employees to be able to hire temporary help for snow plowing.

Mr. Hatcher stated that we cut back a little this year recognizing that we were not going to need to hire temporary employees. We will have a better idea at the end of the year of where that salary budget stands. We also cut back on overtime because of the new leaf trucks. The idea was every year to do something to cut back the budget. If you look at the total budget it has not increased in five years. We have to keep doing that because of the cap. Mr. Hatcher asked that Council keep that in mind before they start making decision on adding new employees.

Mr. Paris asked that Council also keep in mind that we will be discussing adding funds to help deal with property maintenance issues.

Mr. O'Connell stated that he likes Mrs. Kolodi's idea of taking over once the Fire District funds have been utilized. The only is if there is a big storm he is concerned about the Public Works Department being able to handle it based on the memo.

Mrs. Kolodi asked if the Fire District handle the plowing on the lighter storm and the Township take over on the larger storms or vice versa. Council is not prepared to handle the plowing this year and maybe we can look at this next year. If the Fire District has this in the budget this year maybe we could look at setting a policy for the future.

Mr. Bauer asked if they could train some of the volunteers to use the Township plows.

Mr. Hatcher stated that we do not have enough plows.

Mr. Paris asked why the contractor does not want to continue the service.

Mr. Bauer stated that the company cut back.

Mr. Schwartz stated that it does not seem like it is a big issue if it is just plowing the ramps.

Mr. Bauer stated that then they would come back at the end and clean it up.

Mrs. Kolodi stated that it is also a budgetary issues on our part and theirs.

Mr. Bauer stated that a complete sweep on one parking lot would take about forty minutes.

Ms. Pangia asked if it would be cheaper if they agreed to give us the amount they budget instead of using an outside contractor. We could use that money for supplies and labor.

Mr. Hatcher stated that \$5,000-\$6,000 does not buy us an extra employee. Council will have to make the decision if they want what we are doing now to be impacted.

Mr. Catrambone stated that the Fire District is dealing with the same cap as the Township. It seems that they are feeling the noose as bad as we are. If it is more efficient for us to do the job then it makes sense, if it is not then it doesn't. What Mr. Hatcher is telling us is that if we hired someone it would be more efficient. That employee would cost ten times more than the \$5,000 we would get from the Fire District's budget. Mr. Catrambone asked if the Fire District can have a truck with a plow. Maybe they could use the \$5,000 and purchase a plow.

Ms. Pangia stated that you can't put a plow on emergency vehicles. They do not have a truck for a plow.

Mr. Paris recommended that he speak with Joe Parento to see if he would be interested.

Mr. Bauer stated that most of the members that have snow plows are out during storms with other contracts.

Mr. Catrambone suggested that the Fire Commissioner's put together what the expectation of the Township would be and what financial contribution they would be willing to make. We will ask Mr. Hatcher to work with Mr. DeSanto and see if this makes sense. Mr. Catrambone stated that he wants it to be clear that no one at this table is against the Fire Department. What we are trying to do is find a solution that works for the benefit of the residents.

Ms. Pangia asked if any Public Works employees made \$6,000 in overtime.

Mr. Hatcher stated no.

Ms. Pangia stated that \$6,000 from the Fire District could then cover overtime.

Mr. Hatcher stated that overtime will not be the issue. The issue will be being able to meet their expectations so they are satisfied. Once we receive those expectations, he will sit down with Mr. DeSanto and go over them.

Mr. Schwartz asked if Council would agree to approve this until we meet again.

Mr. Catrambone stated that would be highly irregular.

Ms. Pangia stated that they currently do not have a contract.

Mr. Catrambone stated that if there is a storm can't they use the funds budgeted to hire a contractor.

Ms. Pangia stated that they have a budget that is almost a year old and those fund have probably dwindled.

Mr. Bauer stated that their contract is running out December 1<sup>st</sup> with the current contractor. He understands the concerns and will put together a proposal.

Mr. Catrambone stated that Township does not have a budget for plowing the Fire Departments.

Mr. Schwartz stated that he disagrees, we have a budget to plow hundreds of miles of roadway and this does not add much.

Mrs. Kolodi stated that it is more of a concern about getting to them first.

Council will review this issue once they receive the additional information.

### **500 MAIN STREET COMPLAINT**

Mr. Schwartz reported that there is a neighbor that has an issue with 500 Main Street. As we all know, 500 Main Street has been vacant for years. The issue that the neighbor is having is with a tree that in on the property and hangs over her house. The neighbor went through the process of contacting the property maintenance company and they passed her onto the bank with no success in reaching the responsible party. In the past, when it came to brush and grass issues, we sent notices and if they did not respond, the Township had a contractor perform the service and then placed a lien on the property. Mr. Schwartz stated that in talking with Mr. Hatcher we have never taken this action with a tree. Mr. Schwartz stated that the tree creates a safety for the neighbor and Mr. Schwartz asked that Council move forward with the step we would take with any other issues like this.

Michele Cinti, 502 Main Street stated that the issue is not just with a few branches. The tree is nearly on the property line. It appears one trunk may have split into two. One of which hangs right over her bedroom. It looks to be unbalanced and unsafe. It has been that way since 2011.

Mr. Catrambone asked if we can Mr. McCurley take a look at the issue.

Mr. Hatcher report that this property is one of the vacant properties we are following up with on property maintenance issues. They are on notice for all of the violations. The difference between this issue and our ordinance is that the tree is not dead. It does hang over the neighbor's home but there is a concern over how far we want to go. The only thing we have ever done on someone's property is cut the grass and occasionally cut little shrubs. When there is an issue with a tree usually we handle that as a property owner issue. We recognize that that there is not a property owner for her to contact. We have put the property owner on notice so we have the timeframe started. The concern we have is we have not budgeted for these issues. If Council intends to start cutting down trees, we need to budget for that in the beginning of the year. Mr. Hatcher stated that we does not believe Mr. DeSanto feels qualified to determine whether a tree is dead or unsafe. Council needs to determine where the line is on these issues.

Mrs. Kolodi asked if Mr. Hatcher feels that since we just notified them that they will take care of the tree.

Mr. Hatcher stated that he believes that they will. These issues could carry large fines.

Mr. Catrambone asked when we sent the notices.

Mr. Hatcher stated that they were sent early last week.

Mr. Schwartz asked how many notices we have sent them over the last seven years and how many have they responded too.

Mr. Hatcher stated that they have responded on a few minor issues but this is the first time the tree has been brought to their attention.

Mr. O'Connell asked if the neighbor would be permitted to cut the limbs that are on her side.

Mr. Hatcher stated that was suggested.

Michele Cinti stated that she understands that she has the right to cut down what is hanging onto her property but it is an entire trunk. She stated that she does not have the funds to remove the tree.

Mr. Paris asked if they feel it is a real safety issue or if we have some time to try and get them to respond.

Mr. Catrambone asked Mr. Marmero to help Council out on what can be done.

Mr. Marmero stated that if it is a safety issue, you can skip all the steps and have the tree removed. If it is not an emergency situation but a property maintenance issue, we would follow are steps in the ordinance.

Mr. Catrambone asked how we would determine if it was safety issue.

Mr. Hatcher stated that we have brought in tree experts in the past and it can be expensive to have them evaluated.

Mr. Schwartz stated that if the official goes and sees that it is hanging over someone's home, would that meet the criteria of unsafe.

Mr. Hatcher stated that is his real concern. It is not unusual if to see a tree hanging over a home if you drive through town. He has seen the tree and he understands that the concerns but it does not appear that the tree is dead. Mr. Hatcher stated that Mr. DeSanto has a difficult time making the decision to remove a tree on private property and have it start costing the Township money.

Mr. Schwartz stated that if it is a property maintenance issue, if really doesn't cost us money because there will be a lien placed on the property.

Mr. Hatcher stated that it still costs money out of the budget.

Mr. Paris asked if we could be held liable if we went in and cut down the tree.

Mr. Marmero stated that it could be considered trespassing. The only way the Township can remove the tree is if the property owner is given notice and cited under the property maintenance code or if we declared it an emergency.

Mr. Paris asked if the property owner would be responsible if the tree caused any damage to the neighbor's home.

Mr. Marmero stated yes, they would be responsible.

Mr. Paris stated that maybe if we sent a letter from an Attorney maybe we could get them to remove the tree.

Mrs. Kolodi asked if the tree has got worse since 2011.

Ms. Cinti stated that she does not know. She has concerns that if there is a big storm it could fall. She asked how much time they have to respond to the violation notices and what happens next.

Mr. Hatcher stated that he would have to get back to her on that because he would have to see when the notices were sent.

Ms. Cinti stated that other the property being an eyesore, she feels it is an accident waiting to happen.

Mr. Catrambone stated that we have been very proactive with these issues.

Ms. Pangia stated that the resident indicated that the contract with the property maintenance company hired to maintain to 500 Main Street expired in September. She asked if they would be considered out of compliance with the ordinance.

Ms. Cinti stated that the property was turned over to HUD.

Mr. Hatcher stated that we will have that information.

Mr. Catrambone stated that it is not a bad thing that it was turned over to HUD.

Mr. Hatcher stated that he will check on the timeframes of the notices and send the information to Council.

Mr. Catrambone asked Mr. Hatcher to try and look for someone that can do an assessment of the tree.

### **PARKING ORDINANCE DISCUSSION**

Mr. Schwartz stated that this was brought to him by a few residents that wanted the parking ordinance readdressed in response to the expansion of Simon & Schuster. Although the ordinance exists for permit parking it is nearly impossible to enforce. He discussed with Mr. Hatcher possible amendments to the ordinance. There was some discussion on removing streets from the no parking ordinance including Main Street, which has never had an issue from Simon & Schuster.

Mr. Catrambone asked Mr. Schwartz what he is asking for from Council.

Mr. Schwartz stated that he is asking Council to amend the timeframes of the no parking ordinance on the roads surrounding Simon & Schuster since they will be a twenty-four hour operation. Possibly instituting a 15-30 minute time limit on parking without a permit. He understands that there is a parking plan but as they expand the facility there is additional risk that the ordinance does not protect.

George Zitzler, 106 Chestnut Street, stated that he was the individual that went around with the petition when the original ordinance went in effect. Mr. Zitzler stated that when Mr. Schwartz indicated that there was not a problem on Main Street that is not true. There were times it was like city parking and they would have to park two blocks away. His main concern is parking because he does not have a driveway.

Mr. Paris stated that when they met with the management to discuss parking they were going to add additional parking and make improvements to the parking along Front Street.

Mr. Winckowski asked if they are here tonight because they are reacting to an issue.

Mr. Zitzler stated no just the concern over the expansion and whether the number of employees will increase.

Mr. Winckowski stated that when they had the hearing at the Zoning Board parking was the biggest concern. They went through several meetings on the issue. It is a big expansion but it is all warehousing. They are adding on-site parking and there is a stripping plan for Front Street and Brown Street to try and get them not to park on the neighboring streets. There is another parking lot site that they bonded for at the intersection of Brown Street and Third Street. If we find that parking is still an issue once the project is complete, we will require the parking lot to be installed. Mr. Winckowski suggested that we see how it all plays out.

John Kobiarka, 107 Chestnut Street suggested that Council renew the permit parking ordinance.

Mr. Hatcher stated that the ordinance is in effect, just not enforced.

Mr. Catrambone stated that his understanding was that when the ordinance was enforced the Police Department would issue the permits to the residents for parking and no one else could park there. Permits have not been issued for a long time but the ordinance is in effect.

Mr. Schwartz stated that not every home has a driveway and that is why there is such a concern.

Mr. Paris stated that we are hoping that the additional parking and the enforcement by management at Simon & Schuster will address the issue. If it does not, then we will look at other alternatives.

Mr. Catrambone stated that although it appears to be a large expansion, not many employees will be added.

Mr. Winckowski stated that he will follow up with Simon & Schuster to make sure they are enforcing the parking for the employees.

### **REQUEST FOR POSTAL CODE CHANGE**

Mr. Schwartz reported that the only way a postal code can be changed other than by the Post Office is if the Township makes the request. The determining entity is the Post Master, we can request a change or do nothing at this point. There is not a proposed change at the Post Office level at this point. The only update he has is from Senator Booker's office on how we would go about requesting the change if we choose to do so. He also offered his support to the Township if we choose to move forward. This started with complaints on the Delran Residents page about living in Delran and having a Moorestown address. In light of two new residential projects that will be in the area, if we wanted to entertain that request this may be the time.

Mr. O'Connell asked how many residents have a Moorestown address. His concern is that if we do this, we may upset residents.

Mr. Catrambone asked if we have a pulse on how the residents that are impacted feel.

Ms. Pangia stated that there about one hundred homes affected but the Stellwag Farms and Willowbrook developments will be affected.

Mrs. Kolodi asked if we could survey the residents.

Mr. Catrambone asked if we have tried to request this change in the past.

Mr. Hatcher stated that we started the process about twenty years ago and we had a Congressman that was trying to help and it hit a brick wall.

Mr. Schwartz stated that if we were inclined to do this, the end of our effort is to send a letter requesting the change.

Mrs. Kolodi stated that she feels that we should first find out if the residents are in favor. If somehow we miraculously get this done, we could have a thousand upset residents.

Mr. Catrambone stated that surveys take time and money.

Mrs. Kolodi stated that maybe we could get volunteers.

Mr. Catrambone stated that his concern is similar to Mrs. Kolodi. If we ask for this and we get it, are we doing more harm than good. He recommended that we see if the issue surfaces again. Unless anyone has anything else to add, we should table this issue.

### **MAINTENANCE AND REPAIR CONTRACTS**

Mr. Winckowski stated that the annual maintenance and repair contract for both electrical apparatus and mechanical apparatus are up for renewal. The annual maintenance and repair contract of the Sanitary Sewer System has expired and will need to put back out to bid.

Mr. Hatcher stated that we are recommending the one year renewal of the maintenance and repair contract for both electrical apparatus and mechanical apparatus. We will prepare Resolutions for the put meeting. We also need authorization for the Engineer to place the notice to bid for the Annual Maintenance and Repair Contract for the Sanitary Sewer System.

Ms. Pangia made a motion to authorize the advertisement of the bid, seconded by Mrs. Kolodi. All were in favor, motion approved.

### **AMENDED SETTLEMENT AGREEMENT – TIMBER RIDGE**

Mr. Catrambone stated that he wants to make sure that Council understands the agreement before will put it on the public meeting.

Mr. Hatcher stated that the agreement is based on what Council authorized, but we wanted to bring the amended agreement to a work session.

Mr. Catrambone asked if there are any questions or issues.

Mr. Schwartz stated that he is still opposed to the agreement.

Ms. Pangia asked if the number of homes remains the same and the same number of acres will be preserved.

Mr. Hatcher stated yes the number of homes remains at one hundred and eight.

Mr. Marmero stated that the total number of preserved acres remains the same; however they will retain thirty seven and a half acres and the Township will retain five acres. The association will maintain all of the open space including the portion owned by the Township.

Ms. Pangia asked what they are doing about the clubhouse.

Mr. Hatcher stated that his understanding is that they will build a clubhouse.

Mr. Winckowski asked that in the agreement, the five acres be dedicated to the Township for municipal purposes and not open space. Green Acres will not approve land that is already dedicated as open space.

Ms. Pangia asked if the initial \$250,000 will be required to be used for recreation.

Mr. Catrambone stated that initially that was the intent.

A resolution will be placed on the December 1<sup>st</sup> public meeting agenda with the change recommended by the Township Engineer.

### **REQUEST FROM DELRAN AA CHEERLEADING FOR USE OF COMMUNITY ROOMS**

Mr. Hatcher stated that Delran AA Cheerleading has requested use of the municipal building to hold a raffle and also a garage sale on December 14<sup>th</sup>.

Ms. Eggers stated that they have been notified that they are not permitted to hold the raffle because they have not received the proper license. We also let them know that we were bringing the issue of the yard sale to Council to approve.

After discussion, Council agreed to allow them to use the municipal building to host the yard sale but they will not be permitted to use the foyer. Council also agreed that this is with the understanding that they are not permitted to hold the raffle.

### **REPORTS**

**Ms. Eggers** – No report.

**Mr. Hatcher** – Mr. Hatcher reported that we received a complaint about Swedes Run Creek looking odd and it was found to be a water main break. They should have it cleaned up by tomorrow.

Mr. Hatcher reported that the insurance agent that did work for the Sewerage Authority and the Township in regards to the flood insurance has switched agencies. She now is with Sloane Insurance. She is asking the Township for an authorization for a broker change and before he signs the agreement he wanted Council's approval. Council agreed.

Mr. Hatcher stated that at the League of Municipalities Convention there were several good seminars on vacant property issue. One thing they all agreed on was having an ordinance that requires a vacant property registration and a yearly fee. The process is very expensive and time consuming for the township and that would help offset the fees.

**Mr. Marmero**– No report.

**Mr. Winckowski** – Mr. Winckowski reported that the Tenby Chase Drive contract is about to be closed out along with the contract Westover Drive trash rack.

The contractor for the road program is completing final punch list items. The plans for the Route 130 Sidewalk Improvements are at DOT for permits.

The survey at Swedes Lake will be taking place in the next few weeks.

We had our DEP inspection for the improvements to the Sewer Plant and we are ready to close out that contractor. Work started on the Fifth Street Pump Station and should be completed in December or January. We are working on the plans for the Sand Filters and we are hoping to go out to bid in January.

Mr. Catrambone asked if we know anything about crosswalks in front of Esquire Liquor across Route 130.

Mr. Winckowski stated that Patient First installed sidewalks as part of their improvements across the front of Esquire Liquor.

Ms. Pangia stated that there was a lane closed today and also the jug handle yesterday.

Mr. Hatcher stated that the jug handle was closed yesterday and that was NJAW Company.

Mr. Schwartz asked Mr. Winckowski to put together all the information on Stewart Avenue and the ponding issues.

Mr. Winckowski stated that it appears someone poured concrete over the depressed curb. The concrete is now in the gutter which may be contributing to the ponding.

Mr. Schwartz stated that the residents feel that may be a sink hole because there is wash out underneath the concrete.

Mr. Winckowski stated that there are no pipes or storm sewer under the road. He would like to meet with the residents to get a better understanding of the issue.

Mr. Schwartz stated that he can provide that information.

Mr. Winckowski stated that if the road is too flat and the Township wanted to install storm drainage, we would be looking at \$10,000-\$15,000. The most likely fix is to rebuild the apron so that the depressed curb is straight which would be approximately \$1,000 - \$2,000.

**Ms. Pangia** – Ms. Pangia stated that she attended the Jake's Place fundraiser yesterday at the Ritz Theater and it was a great event.

Ms. Pangia asked Council if they wanted to continue the Holiday House Decorating Competition. Council agreed.

**Mr. Schwartz** – No report.

**Mrs. Kolodi** – Mrs. Kolodi thanked everyone for participating in the Veteran's Appreciation Day.

Mrs. Kolodi stated that she would like to discuss our road selection process. She has a few ideas she would like to talk about.

Mrs. Kolodi reported that the Delran Green Team will be working with Jaime Mount, a holistic health coach. The Green Team's grant will provide for a course at the Delran Night School.

Mrs. Kolodi stated that she wanted to say this for the record and she hopes that no one takes any offense. At the last meeting, Bob Gilbert really took her by surprise in regard to his comment about the roof. This is not an attack on Mr. Gilbert or an attack on the way Ms. Pangia and Mr. Schwartz voted as opposed to how she voted. As a Councilwoman, she looks at herself as a steward of the taxpayer's money as well. Mrs. Kolodi stated that she wished she made a comment then but she was taken by surprise and wanted to comment now. She does not think of herself as someone that would waste money. When the roof situation was presented to Council, she looked at it as if we had two options. To continue spot repairs or install a new roof. She feels a temporary fix would need to be repaired again later and she decided to support the new roof. She felt that was the best option. The vote went differently and that is fine. That is why there is a Council but she would never want anybody to think she would be frivolous with taxpayer's money. She may have looked at it differently that someone else but she does not think it was fair to say that there are council members that do not care about taxpayer's money. That is not how she operates. She was very taken back by Mr. Gilbert's comments since it was so far removed from when Council discussed the roof.

**Mr. Catrambone** – Mr. Catrambone stated that he has asked Mr. Hatcher to reach out to Faith Bass and advise her that we would like all the information that is being presented at the December 14<sup>th</sup> meeting two weeks in advance. He does not feel that is unrealistic. This is not going to be a surprise or an ambush and everyone should have the opportunity in advance to review the information. If Council does not receive the information prior to that then we have to postpone the meeting. He stated that he is very adamant about the fact that we need to know what this is. It is a Council meeting, not Faith Bass's meeting or one member of Council and he wants to be prepared. Mr. Catrambone asked Mr. Schwartz if he could reach out to her and let her know we would like that information by December 1<sup>st</sup>.

Mr. Schwartz stated that he can probably answer all the questions. What Faith Bass and her volunteers having been gathering will be turned over to Mr. Hatcher when the files are complete. There is no plan to discuss that information regarding specific properties. His understanding was that the information will be turned over to help further the efforts that Mr. Hatcher has made. Mr. Schwartz stated that he has assembled an expert panel to answer our questions about moving forward with remedies, solutions, ordinances and policies we could use to address the zombie property issues. It is not really a presentation, all the members of the panel have specific experience in aspects of this issue. Council will be able to ask questions on what has worked in other towns and areas in our ordinance that can be strengthened. Mr. Schwartz stated that he does not believe Faith Bass is even participating. Her information will be turned over to Mr. Hatcher and will not be discussed at the meeting.

Mr. Catrambone stated that during Mr. Hatcher's report he mentioned that he attended a seminar on vacant at the League of Municipalities Convention and one of the issues that came up was adopting a vacant property registration ordinance. That would give us some additional teeth in this. Mr. Catrambone stated that he would like to know who these experts are that will be attending the meeting and who deemed them experts. They very well may be

but he would like to have them vetted out so that we know who they are and what they are going to present. What is the point of having an expert here to answer questions if we don't know their background? He would like to know who they are and possibly get a resume on them to see what they do and what topic they want to talk about.

Mr. Schwartz stated that he can get Council that information but there is no real topic they are covering. It is to answer any questions that Council may have. He tried to spread out the area of expertise. To give an example, there is one Senior Mortgage Executive and one individual was the Chair of the Financial Crisis Investigation Commission appointed by the President. There will also be a State Appraiser, a Chief Lobbyist for the NJ Realtor's Association and a member from the Real Estate Board.

Mr. Paris stated that that forum should be a work session, this is a public meeting.

Mr. Schwartz stated that it is a work session.

Mr. Catrambone stated that it will be a work session but held in the court room if there is large number of people.

Mr. Paris stated that he appreciates what Mr. Schwartz is doing and it is great to have experts for Council to ask questions but he feels it is a little premature to be out with residents when we don't even know what is being discussed. He would have liked to have had this at a work session where we could get everything understood. He doesn't like being blindsided. It feels like we are being blindsided because we are going in not knowing what to expect.

Mr. Schwartz stated then take it out of the calendar. He can hold a town hall session with the same people.

Mr. Paris stated that he feels the meeting should be with Council first.

Mr. Schwartz stated that he does not believe we are going to get this level of expertise to come down for multiple meetings. If you want it off the schedule take it off. There are a lot of people who live in Delran and have spent hundreds of hours of time. The reason that they felt propelled to do so was that their position is that the Township has been lax in dealing with the issue.

Mr. Paris asked if it is this Township or every Township.

Mr. Schwartz stated that don't live in every Township, they live here. Mr. Schwartz stated that he is going to withdraw the meeting from the schedule. We do not make anyone else get vetted to come into a meeting.

Mr. Catrambone stated that we are having a meeting based on Council's questions on information that Mr. Hatcher doesn't even have yet.

Mr. Schwartz stated that he will be taking a break and Council can decide if it will be on the schedule.

Mr. Catrambone stated that since this is a question and answer session, we need to know what to ask. He does not feel it is unreasonable to have the information two weeks in advance. This is not in anyway a grand stand. He appreciates that information that the Mr.

Schwartz and Ms. Bass have been gathering. He stated that he is all for the meeting he just wants to know what we are walking into.

Mrs. Kolodi stated that over the past several months Mr. Schwartz has been having meetings and that has kind of fragmented Council a little bit. She wished she could have been included in some of those meeting. She feels that Council is not working together very well and we all have a little part in that. She feels it is good to let Council know about the meeting because before tonight she thought Faith Bass was running the meeting. She hopes Mr. Schwartz comes back and they can talk this out and let him know that they are not against him. Some of his meetings in the past were a surprise to Council.

Ms. Pangia stated that Mr. Schwartz has an initiative to listen to the residents. Having these quarterly meetings are awesome. Anyone on Council could do this, he just has the initiative. She is not going to stop him from holding the meetings.

Mrs. Kolodi stated that she does not want to stop him. It is just that the residents come in and look at the rest of Council like they are not doing anything or they are against them when they don't even know the issues. It is fine that he brings the issues to Council but she has a problem with the way it is done sometimes. Like with the statement from Bob Gilbert at the last meeting. He is asking Council to be a part of a meeting they know nothing about. Mrs. Kolodi stated that Ms. Pangia seems to know more about the meeting than the rest of Council.

Ms. Pangia stated that she does not know much about the meeting.

Mrs. Kolodi stated that Mr. Schwartz and Ms. Pangia seem to work well together, better the rest of rest of Council. Since we seem to be fractured, if we want to make this work, he is going to need to bend a little and so are we. She feels Council should know what is going on at the meeting. If seems every week someone new is attending the meeting with an issue that they know nothing about.

Ms. Pangia stated that Mr. Schwartz receive phone calls on a lot of different issues.

Mrs. Kolodi stated that she felt like a fool last Tuesday night when Mr. Gilbert stood up and thanked Mr. Schwartz and Ms. Pangia for being the only two that save the taxpayers money.

Ms. Pangia stated that she did not know Mr. Gilbert was going to stand up and make that comment but she stills stands by her vote on the roof.

Mrs. Kolodi stated that so does she. She feels that with a meeting like this Council should have the information. She questioned what the residents know about the meeting. She feels they may know more than she does.

Ms. Pangia stated that anything has been on Facebook, they have seen.

Mr. O'Connell stated that he has seen statements on Facebook and has also seen things taken down. You cannot use Facebook as a means to educate a council member. Going back to when Mr. Schwartz held his first meeting, he held it when Mr. O'Connell was out of town and he knew he was out of town. When you do that he get the impression that you don't want him to know. He is new to this and trying to work with everyone but he feels he is being set up.

Mr. Paris stated that there is no problem with Mr. Schwartz holding the meeting with the residents but he should be communicating the information to the rest of Council. He is not communicating and that is wrong.

Mr. Catrambone stated that we should wait to have this conversation until Mr. Schwartz returns.

Mr. Schwartz returned to the meeting and indicated that he was leaving due to medical purposes.

**Mr. Paris** – Mr. Paris stated that we reached out to the County in regards to the area on Hartford Road where the new development is being built. He has a concern about the traffic issue where Garwood comes into Hartford. The amount of traffic pulling out of Garwood around 4:30 P.M. is already an issue and now it will be a four way intersection. He wanted it on record that it is a concern. The County indicated that it did not warrant a traffic study because it is not more than one hundred and twenty-five homes being built.

Mr. Winckowski stated that each entity has their own requirements for a traffic study. The development has already been approved and the Township cannot go back to the developer and require a traffic light. That does not mean the County or the Township couldn't perform their own warrant study.

Mr. Paris stated that he just wanted it on record that we are concerned. There is already an issue coming out of Summerhill and a traffic light at Garwood would be beneficial.

Mr. Winckowski stated that the County will have jurisdiction over the intersection because the majority is County road.

**Mr. O'Connell** – No report.

### **PUBLIC PORTION**

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

Debra Hammond, Green Team, thanked Council for approving the Community Room for the Delran Seniors to use for Zumba classes. They seem to be enjoying it and may like to continue after the ten weeks.

Mr. Paris reported that he just received an e-mail from a resident that could not attend the meeting tonight but is opposed to the postal code change.

Ms. Hammond stated that the Green Team will be back in January to meet with Council.

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. O'Connell made a motion, seconded by Ms. Pangia to enter into closed session for discussion on the following issues: Personnel Issues, Litigation – The Grande Condominium Association.

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

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

Respectfully submitted,  
Jamey Eggers, Township Clerk