

**WORK SESSION
MUNICIPAL BUILDING**

**January 28, 2020
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 10, 2020 and posted on the bulletin board on the same date.

ROLL CALL: Mr. Mormando, Ms. Parejo, Mr. Burrell and Mr. Catrambone were present. Mr. Lyon was absent.

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

2020 ROAD PROGRAM

Mr. Catrambone stated that Mr. Winckowski was able to provide additional numbers since the last meeting. Since we last met, there were some concerns and questions regarding the plan for this year. On the plan provided by the Township Engineer the preliminary roads discussed were as follows:

- Front Street (Leon Avenue to Chester Avenue) \$150,000
- Brown Street (Front Street to Third Street) \$162,000
- Creek Road (Bridgeboro to Route 130) \$142,000
- Baylor Street \$314,000
- Conrow Road \$640,000 (\$503,000 will be funded through NJDOT Grant)

Mr. Mormando stated that he would like the Engineer's opinion on Red Stone Ridge. He would like to get some focus on that area of Tenby Chase.

Mr. Winckowski stated that if definitely has some areas that need repair, especially at the intersections on the lower end. It was really difficult to prioritize the road program for 2021 and 2022. We tried to keep each year focus in a particular area. Every year we reevaluate all of the roads.

Mr. Winckowski reported that we received notification at the end of last week that PSE&G is about to apply for a road opening permit to replace to replace five to six miles on main within the Township. Two of the roads of concern, one being Drexel which is still under a moratorium and the other is Brown Street which just came off. The other roads Colby, Colby Court, Baylor, Geneva, Linfield, Fifth, Ithaca, Ithaca Court, Juniata, Montclair, Ridgewood, Arch and Chester Avenue. They also are completing a project along Army, Navy, Purdue and Cornell. Mr. Winckowski reported that PSE&G has accepted the policy that once the main replacement is completed they resurface half the roadway. Mr. Winckowski stated that he has reached out to NJAW Company to find out their upcoming projects. There is a meeting scheduled for February 18th to go over the projects with PSE&G. After we meet with them, we will likely discuss a plan to swap roads as we did in the past. Mr. Winckowski stated that this plan will have no impact on the 2020 Road Program.

Mr. Winckowski stated that he will also check on Red Stone Ridge to see if there are areas that he can patch under the 2020 Road Program. The thru way is generally is good shape.

Mr. Catrambone stated that the intersection program we did several years ago was very successful. There is an intersection at Southview and Sharrow Vale that is also in bad shape. That intersection may be another to consider this year.

Mr. Winckowski suggested that we add the intersections as an addition or deletion item.

Mr. Hatcher stated that if Council wishes to have the 2020 Road Program completed this year, Council will need to decide tonight or the next meeting to get the bond ordinance completed and the bidding process completed for a fall project. The current estimate is \$1,661,440 for the roads discussed.

Mr. Winckowski stated that if Council wishes to add the intersections as a deletion item discussed it would likely be an additional \$25,000 per intersection.

After discussion Council agreed to add the intersection discussed tonight as deletion items. Mr. Winckowski stated that he will outline the intersections to be included. Brown Street will also be included as a deletion item. The bond ordinance will include the estimates as recommended by the Township Engineer.

Mr. Catrambone asked for a motion to authorize Mr. Hatcher to prepare the necessary bond ordinance in an amount not to exceed \$1,700,000 to include the following.

- Front Street (Leon Avenue to Chester Avenue)
- Brown Street (Front Street to Third Street) Deletion item
- Creek Road (Bridgeboro to Route 130)
- Baylor Street
- Conrow Road
- Deletion item Various Intersections – Sharrow Vale/Southview, Red Stone/Coopers Kill, Red Stone/Dorado

Mr. Burrell made a motion, seconded by Mr. Mormando authorizing the above.

There being no questions, the roll was called.

Mr. Mormando, Ms. Parejo, Mr. Burrell and Mr. Catrambone voted aye.

Ayes:4

Nays: None

Motion Approved

HAZARD MITIGATION PLAN

Mr. Hatcher reported that the County operates as the lead agency in updating the Hazard Mitigation Plan. This plan has to be redone every five years. Included in the packet is the plan that the Township will submit to the County. At the next meeting a Resolution will be on the agenda for approval.

LSRP SERVICES ABRASIVE ALLOY

Mr. Hatcher stated that Council needs to approve the licensed site remediation professional to coordinate the grant application. Council needs to authorize CME Associates to perform those

services in the amount of \$6,500.

Mr. Catrambone asked Mr. Winckowski to give a brief explanation as to where we are with this property.

Mr. Winckowski reported that we have Township took ownership of the former foundry in the 90's after foreclosing on the property. A Phase I Preliminary Investigation was completed on the property in early 2000 that revealed areas of concern for soil and/or groundwater contaminant. Approximately five to six years ago we applied through the HDSRF Grant fund and they have been funding the process of investigation, determination and cleanup. We received \$150,000 in grant funds to cover the cost of the site investigation which included testing the soil and ground water to determine if there is contamination. That investigation did determine that there are certain areas of soil contamination related to heavy metals. The next step, which we received a grant from HDSRF in the amount of approximately \$93,000, is to perform remedial investigation. Under this phase, we will test additional areas around the hot spots to develop a plan to mitigate. There is no development plan proposed for the property.

Mr. Winckowski reported that in order to receive the grant in the amount of \$93,214 that has to be in contract in place for the remedial investigation. There is a proposal drafted and a supporting Resolution will be needed. Once the agreement is signed, CME Associates will send them the contract along with the additional closing documents and then the Township will receive the funds. No work would begin until the funds are received. After this round, there could be additional remedial investigation or cleanup.

Council agreed to place the necessary Resolution on the Public Meeting agenda for approval.

ABRASIVE ALLOY DEMOLITION

Mr. Hatcher stated that memo provided is for information proposes and will be discussed during the budget process.

Mr. Platt stated that the Township did receive approval from the court to use the Affordable Housing Trust fund money to fund the demolition process.

SLUDGE AGREEMENT

Mr. Hatcher reported that each year we need to authorize this agreement to take the sludge from the Sewer Plant to the County. The increase is 3% which is similar to prior years.

Council agreed to place a Resolution on the Public Meeting agenda for approval.

REPORTS

Ms. Eggers – No report.

Mr. Mullen, Public Works Superintendent – No report.

Mr. Hatcher – Mr. Hatcher reported that we had applied for NJEIT funding for the Clay Street Pump Station and he wanted to make Council aware that there is always a delay in the way that they processing the funds. In the past we have used bond anticipation notes before we can get

the permanent financing through NJEIT. We do not intend to do that with the Clay Street Pump Station project due to the surplus available in the Sewer Fund.

Mr. Platt – Mr. Platt reported that there has been no decision from the court in the Delran Land Investment case.

Mr. Platt reported that Mika Apte has provided him with a copy of a potential memorandum of understanding with a developer for the Abrasive Alloy property. The memorandum is still being reviewed.

Mr. Winckowski – Mr. Winckowski provided Council will copies of concept plans for traffic calming improvements on Grande Blvd. and Tenby Chase Drive along with cost estimates. This information is not for discussion tonight it is just for review.

Mr. Winckowski reported that he wanted to address the recent issues at the Stellweg property.

Mr. Catrambone stated that we are all aware that there was horrendous rain and subsequent flooding. Mr. Catrambone stated that we immediately asked the Engineer to engage in the issue. Mr. Catrambone stated that Mr. Winckowski had a meeting with the residents and also the new developer for the property.

Mr. Winckowski stated that on Saturday he received a call from the resident which he had been in touch with since he raised concerns. We had this storm on Saturday, which was a significant storm, and the developer is right in the middle of disturbance. The development sits up hire and it is difficult to control the run off. He reached out to the builder and design engineer multiple times and they started cleanup. Mr. Winckowski stated that in the back corner that abuts Haverford Court was most impacted. The homeowner at 111 Haverford Court does have their own internal drainage system but one was clogged up right away and the overflow made its way to the street. After meeting with the homeowner, developer and the design engineer they came up with a plan to install drainage improvements between the homes on Haverford Court and the Stellweg property. Mr. Winckowski stated that he reviewed the plan with the homeowner and they are satisfied with the plan. The developer will also clean out the drainage system on the property at 111 Haverford Court. The new drainage system should be installed next week.

Mr. Catrambone stated that everyone would agree that Mr. Winckowski did a great job jumping on top of the issue.

Mr. Burrell asked about the Bridgeboro Road side.

Mr. Winckowski stated that is a separate issue. They have the basin cut on the property which is intercepting the water but they are still working on the trench along the roadway and installing additional inlets. This is all still a work in progress and he will continue to report back on the issue.

Mr. Winckowski reported that the several of the vendors they approached for the netting at Community Park have not responded or are not interested in taking down the netting for the winter and re-installing. Mr. Winckowski stated that we estimate the cost to remove the netting after the season will be \$10,000 to \$15,000. To replace the existing system the cost estimate is \$60,000-\$65,000. To install a vertical system the estimate is \$250,000. Mr. Winckowski recommended that advertise the bid and included the price to furnish and install the netting and a yearly price for removal and reinstall. We have plans and specifications ready and our goal is to get the nets installed by spring season.

After discussion Council agreed to authorize the advertisement to furnish and install the netting and a maintenance budget to remove the netting in the fall and reinstall in the spring.

Mr. Mormando made a motion, seconded by Mr. Burrell to authorize the Township Engineer to advertise the notice to bidders to furnish and install the netting and a maintenance budget to remove the netting in the fall and reinstall in the spring.

There being no questions, the roll was called.

Mr. Mormando, Ms. Parejo, Mr. Burrell and Mr. Catrambone voted aye.

Ayes:4

Nays: None

Motion Approved

Mr. Burrell – Mr. Burrell asked Mr. Winckowski to please stay on top of the issue with the flooding on the Stellwag property.

Ms. Parejo – Ms. Parejo stated that she wanted to put on record that both Brown Street and Friendship Park need to be renovated. She asked that Council consider those parks when applying for the next grant or adding the improvements to the capital budget.

Mr. Catrambone asked that as we move forward for next years grant funding we take a look at those parks. Community Park is certainly the centerpiece but there are other parks that need to be maintained. Mr. Catrambone asked Mr. Winckowski and Mr. Mullen to see if there are any safety issues at the parks or any items that could be improved with the capital budget.

Mr. Catrambone stated that we were just notified that we received another \$250,000 grant for Community Park.

Mr. Mormando – Mr. Mormando thanked Mr. Burrell and Mr. Winckowski for their response to the run off issues at Stellwag.

Mr. Mormando stated that he is anxious to review the information Mr. Winckowski provided tonight regarding traffic calming improvements.

Mr. Catrambone – Mr. Catrambone reported that Council received an invite for a meeting regarding the Burlington County Bridge Commission pooled loan program. He will forward the invitation to Council.

Mr. Hatcher stated that he was not planning on attending because we do not have any projects that we will be permanently financing in the near future and they offer this program every year.

Mr. Catrambone stated that one of the affordable housing developments will be in front of the Planning Boar, he reminded everyone that that if they have any questions on COAH, there is information on the Township website under the news section.

PUBLIC PORTION

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

Sharon Coryell, 7 Marsha Drive, thanked Councilman Burrell for his attentiveness on social media with the Stellwag flooding situation.

Lou Coryell, 7 Marsha Drive, thanked Mr. Winckowski for stepping up and working with the developer to get the issue at Stellwag remediated. The video that was posted during the event was heartbreaking.

Mr. Mormando made a motion to close the public portion, seconded by Ms. Parejo. All were in favor, the motion was approved.

Mr. Mormando made a motion, seconded by Mr. Burrell to enter into closed session for discussion on the following issue: Contract Negotiations – Delran Emergency Squad, Contract Negotiations – Delran Sergeant’s Association

Mr. Mormando made a motion to end the closed session and reopen the meeting to the public. The motion was seconded by Mr. Burrell. All were in favor, motion approved.

There was no action taken after executive session.

Mr. Burrell made a motion to adjourn the meeting, seconded by Mr. Mormando. All were in favor, the meeting was adjourned.

Respectfully submitted,

Jamey Eggers, Township Clerk