

**REGULAR TOWNSHIP MEETING
MUNICIPAL BUILDING**

**December 1, 2015
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 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. Paris, Mayor, Mr. Marmero, Solicitor, Mr. Hatcher, Administrator and Ms. Eggers, Municipal Clerk.

Mr. O'Connell made a motion, seconded by Mrs. Kolodi to approve the minutes for October 13, 2015.

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

RESOLUTIONS

**TOWNSHIP OF DELRAN
RESOLUTION 2015-151**

**RESOLUTION OF THE TOWNSHIP OF DELRAN AUTHORIZING
THE EXECUTION OF THE AMENDMENT TO SETTLEMENT AGREEMENT BETWEEN
DELRAN TOWNSHIP, TIMBER RIDGE AT DELRAN, LLC AND AMY FARMS, INC.**

Mr. O'Connell made a motion, seconded by Mrs. Kolodi to adopt Resolution 2015-151.

There being no questions, the roll was called.

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

Aye: 3

Nays: 2

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2015-152**

**AUTHORIZING THE CHIEF FINANCIAL OFFICER TO MAKE
YEAR END TRANSFERS AND PAYMENT OF ALL NECESSARY BILLS**

Mrs. Kolodi made a motion, seconded by Mrs. Pangia to adopt Resolution 2015-152.

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: 5

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2015-153**

**RESOLUTION DIRECTING THE DISTRIBUTION
OF THE TOWNSHIP OF DELRAN
NET RETURNED SURPLUS FUNDS
HELD IN TRUST BY THE
BURLINGTON COUNTY MUNICIPAL JOINT INSURANCE FUND**

Mrs. Kolodi made a motion, seconded by Ms. Pangia to adopt Resolution 2015-153.

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: 5

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2015-154**

**REFUND OF DUPLICATE PAYMENT
223 SOUTHVIEW DRIVE**

Mr. O'Connell made a motion, seconded by Mrs. Kolodi to adopt Resolution 2015-154.

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: 5
Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2015-155**

**REFUNDING 3RD QUARTER TAX INTEREST
2 CREEKDALE DRIVE**

Mr. O'Connell made a motion, seconded by Mrs. Kolodi to adopt Resolution 2015-155.

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: 5
Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2015-156**

**RESOLUTION APPOINTING TRAVIS D. KARPEN
AS AN ACADEMY RECRUIT FOR THE
TOWNSHIP OF DELRAN POLICE DEPARTMENT**

Mrs. Kolodi made a motion, seconded by Ms. Pangia to adopt Resolution 2015-156.

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: 5
Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
RESOLUTION 2015-157**

**AUTHORIZING CLOSE OUT CHANGE ORDER AND
FINAL PAYMENT TO ARAWAK PAVING FOR
IMPROVEMENTS TO TENBY CHASE DRIVE**

Mrs. Kolodi made a motion, seconded by Ms. Pangia to adopt Resolution 2015-157.

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: 5

Nays: None

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 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

Mr. O'Connell made a motion, seconded by Ms. Pangia 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, Mr. Schwartz, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 5

Nays: None

Motion Approved

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

1. Fat Albert's Billiard, 4000 Route 130 North, Unit 12B
2. Maxon Supplies, 1829 Underwood Blvd., Suite 8

3. Interstate Auto Group, 209 A-5 Carriage Lane

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

REPORTS

Ms. Eggers – No report.

Mr. Hatcher – Mr. Hatcher reported that at the League of Municipalities Convention it was reported that the budget deadlines will be pushed back for 2016 as it has been in prior years. We have not received the Local Finance Notice but we anticipate the schedule being pushed back a month. If that occurs the Mayor will submit the budget to Council on or before February 16th, with introduction and adoption being pushed back by two weeks. Once we receive the notice, we will have the exact dates.

Mr. Hatcher stated that in regards to a resolution adopted tonight for the BCJIF dividend of approximately \$45,000, those funds will go towards offsetting next year's appropriation. We also have \$100,000 in the aggregate excess liability contingency fund to help offset future increases.

Mr. Marmero, Solicitor – No report.

Jim Bauer, Fire Commissioner – Mr. Bauer reported that the Bridgeboro Station has a fundraiser last month to raise money for their 100th Anniversary Celebration. It was well attended by the residents and we appreciate their support.

Mr. Bauer reported that there were a few near misses on Thanksgiving with turkeys going up.

Mr. Bauer reminded everyone to read the boxes on the lights to make sure that they can be used for the outside and also the number of lights that are stranded together.

The Chester Avenue Station is hosting Breakfast with Santa on December 12th between 8:30-12:00. They will also be having the annual Santa run again this year.

Mr. Bauer wished everyone a safe and happy holiday.

Ms. Pangia – Ms. Pangia reported that Jake's Place held a fundraiser at the Ritz Theatre. It was very well attended.

Ms. Pangia reported that the Township will be holding the annual house decorating competition again this year. The information will be posted on the website shortly.

Mr. Schwartz – No report.

Mr. O'Connell – No report.

Mrs. Kolodi – Mrs. Kolodi stated that this is our last meeting before the holidays we wanted to wish everyone a blessed filled holiday season.

Mrs. Kolodi reported that on February 3rd the Delran High School will be starting an Adult Education Program. It is an enrichment program, not for credit courses. By the end of December the residents should receive a brochure with the information. There are thirteen programs being offered and one of them will be a CPR course. Mrs. Kolodi thanked Denise Horner from the Delran Emergency Squad for volunteering her time to teach the course. We are hoping it will be a great success.

Mr. Catrambone – Mr. Catrambone stated that several years ago, we abolished the Sewerage Authority and we have been working to get that department out from under the financial disaster that was left to us. For the last several year, we have been told that it would be fiscally irresponsible to offer a rebate back to the ratepayers. Mr. Catrambone stated that he again discussed this with the Auditor and this year they have not protested the rebate. He has forwarded the request to the Mayor and Township Administrator to include a \$50.00 credit to the sewer bills for 2016. This will be discussed as we discuss the 2016 Municipal Budget. If approved the credit will most likely take place in the second quarter of 2016. This would be a one-time credit for residential ratepayers.

Mr. Catrambone reported that he has asked Adirondack Energy Company to come back to Council in order to include discussion of adding their product to the budget for next year.

Mr. Paris – Mr. Paris reported that this Friday will be the Annual Tree Lighting Ceremony. It begins a 7:00 PM with Santa arriving. The RAC does a great job with the event.

Mr. Paris stated that Public Works did a fantastic job with leaf collection.

Mr. Paris thanked all the municipal employees, the Police Department, Fire Department and the Delran Emergency Squad for another great year. He wished everyone a happy holiday.

PUBLIC PORTION

Ms. Pangia made a motion to go into the public portion which was seconded by Mrs. Kolodi. All were in favor.

William Tilden, 59 Alden Avenue, thanked Council for all the work they did this year. Mr. Tilden asked Mr. Schwartz if we heard anything back from the meeting they had on October 8th regarding the flood situation in Riverside Park.

Mr. Schwartz stated that he did receive a response but he will not have much information until after the 1st. It appears that the best direction to go may be through the Board of Public Utilities. He hopes to have more information in the next few weeks as to what the plan is. There will have to be a commitment from the Township.

Mr. Paris stated that we have met with many different state offices on the issue and they were supposed to be working together. It will be interesting to see what they have come up with but he does not want the residents to get their hopes up.

Richard Grockenberger, 84 Alden Avenue, stated that he hopes everyone has received the invitation for the Delran Seniors Christmas Party and asked Mayor and Council if they plan to attend.

Bob Gilbert, 75 Stewart Avenue, thanked Council for the Veterans Appreciation Day event.

Mr. Gilbert wished everyone a Merry Christmas and Happy New Year.

Nick Pifani, 22 Hunter Drive, stated that he has many conversations with the Mayor regarding vacant homes. There is one located behind him. He understands it is a problem throughout New Jersey. He is not sure what can be done but something has to be done. There are too many vacant properties. Mr. Paris was nice enough to take care of helping to get someone responsible to cut the grass. This particular property has been empty for seven years.

Mr. Catrambone stated that there are a few things in motion right now. He asked Mr. Hatcher to comment on the information he received at the League of Municipalities Convention.

Mr. Hatcher stated that there is too much information to discuss tonight. We should have a work session where we put this on the agenda for discussion. Mr. Hatcher asked Mr. Pifani for the address of the property he is discussing.

Mr. Pifani stated that the address is 3 Stevens Drive.

Mr. Hatcher asked if the residence has property maintenance issues.

Mr. Pifani stated it does not, they have a company that has been maintaining the property.

Mr. Catrambone stated that there are a couple things going on in town. There is a local Realtor that is gathering the addresses and as much information as she can on the vacant properties throughout Delran. She has promised to turn that information over to the Township. The biggest road block is that until we have someone to contact, it is very difficult for the Township to act. The Township has enacted an ordinance that allows us to fine properties that are negligent in filing the notice of foreclosure. Additionally, Councilman Schwartz has asked for a meeting on December 14th where he has assembled a panel of experts and we will have the opportunity to ask them questions based on their expertise and then open the meeting to the public for comments and questions. Mr. Catrambone asked if we have received the information on the experts presenting from Mr. Schwartz.

Mr. Hatcher stated that he has not received the information.

Mr. Catrambone asked Mr. Schwartz if he is prepared to supply the information.

Mr. Schwartz stated that it was not clear what information was needed. At the last work session it was unclear if the meeting was going to take place. Mr. Schwartz stated that it was indicated that there would be a vetting process for the experts.

Mr. Catrambone stated that it is meant to be an information session and no one spoke of cancelling the meeting except for Mr. Schwartz. He has asked for the resumes and fields of expertise on the presenters in order to have questions prepared. He had asked to have that information today and we have not received it yet. Mr. Catrambone stated that all of Council is in favor of having the meeting, we just want to be prepared. This is a busy time of year and he does not feel that asking for the information two weeks in advance is unreasonable.

Ms. Pangia stated that Council barely has five days to review agendas.

Mr. Catrambone stated that's correct but typically before the item comes to a work session we have some background information. Mr. Catrambone asked if the issue is that the information cannot be prepared.

Mr. Schwartz stated that the question is are you asking him to go beyond the code which requires a three day advance notification to Council member of items to be discussed. He asked if we are setting special guidelines for this meeting.

Mr. Catrambone asked that first we thought the information on vacant and foreclosed properties from Faith Bass was going to be part of the meeting and then found out that it is not. Last Tuesday, we found out that it was going to be a question and answer session and Council has going to have an opportunity to ask questions of the panel of experts that were determined by Mr. Schwartz and rest of Council has never met them nor do we know their names. It is going to be very difficult to ask questions if we do not know who they are or what their expertise is in. Mr. Catrambone asked Mr. Schwartz if he is not prepared to provide that information until three days prior to the meeting.

Mr. Schwartz stated that those are the guidelines in the Township code.

Mr. Catrambone stated that he understands the code.

Mr. Schwartz asked if we are setting certain conditions on the individuals presenting to provide information that sometimes we do not receive with our own appointments. Items such as resumes and contact information.

Ms. Pangia stated that she does not feel this has anything to do with the question that was asked by Mr. Pifani.

Mr. Pifani stated that what he feels would be helpful for the group to understand is that if there are 5,000 abandoned homes in Burlington County, we all know that no two houses are alike. It would be helpful to understand the different categories of the properties. If there are 500 properties in Delran and there 100 that could be turned around and sold, what is the process to make that happen. If we knew what category the properties fell into, we could figure out how to solve the easy ones first.

Mr. Paris stated he does not feel Council is against solving the issue. We all just want to understand the information and what is being presented at the meeting.

Mr. Catrambone stated that the Township is not in the business of flipping homes.

Mr. Pifani stated that what he is trying to say is that we should have a process to try and get properties sold. He feels that no action has been taken.

Mr. Paris stated that we are looking at building up the staff to support this problem.

Mr. Pifani stated that as a business man he understands that they want to be prepared ahead of the meeting. His concern is that the perception is nothing is being done and new vacant properties are coming up.

Mr. Marmero stated that you cannot prohibit an owner from having a vacant property but you can persuade them not to. One thing we are looking into is a vacant property registration.

There would be a yearly registration fee. Having to pay that fee year after year may persuade them to sell the property.

Mr. Catrambone stated that a friend indicated that his sister lived next to an abandoned property and the three sisters wanted to purchase the property and renovate it for their parents. They approach the bank and they were not interested. The reason is that they are willing to pay the annual taxes but they are not willing to write the debt off of their ledger. If we can persuade them from holding onto the property by adopting a vacant property registration ordinance great.

Mr. Pifani stated that New Jersey is doing something wrong. Maybe we should be looking at other states that have figured out how to fix the problem.

Mr. Catrambone stated that the banks sit back and rely on the other residents to maintain their properties so that when the market comes back, they will be able to put some work into the property and sell it.

Mr. Schwartz stated that he agrees with Mr. Pifani. He feels that Township is failing miserably which is why he put together this panel. The special meeting was designed as an open forum discussion. He wanted Council to have the opportunity to participate, which is why it will need to be a meeting of Council. He is willing to have them participate but he is not willing to change the Township code because they feel uncomfortable. The home that Mr. Pifani discussed is not an unusual circumstance. When Mr. Schwartz reviewed the Superior Court records for the third quarter, one out of every one hundred and seventy-one homes in New Jersey had a foreclosure complaint filed in that quarter alone. Before we see the next round of this, we need to deal with the issues. The frustration is that we send out notices and do not follow up. He asked today for a copy of the list of properties that we have received a notice foreclosure on and we are not sure if the list is updated, how much worse can it be. If you don't have the data you can't move forward. He is sorry that the Mayor and Council feel it might be uncomfortable to sit in front of the residents. It is not comfortable for him either. He is as much a part of Council as everyone else and it is embarrassing.

Mrs. Kolodi stated that it is obvious and has been for a while that this Council is divided. Mrs. Kolodi stated that Mr. Schwartz's idea for the meeting is good and she would like to help Mr. Pifani and everyone that is affected by the issue of abandoned homes. Over the past several months, Mrs. Kolodi feels she has been blindsided at meetings with the events and actions that Mr. Schwartz has brought to the table. She is not saying that they are not issues that should be discussed but several months ago Council would talk to see how the others felt on an issue before bringing it to a meeting. That is gone now and she was shocked to hear on Facebook that someone on Council was accepting money or had connections in regards to the Stellwag property. She had friends call her and say that they heard she was on the take. Then someone on Facebook that she does not care about the Firemen and that broke her heart. When she was a teacher her class adopted Ladder 5, Engine 54, a Fire Department in New York City, where eleven men died in the North Tower. For six years she supported them and raised \$40,000. The individuals on social media are attacking them. We want to work together and we can. She does not want to be blindsided at the meeting on abandoned properties to look like foolish. Mr. Schwartz knows the people that are coming and she would

like to know them too so that she is prepared. Mrs. Kolodi stated that she is far from an expert on this issue but if a person in town asks a question on the meeting, she would know the answers. We all see things differently and come at it from a different angle but we are all residents and she hopes we can work together. Someone once told her that you can control your message. It should not be two Council people having the information and three being left out until the meeting.

Mr. Pifani stated that he completely agrees, it is not fair to walk into a meeting like that. The comment about Council failing the residents, he does not feel that way. If you see cowardly messages show up in social media, he recommends that Council use social media as a vehicle to get people involved. People feel more comfortable commenting on social media. It is fine to have debate if it is done constructively. He would like to see everyone committed to having the meeting. That is a positive step. Hopefully Delran can be an example on this issue.

Mrs. Kolodi stated that she feels we are falling into negative, mean spirited comments. She hopes for all of us that we turn this around and work together as a town. It is so hurtful when we all give a lot of time and we all care or we would not be here. She hopes the hurtful and negative comments on social media stop. She loves this town and the people are wonderful. She hopes we can work together to solve a lot of the problem.

Mr. O'Connell stated that in 2014, Realty Track reported that one in every three hundred and fifty-four homes in Burlington County was in foreclosure. In October 2015, it was one in every two hundred and seventy-eight. The nationwide rate is one in every eleven hundred and forty-seven homes. Mr. O'Connell stated that this problem is all over the state. It was all over the country but it seems other areas have got this under control. Mr. O'Connell stated that he is all for the meeting, he would just like the information.

Mr. Catrambone stated that Council does not even know the names of the experts. He asked Mr. Schwartz if he could at least get the names and phone numbers of the presenters and he will contact them for a resume. He does not understand why this seems to be a secret.

Mr. Schwartz stated that the experts are across the industry. They are not presenting anything, they are here to answer our questions.

Mr. Catrambone asked on what topic they can answer questions. All he wants to be is prepared. He asked if Faith Bass is one of the experts that will be at the meeting.

Mr. Schwartz stated that he does not know the answer.

Mr. Catrambone asked then how is the rest of Council supposed to be prepared.

Ms. Pangia asked that Mr. Catrambone let Faith Bass speak.

Faith Bass, 14 River Drive, stated that she has been a lifetime resident of Delran. She has been a Realtor/Broker Associate for thirty-one years. She introduced her team Adele and Carl that have helped her gather the information for this project. Faith Bass stated that this really has got out of hand. Things should be happening on December 14th and she hope that they will. Ms. Bass read a statement encouraging Council to move ahead with the meeting

and address this crisis. She discussed potential ordinances and tools that the Township can put into place.

Mr. Catrambone asked that she provide the legislation she mentioned to Mr. Hatcher and we will look into enacting them. Mr. Catrambone asked Ms. Bass if she will be presenting on December 14th.

Ms. Bass stated that she is not sure but as many know she has started reaching out to residents through Facebook and other means to begin a list of vacant and abandoned properties. This was a personal project started because her Transaction Administrator, Carol Campanella had a vacant property across the street from her at 125 Diane Avenue. This property has been sitting vacant for five years. The home is literally caving in on itself. She got ahold of the bank and they finally put the home up for sale. Gathering this information was not meant to drive Council crazy. It was gathered to hand over to the Township because it was mentioned that the Township did not have the means to gather this information. It cost \$400 per case to have a title company provide this type of information. We are up to two hundred and thirty-five homes in some level of foreclosure. Eighty-one are abandoned. All the speakers that will be attending the meeting on December 14th are veterans in their fields. Ms. Bass stated that she can provide all the names and bios on the individuals but they will not be vetted.

Mr. Catrambone stated that all he wants to know is who they are and what they do.

Mr. Paris mentioned that they have committed to looking at hiring additional staff but it will take time.

Ms. Bass stated that she would not be here today if it was not for Councilman Schwartz. Ms. Bass and her staff feel they have been very mistreated through Facebook. They have volunteered hundreds of hours on this project.

Mr. Paris stated that we are only asking to work together as a group.

Ms. Bass stated that she was at the meeting seven weeks ago when Council agreed to hold this meeting and they have been working to get ready. This meeting has experts that will tell Council what these vacant properties are doing to our property values. The former Director of the FDIC will also be attending. Ms. Bass stated that Mr. Schwartz has been the only one that has stood by her.

Mrs. Kolodi stated that she didn't even know who she was. She did not introduce herself at that meeting. She feels it is unfair for her to say they didn't work with her when they did not know her.

Mr. Catrambone stated that he did reach out to her and asked her to call him.

Mrs. Bass stated that she didn't even know who he was when he commented on the Facebook post.

Mr. Catrambone asked who is setting up this meeting.

Mr. Schwartz stated that it is a meeting of Council and he assumed we would file the same procedure as any other meeting.

Ms. Bass stated that she should not be reporting to Council on the speakers but she is happy to provide the information. Big people are coming to Delran to speak at the most expert level. You have to stop thinking that you are being ambushed. The meeting was designed so that there is an answer at the end as to what can be done, how it can be done and how soon can we get it done. Ms. Bass stated that she cannot keep updating these files. This has been a second job for her and her team. She will not hand over these files unless they are going to do something. This was never a mission against Council it was a mission to help.

Mr. Paris stated that Council is just asking to be prepared. Someone has to know who the experts are that are attending.

Ms. Bass stated that she knows everyone that is attending. She wanted to speak up for Mr. Schwartz, she has heard not just from Mr. Schwartz but others attending the meeting that this special meeting was not talked about until this past Tuesday when she heard that there was a threat that it may be cancelled.

Mr. Schwartz stated that Council asked for resumes and indicated that they were inclined to cancel the meeting if they did not have the information.

Ms. Bass stated that she also heard they asked her all her records before they would hold the meeting.

Mr. Paris stated that all they asked for was the names of the presenters and their expertise.

Ms. Bass stated that she understands that but this issue just came up last week. Council approved this meeting seven weeks ago. Why weren't these issue discussed before last Tuesday when it was mentioned that the meeting may be cancelled.

Mr. Catrambone stated that all he said was that this is a special meeting with special circumstances. We as Council and the Mayor would like to know who is coming. Up until last Tuesday, he thought Ms. Bass was presenting. Mr. Schwartz then indicated last week that she was just going to provide Mr. Hatcher with her information.

Ms. Bass stated that conversation never happened. She was never going to provide that information to Mr. Hatcher.

Ms. Catrambone stated that Mr. Schwartz stated the meeting was going to be an opportunity for Mayor and Council to ask questions of the experts. Mr. Catrambone then asked for the information on the individuals and their backgrounds.

Ms. Pangia recommended that Mr. Catrambone sit down with Ms. Bass after the meeting. We do not need the residents calling the experts and asking questions.

Mr. Catrambone stated that he would be happy too.

Ms. Bass stated that Mr. Schwartz has been very helpful through this process along with the residents.

Mr. Schwartz stated that he is lucky that people contacted him with that information and he is glad he could forward it to her.

Mr. Catrambone asked if Ms. Bass would agree to meet with him after the meeting.

Ms. Bass stated that she does not agree. She is not a part of Council and she does not even know if she is on the panel.

Mr. Catrambone asked then who knows who is on the panel.

Ms. Bass asked if anyone on Council has reached out to her to ask who is on the panel of experts. She heard last week that Mr. Hatcher called her which did not happen. She was never contacted by anyone from the Township.

Mr. Hatcher stated that he reached out to her by email.

Ms. Bass stated that he did not. She stated that he must have sent it to someone else because she makes it her job to get back to everyone. That is why she does so well in real estate because she communicates with everyone.

Mr. Catrambone asked if we can communicate who will be at this meeting so we can prepare. It seems like it is a secret.

Mr. Schwartz stated that the question has been asked and his answer was that the information is not in his back pocket. Mr. Schwartz asked that we please move on.

Mr. Catrambone stated that he would like to ask when Council will have the information.

Mr. Schwartz stated that he will provide the information tomorrow.

Mr. Catrambone stated that would be great. He will share the information with Council.

Ms. Bass stated that they were going to have a flyer put out with the names but they held off after the last meeting.

Mr. Paris stated shouldn't Council have made the decision to distribute the flyers. Mr. Paris asked who made the decision to distribute the flyer.

Ms. Bass stated that she is doing this with her own money. These are her files and records.

Mrs. Kolodi stated that this was supposed to be a meeting of Council.

Ms. Pangia stated that it is only a Council meeting because we all wanted to attend. Otherwise, it would have been a roundtable with Councilman Schwartz. It is Councilman Schwartz's meeting because he has been gathering this information for months.

Mr. Paris replied that Council is not aware with anything going on with the meeting. He asked Ms. Pangia if she feels that is okay.

Ms. Pangia stated that she has attended the roundtables before and found them very informational.

Mr. Paris stated that she was invited and no one else knew about them.

Mrs. Kolodi stated that during a discussion with Mr. Schwartz, he indicated that she could not attend the meeting and he invited Ms. Pangia. She is trying to say that they would like to know what is happening. Mrs. Kolodi asked Mr. Schwartz's if he is running.

Mr. Schwartz stated that it will run like any other Council meeting.

Mr. Catrambone stated that it almost sounds like Mr. Schwartz does not want us to have the meeting.

Mr. Schwartz stated that he would love to have this meeting.

Mr. Catrambone stated that all they are asking is for the information on the meeting which they will receive tomorrow. So we are good. Mr. Catrambone asked Ms. Bass if she will hold her information until when?

Ms. Bass stated that she will continue to update the numbers as this is a constantly moving machine. She and her team will be here on December 14th. She know every single speakers that is attending the meeting and they have nothing to worry about. It will be very informative session by the experts to get where we need to be to clean up the vacant properties before the next wave comes.

Mr. Catrambone stated that we appreciate all of her efforts. We could not have afforded to do what she has done. However, if we never get the information it is of no value because we cannot act.

Ms. Bass stated that she hopes they can get the information. The way that get the information is by doing something about the problem.

Mr. O'Connell asked Ms. Bass if the figures he quoted earlier seem accurate.

Ms. Bass stated that Board of Realtors has much more precise numbers. Realty Track is an outside firm and they can be off about 3-4% margin.

Mr. O'Connell stated that this is one of the areas he has little expertise in other than being a homeowner. Mr. O'Connell stated that she helped educate him this issue. Since this topic is beyond most of their expertise the sooner he has the information on the presenters the better he will be able to represent the residents.

Ms. Bass stated that she wants to assure Council that she would not have been advocating this meeting if would be to spearhead the member of Council. Not many towns will get the level of speakers we were able to assemble for this meeting. Ms. Bass stated that without the support of Councilman Schwartz we would have not made it this far.

Myla Rodgers, 300 Arch Street, stated that she wants to understand Resolution 2015-151 which approves the amendment to the settlement of the Willowbrook property. She understands that two members of Council did not agree with the Resolution. She remembers attending meetings about this settlement. She asked why we would be giving back acreage and only be receive \$150,000.

Mr. Catrambone stated that the original agreement provided for a \$250,000 and 42.5 acres of land to be dedicated to the Township. Council asked at a work session what the expense

would be maintain that property and what we were planning to do with that open space. The answer pretty much was we are not going to do anything with the property. We were just going to have to maintain it the best we could which included the buildings.

Ms. Rodgers asked if the building is mentioned in the Resolution.

Mr. Catrambone stated that it is part of the land is part of the acreage we are giving back. It is not listed in the Resolution. We felt that the exposure and expenses to maintain that would be a large expense. We went to them asked if they would agree to leave the acreage as open space and have them own it and maintain it and they agreed. We needed to retain five acres of open space to satisfy an issue on the Recreation and Open Space Inventory. They provided us with the five acres and also agree to maintain that property along with the other open space. They also agreed to an additional \$150,000 on top of the \$250,000.

Ms. Rodgers asked how we know if that is a fair number. Did we get the property appraised?

Mr. Catrambone stated that we did not. That is what Mr. Schwartz had requested.

Mr. Schwartz stated that it his understanding that they came to us not that we approached them.

Mr. Catrambone stated that they came to us to amend the agreement from age-restricted to age-targeted.

Mr. Schwartz stated that was a different time. He voted no the Resolution because there was appraisal completed.

Mr. Paris stated that there was a formula presented by the professionals and that is how we determined the amount.

Mr. Marmero stated the open space is usually valued at \$2,000 per acre, the value of the property at \$150,000 makes it \$3500 per acre. He understands the building is a concern, at this point it has to either be renovated or demolished.

Ms. Rodgers asked if the Township is aware that there is currently ten acres of property for sale on Hartford Road and they are asking \$1.4 million dollars for the property.

Mr. Catrambone stated that the property on Hartford Road is not dedicated as open space.

Ms. Rodgers asked if they are saying that they developer will not be able to build on the 42.5 acres.

Mr. Catrambone stated yes that area will not be able to be developed, it is dedicated as open space.

Mr. Schwartz stated that all he wanted was an appraisal.

Mr. Paris stated that Council felt the formula was accurate.

Ms. Rodgers asked if this is a final deal. How many readings does it take?

Mr. Catrambone stated that a Resolution only takes one reading.

Ms. Rodgers asked if there is any update on the property on Arch Street.

Mr. Hatcher stated that there is a court date scheduled for December 16th.

Ms. Rodgers asked if the Township can do anything before then to clean up the property.

Mr. Catrambone stated that we have to wait until the court hearing.

Ms. Rodgers asked even though we have sent letter to the owner.

Mr. Hatcher stated that all letter do is get them to court. The Judge then makes the determination.

Ms. Rodgers stated that she thought the notifications told the homeowners that that they had a certain amount of time to correct the problem or the Township would come in and do it.

Mr. Hatcher stated that we do that with grass cutting violations but this issue is a lot more involved.

Ms. Rodgers stated that she will just be glad to be able to walk along the sidewalk.

Ms. Rodgers asked if there is any update on 500 Main Street. This is also an abandoned property. Kids are starting to get into it and there are roof shingles that will come off in the wind.

Mr. Hatcher stated that this is one of the properties the Construction Code Office is working on. The office has made contact the company responsible and they have indicated that they will be making the improvements so we should see movement on this property soon.

Bob Gilbert, 75 Stewart Avenue, asked if the acreage that the Township is selling back on the Willowbrook property for \$150,000 can be sold by them to another developer.

Mr. Catrambone stated that it is dedicated open space.

Mr. Marmero stated that the agreement with the town dedicates the land as open space. The Planning Board approval will be based on that agreement.

Mr. Hatcher stated that according to the Township Engineer most the land is undevelopable because of wetlands and wetland buffers.

Mr. Gilbert stated that part of the Summerhill Development was supposed to be protected because of wetlands. They went and bulldozed over streams that were to be preserved.

Mr. Hatcher stated that the entire development was approved by the courts through consent judgements.

Mr. Gilbert stated that if there are condos on the property in ten years because of a legal loophole he will lose respect for the members that voted to approve this agreement.

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

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

Submitted,

Jamey Eggers
Municipal Clerk