

**WORK SESSION  
MUNICIPAL BUILDING**

**March 16, 2011  
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, 2010 and posted on the bulletin board on the same date.

**ROLL CALL:** Mrs. Kolodi, Mr. Schwartz., Mr. Moran and Mr. Morrow were present. Mr. Catrambone was absent.

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

**COAH PRESENTATION**

Jennifer Beahm stated that she wanted to update Council on where we stand with our Affordable Housing Plan. In October, the appellate division invalidated the third round rules. COAH has requested an extension to present new rules which we believe will be sometime in the summer. Part of the decision required each municipality to apply to the court for a stay on their plan, which would remain our protection against builders remedy suits until the new rules are presented. The Township Attorney has made the request for a stay and it was rejected by the Fair Share Housing Center. Mr. Coluzzi has been working through the issue. We will have a compliance hearing on May 12<sup>th</sup> at 10:00 A.M. for our second round plan.

Mr. Coluzzi stated that in order to qualify for the stay we need to meet the obligations of the second round and show a good faith effort to meet the obligations of the third round.

Mr. Moran asked if we are still sticking to the third round plan that we discussed.

Jennifer Beahm stated yes until we hear what the new rules will be. Jennifer stated that if anyone has any questions, please let her know.

**REQUEST FROM WHITESELL CORPORATION**

Mr. Hatcher stated that he has received a phone call from a representative at Whitesell Corporation that there is a client that is looking for a location to grow and distribute medical marijuana. Before they reached out to the client, they wanted to know how Council feels about this request.

Mr. Schwartz stated that they are very far away from having any regulations on this type of business.

Mr. Moran stated that he does not have a problem.

Mr. Long stated that we need to watch the discussion that we have because we are not the body that they would go to for approval. He recommended that Council educate themselves on this issue and have a discussion at a future meeting.

Mr. Paris asked if Mr. Long is familiar with the company and what is the success rate of this type of business.

Mr. Long stated that the success rate, in municipalities where he works, has been zero. Most of it revolves around the social issue. Mr. Long stated that he does not feel Council should answer this request.

### **SEWER BILLS**

Mr. Hatcher stated that the Sewerage Authority used to send out the bills every quarter. He asked Council if they wished to change to sending a four part bill once a year. The savings would be \$2,800. If we do this, we will have to send out delinquency notices. He can not give Council any indication of what way would be better until the year is up. Council agreed to try the four part form.

### **SEWER DEPARTMENT CASH FLOW/SEWER RATES**

Mr. Hatcher stated that we took a look at the possibility of refinancing the existing debt to help with the cash flow. Because the debt will drop off in 2013, it is not feasible. The sewer rate increase is necessary. Mr. Hatcher stated that we do have two pending sewer connection rates, one from Dooney's Pub and one from the Golden Corral which will help us for next year. We will need to take the Township surplus to make the \$1,000,000 debt services due on April 1, 2011. If a resolution is needed, we will have it ready for the public meeting.

### **MANAGEMENT BENEFITS PACKAGE**

Mr. Hatcher stated that there are a few items that need to be amended. We need to include the health insurance buy out of \$2,000, similar to the CWA employees and note the change to the State Health Benefits Program. We also need to cap the accumulated sick pay out at \$15,000 for new employees and for existing employees it will be capped at the accumulated amount as of December 31, 2010. Council agreed to the changes and we will adopt a resolution at the public meeting.

### **MERCANTILE FEE**

Mr. Schwartz supplied Council with a copy of the current fees for Mercantile Licenses. He stated that he does not believe the fees have been increased for several years. He feels

that the Automobile License be increased to \$250.00. That would include used and new dealers and repair shops.

Mr. Moran suggested that we take a look at the entire fee ordinance.

Mr. Paris stated that with the constant changes of the used automobile dealers on Carriage Lane we need to look at the fee the Township charges.

Mr. Long stated that there is some more work that needs to be done on this issue.

Mr. Hatcher stated that these fees can not be used to generate money, they need to be backed up by the cost to the Township. He feels we will probably be close to the \$250. He asked if Council would like him to review the process of obtaining a mercantile license and determine a justifiable cost. Council agreed. Mr. Hatcher will also take a look at what other municipalities are charging and report back to Council.

Mr. Schwartz also asked Mr. Hatcher to take a look at the charges for Mercantile Licenses that are based on square footage.

## **REPORTS**

**ENGINEER** – Mr. Valesi stated that they provided a recommendation to award the contract for the traffic calming improvements to Yansick and Moreland Drive. The low bidder was Arawak Paving at \$228,900, which is within our budget. Council will adopt a resolution at the public meeting.

Mr. Valesi stated that they are preparing a grant application for second round funding for the Myers Tract. They are going to tailor the grant to go along with the handicap accessible field. The deadline is March 31<sup>st</sup>.

Mr. Valesi stated that he was contacted by the construction Manager that is doing work for the school. They want to reconstruct a main driveway apron at the high school. There is a drainage inlet near the driveway that needs to be reconstructed. Mr. Valesi stated that he feels it is the right thing to do because of the condition of the inlet. The cost will be approximately \$5,000. They will include this in their bid and provide the Township with the estimate. Mr. Valesi will report back once they provide the estimate.

Mr. Morrow asked Mr. Valesi if they took a look at the seams on Pancoast Blvd. Mr. Valesi stated that the contractor will take care of repairing the seams.

**Mr. Williams** – Mr. Williams stated that we lost about a four foot section of the conveyor, which is one of the top priorities in the capital projects. He replaced the steel with sheet metal so that it is operational. The Sewer Department has been doing a lot of work at the pump stations and also cutting a lot of routes out of the lines. He will also be working on the renewal of the maintenance contract and electrical contract. He will provide Mr.

Valesi a copy of the past contract. Finally, the DEP has terminated the Administrative Consent Order.

Mr. Paris stated that there has been an odor coming from the Summerhill pump station. Mr. Williams will take a look into this issue. They have been looking at ways to control odor.

**Mr. Schwartz** – Mr. Schwartz stated that he received a complaint about Roland Avenue and reported that we have applied for a grant. He also stated that the resident on Main Street is still concerned about the Green Acres property between Main and Arch Street and his concerns are fire related. He advised them to contact the Fire Department. He also received concerns about the Fire Department sign. Mr. Schwartz asked what can be done with the intersection of Colby and Eighth Street.

**Mr. Morrow** – Mr. Morrow stated that Barlow Chevorlet has a driveway that exits onto Fairview Street. He asked if it could possibly be a right turn only or not an exit at all. Mr. Valesi stated that it is a private driveway that exits onto a county road.

Mr. Morrow also reported that the parking lot at the shopping center on Fairview Street is in terrible condition. Mr. Hatcher stated that we have notified them and he will see where this issue stands.

Mr. Valesi took a look at this but the only way to address the problem is to put a stop sign at Eighth Street but most of the traffic comes from Eighth Street. Mr. Schwartz feels that the signs need to be relocated and asked if we could possibly paint yield in the street. Mr. Valesi will report back at the next meeting.

## **PUBLIC PORTION**

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

Mrs. Fox, Conrow Road, reminded Mr. DeSanto to keep the mulch away from the tree roots because it is not good for the trees. Mr. DeSanto stated that he did remind the employees.

Mrs. Fox stated that she believes there is a requirement to remove snow from sidewalks and there are residents on Conrow Road that never shovel. She also stated that the Township does not shovel the sidewalk along Conrow Park.

Mr. DeSanto stated that they shoveled every park but it may have taken some time because they need to clear the streets first.

Mr. Paris stated that maybe we need to enforce our ordinance.

Mr. Hatcher stated that we do notify the residents that they need to shovel. We tend to wait until the Township has shoveled their sidewalks.

Mr. Paris stated that we should begin enforcing the parking in the streets during storms.

Mr. Hatcher stated that we need to look at the ordinance because it is hard to enforce.

Mrs. Fox asked Council to consider reaching out to business owners to place sidewalks under the high tension wires in Conrow Park. Council will take this under consideration.

Pat Pomeranz, 21 Alden Avenue, asked if the Township could consider setting aside \$500 in the budget for employees that come up with cost savings ideas.

Mr. Paris stated that we need to be very careful how we spend Township funds but he would love to do this.

Mr. Hatcher stated that there was an Attorney General's decision that we were not permitted to use Township funds for employee appreciation or luncheons. We also have to be careful giving out items that are not in the contract.

Pat asked if the dead trees along the river bank can be removed. Mr. DeSanto stated that it is on the schedule to clean up once they get the parks ready.

Mr. Moran made a motion to end the public portion. The motion was seconded by Mrs. Kolodi.

Mr. Moran made a motion, seconded by Mrs. Kolodi to enter into closed session to discuss the TAR litigation.

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

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

Respectfully submitted,

Jamey Eggers, Township Clerk

