

**WORK SESSION  
MUNICIPAL BUILDING**

**January 18, 2012  
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 December 23, 2011 and posted on the bulletin board on the same date.

**ROLL CALL:** Mrs. Kolodi, Mr. Schwartz., Ms. Pomeranz, Mr. Catrambone and Mr. Morrow were present.

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

**TELEPHONE AUDIT**

Mr. Hatcher stated that we have proposal from three companies to audit our telephone services. Basically, they look at the lines and makes sure they are all being used. If they find a line that should have been cancelled, they work on trying to get a refund. The company will receive a commission on the amount they save the Township. He recommends using Pro Computer Services.com because they take the lowest percentage of the refund, which is 33%. There is no cost if they do not recover any savings. Council agreed to move forward.

**MOSQUITO CONTROL ACTIVITIES**

Mr. Hatcher stated that the County is asking for approval to spray areas in Delran for mosquito control. They spray mostly in wooded areas and along the creek. Mr. Morrow made a motion to allow the mosquito control, seconded by Mrs. Kolodi. All were in favor, motion approved.

**PROPOSED MODIFICATION OF M-2 ZONING ORDINANCE**

Mr. Coluzzi stated that the ordinance is an extension of the redevelopment area which we approved in August of 2011. The area included in the redevelopment zone is Swedes Run Business Park which is owned by Manhattan Management. Back in April of 2011, we entered into a memorandum of understanding with Manhattan Management. In order to meet the conditions of the agreement, the property owner has requested that we amend the M-2 zone. Hunter's Glen Apartments currently sit in the M-2 zone; however, they are not a permitted use in that zone. In order to make any change to the property they would need a variance from the Zoning Board which could be a costly process. In order for them to help us with the redevelopment zone, we agreed to amend the M-2 zoning to allow for multi-family uses in that particular zone. We set minimum bulk standards to help protect the Township against additional multi-family units.

The agreement with Manhattan Management helps us tremendously with our Fair Share Housing Plan. As part of our agreement, we will receive credit for 137 current units within Hunter's Glen. The ordinance was introduced several months ago and we are ready for a second reading if Council is ready to move forward.

Ms. Pomeranz asked how Mr. Brady's response from the Planning Board relates to this issue.

Mr. Coluzzi stated that whenever there is an amendment to the zoning ordinance it must be reviewed by the Planning Board for them to make recommendations. When they reviewed the ordinance, they did not have all the information from the Engineer regarding the purpose of the ordinance. CME Associates issued a memo in November addressing the purpose of the ordinance.

Mr. Catrambone stated that we need to agree to put this on a future agenda. Council agreed.

## **2012 MUNICIPAL BUDGET CALENDAR**

Mr. Hatcher stated that the Mayor must present a budget to Council by February 3<sup>rd</sup>. Mr. Hatcher stated that because the first work session is on February 1<sup>st</sup>, we need a special work session on the budget. The budget needs to be introduced by Council at the public meeting on February 28<sup>th</sup>. Council agreed to hold a special work session February 8<sup>th</sup> at 7:00 PM strictly on the budget.

## **REPORTS**

**Mr. Hatcher** – No report

**Mr. Winckowski** – Mr. Winckowski stated that he does not have much to report on but did want discuss the Myers Tract. Mr. Winckowski stated that they should have the plans completed and would like to have the Myers Tract placed on the agenda for the February 1<sup>st</sup> work session. They would like to advertise the bids in the middle of February and hopefully award at the end of March. They would like to begin construction around May 1<sup>st</sup>. Council agreed to place the item on the February 1<sup>st</sup> agenda.

Mr. Schwartz asked if there is any update on Swedes Lake.

Mr. Winckowski stated that he is preparing a report but is waiting on some cost estimates. He should have the report to Council by the end of the week.

Mr. Winckowski stated that we have some minor punch list items remaining on the 2011 Road Program.

Mr. Paris stated that he is not happy with the street openings on Waterford Drive.

Mr. Winckowski stated that they have not completed the work. Final work will be completed in the Spring.

Mr. Coluzzi stated that we may want to add additional provisions to the ordinance. We may want to increase the bond requirements.

**Mr. Coluzzi** – Mr. Coluzzi stated that he has the original deed of easement from Home Depot that needs to be executed by the Mayor and then returned to his office for filing.

Mr. Hatcher asked Mr. Coluzzi to follow up on an e-mail he sent to Al Marmero to resolve the final issue with the Open Space inventory so we can get the Green Acres funds for the Myers Tract.

Mr. Winckowski stated that the County is also waiting for a closing document for the open space funding.

**Chief Parente** – Chief Parente stated that the last day of work for Captain Potts is this Friday.

Mayor Paris asked that we have a plaque made recognizing his years of service.

**Mr. DeSanto** – Mr. DeSanto stated that we will have a trapper out at Swedes Lake looking for the beaver. We do not see any new damage but we will have them looking.

Mr. Schwartz asked if Mr. DeSanto had a chance to look at the Green Acres property on Main Street, specifically the ten foot buffer that was recommended.

Mr. DeSanto stated that he will take a look into this issue.

**Ms. Eggers** – Ms. Eggers asked that Council make a motion to advertise for receipt of bids for the Animal Control Contract.

Mr. Morrow made a motion authorizing the advertisement for receipt of bids for the Towing Contract, seconded by Mr. Schwartz. All were in favor, motion approved.

**Ms. Pomeranz** – Ms. Pomeranz asked if anything can be done with the odor from the Sewer Plant or the pump stations.

Mr. Williams stated that they are looking at a capital project to address the issue. In the meantime, there are some things that they do when odor is reported.

Ms. Pomeranz asked where we stand on the solar panel project.

Mr. Winckowski stated that the RFP is drafted and he will be sending it to Mr. Hatcher for review.

Ms. Pomeranz asked how often the Master Plan is updated.

Mr. Hatcher stated that is mandated that we review the Master Plan every six years but there are portions that are constantly updated.

Ms. Pomeranz stated that in the Master Plan it states that we will create and maintain a two to three hundred feet bank along the Rancocas Creek.

Mr. Hatcher stated that we do not own that property so he is not sure why that would be included in the Master Plan.

Ms. Pomeranz stated that she does not have the section with her tonight but will bring it with her to the next meeting.

Ms. Pomeranz stated that they had the meeting with the Army Corps of Engineers last Friday to discuss the flooding along River Road. The Department of Environmental Protection also attended the meeting along with approximately fifty residents. Ms. Pomeranz stated that she feels that resident were able to see that we are trying to do something but that it will take time. A study alone will take two years. We should have a report back in about two weeks. They are also going to look at the issue at Swedes Lake and see if they can tie that into another project they are doing within the county.

Ms. Pomeranz asked if she could get copied on the responses that come from [info@delrantownship.com](mailto:info@delrantownship.com).

Mr. Hatcher stated that the problem is most of the time he has to send the problem or question to another Department Head to answer.

Mr. Catrambone recommended that she reach out to Mr. Hatcher directly if she should like an answer on any e-mail.

Ms. Pomeranz asked who will answer an e-mail that is sent only to Council members.

Mr. Catrambone stated that he will answer any e-mail addressed to all of Council.

**Mr. Morrow** – Mr. Morrow asked if we are getting any complaints from the trash company regarding contractor's putting trash out at residential properties.

Mr. Morrow stated that we have had a few complaints and the residents are notified that the trash will not be collected.

Mr. Hatcher asked that they bring these issues to his attention.

Mr. Morrow thanked Mr. DeSanto for installing the sign at Faunce Street Park prohibiting vehicles from driving into the park.

Mr. Morrow asked if any of our trucks have hydraulic lifts on the trucks to pick up tree stumps and other items.

Mr. DeSanto stated that they would use the front end loader if it was a large item.

**Mr. Schwartz** – Ms. Schwartz asked if we ever addressed the discrepancies between the parking and zoning ordinances regarding weight limit.

Mr. Coluzzi stated that he will double check where that stands.

Mr. Schwartz asked where we stand on the ordinance for the increase in the mercantile fees.

Mr. Coluzzi stated that he will check on that ordinance.

**Mrs. Kolodi** – No report.

**Mr. Catrambone** – Mr. Catrambone stated that we had some discussion on whether or not to look into the gate at Swedes Lake. He asked whether we lock the entrances to other parks.

Mr. Hatcher stated that we lock Don Deutsch.

Chief Parente stated that they have not had much of an issue back at Swedes Lake since they began leaving the gate open. You can still walk back there even when the gate is locked. If the gate is locked, they will not be able to patrol as easily.

Mr. Morrow stated that his only concern was the liability of the Township with having a gate that is not locked.

Mr. Coluzzi stated that locking the gate will not prohibit people from entering the park. If the hours of the park are posted and someone is entering the park after hours, they are taking on a certain assumption of risk.

Ms. Pomeranz stated that the stolen vehicle that was found in the lake raised some concern with the residents in the area.

Chief Parente stated that sometimes the police are held up and they can not open the gate on time. The Chief recommends leaving the gate open.

Mr. DeSanto also stated that if there is an emergency in the lake we would have to take the time to unlock the gate.

Ms. Pomeranz stated that the residents were also complaining about boats getting too close to their docks. The deeds show that the residents own fifty feet into the lake. She asked if they could block off the area around their docks.

Mr. Coluzzi stated that he would have to look at the deed to make a determination. If they own it privately, they may be able to block off that area.

Mr. Catrambone stated that we are violating the policy of Networks Solutions when we send out a large number of e-mails through the website which causes them to shut the site down. Mr. Hatcher is working on looking into a new website and a new hosting company. He stated that we need to promote advertising on the website to help offset the costs.

Mr. Hatcher stated that he is looking into the companies that deal strictly with municipal websites.

**Mr. Paris** – Mr. Paris stated that a few residents are complaining about other residents keeping the recycling can in front of their properties.

Mr. Hatcher stated that we have an ordinance which prohibits that issue.

Mr. Paris asked if we have an ordinance against vehicles parking on grass.

Mr. Hatcher stated that we do have an ordinance that prohibits parking on grass.

Mr. Hatcher stated that in regards to the meeting we had on Friday with the Army Corps, he feels that we should be prepared first and then invite the public.

Mr. Paris congratulated Joe Parento as the new Chairman of the Recreation Advisory Committee. Mr. Paris stated we have talked about the possibility of charging for the use of fields when individuals are running clinics and making money. We currently have an application for a field from a coach in town who would like to run a clinic in the summer. They are requesting the Township to line the fields which costs us time and money while they are charging for the clinic.

Mr. Parento stated that we have two permits pending until Council addresses the issue of charging for the fields.

Mr. Hatcher stated that we had some discussion on this issue. The Green Acres regulations used to read that if you were going to charge you had to charge everyone. You could charge out of town organizations double. Mr. Hatcher stated that you may want to have the Attorney look into this to make sure the regulations remain the same. Council agreed to allow the Attorney to look into the regulations.

Ms. Pomeranz stated that maybe we can charge them for preparing the fields and not the permit.

Mr. Coluzzi recommended that we notify the applicants that the permits have not been approved at this time.

Council will continue to discuss this issue once the Attorney reports back on the regulations.

**PUBLIC PORTION**

Mr. Morrow made a motion to open the meeting to the public for comments, seconded by Mrs. Kolodi. All were in favor, motion approved.

There were no comments.

Mr. Morrow made a motion to end the public portion. The motion was seconded by Mrs. Kolodi. All were in favor, motion approved.

Mr. Morrow made a motion to enter into closed session for discussion on street opening litigation and contract negotiations, seconded by Ms. Pomeranz. All were in favor, motion approved.

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

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

Respectfully submitted,

Jamey Eggers, Township Clerk