

**WORK SESSION
MUNICIPAL BUILDING**

**April 2, 2013
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 28, 2012 and posted on the bulletin board on the same date.

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

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

FIELD USAGE – RAC

Mr. Parento, Chairman of the RAC, discussed with the Council the problems with the usage of the fields. Between himself and Jerry DeSanto, Public Works Superintendent they have closed certain fields for the spring and organizations are still using them. We had notified the different organizations that the fields are closed and we still cannot keep them off the fields. Mr. Parento stated that our code does not have penalties for an organization that does not abide by the rules set by the RAC and Public Works. We also have an issue with organizations using the fields after heavy rain and the fields are being torn up. Mr. Parento stated that certain organizations have by-laws that prohibit use of the fields for twenty-four hours after rain but they do not abide by the rules.

Mr. Catrambone asked if these are individuals or organizations.

Mr. Parento stated that it is mostly organizations holding practices or games. They have been notified which fields are not in use for the spring. Mr. Parento stated that he does not have contact with the individual coaches but he notifies the head of the organizations or individuals requesting the permit.

Mr. DeSanto stated that his main issue is with the twenty-four hour rule. We could have heavy rain for days and once it stops they are using the fields that night which destroys the fields. He is looking for them not to be able to use the fields until 24 hours after heavy rain.

Mr. Hatcher stated that unless the Township shuts down the field it is up to the referee to call a game during rain.

Mr. Long stated that an organizations by-laws does not hold enforcement powers at the Township level. We need to look at the Township ordinance and tighten up the rules regarding the use of fields.

Mr. Schwartz asked if there are any issues closing a Green Acres Park.

Mr. Hatcher stated that you are permitted to close a park to allow grass to grow.

Mr. Morrow recommended that we have Doug Long look at the current ordinance and make recommendation to help tighten it up to deal with these issues.

Mr. Hatcher recommended that we place signs directly on the fields stating that they are under repair.

RED CROSS BLOOD DRIVE – NOVEMBER 27, 2013

Ms. Pangia stated that starting on November 27, 2013 we will begin our rotation with the Red Cross to host blood drives. The rotation will be every 60-75 days depending on their schedules. The blood drive will run from 1-7 P.M. and will be able to accommodate 25-30 people. They will begin setting up about an hour prior.

MAINTENANCE OF EXISTING LANDSCAPING ORDINANCE

Mr. DeSanto discussed with the Council making a change to the current ordinance regarding grass cutting. He is recommending that we add language to the ordinance that the Township will continue to maintain the grass until we are notified in writing by the homeowner or representative that they will be taking on the responsibility.

Mr. Hatcher stated that he wants to make sure that we also cover ourselves with regards to placing a lien on the property. The language is clear for the initial cutting but not for properties that will continue for an entire summer.

Mr. Long stated that he re-write that ordinance to address those issues and will present it to Council at the next work session. He stated that the Mayor will need to appoint Mr. DeSanto as the individual that will handle the enforcement and he feels we should also have written procedures in place that outline the steps.

BUDGET POWER POINT

Mr. Catrambone recommended that Council review the content of the presentation and if they have any questions or concerns they can reach out to Mr. Hatcher.

Mr. Hatcher stated that this information will be placed on the website and will also be handed out the night of the public hearing.

REPORTS

Ms. Eggers – Ms. Eggers stated that we need to approve the advertisement of the RFP for the Tax Attorney. Council agreed.

Mr. Hatcher – Mr. Hatcher stated that he had a meeting with the individual that will be designing the new website, along with Ms. Eggers. The meeting went very well and the format that he presented seems very easy to use. With Council's approval they will move forward with submitting the purchase order. Council agreed.

Mr. Paris asked what the turnaround time will be.

Mr. Hatcher stated that it will be approximately three weeks. We will be billed in three installments.

Chief Parente – No report.

Jerry DeSanto, Public Works Superintendent – No report.

Ms. Pangia – Ms. Pangia stated that the Kids Expo is going very well. We have a lot of vendors responding and we have six confirmed. We are hoping to have 20-25 vendors.

Ms. Pangia discussed with Council holding a Mental Health Expo at the end of May, possibility May 20th. Terry Gonzaga has been spearheading this project. There will be an ongoing presentation in the court room and the different vendors will be set up in the community rooms. She asked for Council's approval in sanctioning the event.

Mr. Schwartz made a motion sanctioning the Mental Health Expo, seconded by Ms. Pangia. All were in favor, motion approved.

Mr. Hatcher asked that we also sanction the Red Cross Blood Drive on November 27, 2013.

Mr. Morrow made a motion sanctioning the blood drive, seconded by Mr. Schwartz. All were in favor, motion approved.

Ms. Pangia stated that on Thursday night she attended Mrs. Kolodi's Vietnam Veterans event and it was truly inspiring. She thanked Mrs. Kolodi and Mr. Gilbert for the invitation.

Mr. Morrow – Mr. Morrow stated that he received an e-mail regarding Lichtenthal Street. The road is deteriorating at the intersection of Pancoast Blvd. He feels that there is something else going on under the road.

Mr. DeSanto stated that he will look at the road again. We have several intersections in town that are in bad shape.

Mr. Paris also asked that Mr. DeSanto look into the opening on Hunter Drive.

Mr. Morrow stated that we have some residents here tonight and he would like to discuss getting our neighborhoods stabilized. Growing up he never had to deal with living next to an abandoned property. The particular property that the residents want to discuss tonight is on Diane Avenue.

Mr. Paris stated that we have also had several residents complaining about a property on Purdue Drive that had a fire back in 2009.

Mr. Long stated that he would like to hear from the residents and then he will do a little more research on the issue.

Mr. Schwartz – No report.

Mr. Catrambone – Mr. Catrambone stated that he talked with Mr. Hatcher regarding the work Comcast is performing in certain neighborhoods.

Mr. Catrambone stated that there was an emergency repair by NJAW Company on Parry Road, which was just paved.

Mr. Paris – Mr. Paris stated that he is receiving a lot of complaints regarding the trash company. After emptying the trash, they are leaving the cans in the street.

Mr. Paris reported that the lights on the hockey rink were left on all night.

Mr. Paris reported that he had a resident contact him regarding Anderson Farms. He will be working on trying to get the County to move on that property.

PUBLIC PORTION

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

Mr. Gilbert, 75 Stewart Avenue, asked if the sewer bills have been sent.

Mr. Hatcher stated that they are going out this week.

Mr. Gilbert reported that there was a spill on the ramp at Bridgeboro and there is now a lot of dirt that was left behind.

Mr. Paris asked that we contact the state.

Mr. Gilbert asked whether he can dispose of a boat at the Clean-up days.

Mr. DeSanto stated that he would only be able to take them if they were cut up.

Mr. Gilbert stated that he is heartbroken that only Ms. Pangia attended the Vietnam Veteran's event held by Mrs. Kolodi. They really missed an opportunity.

Mr. Paris stated that Mrs. Kolodi had some concerns because this was a school event.

Mr. Catrambone stated that because of those concerns they decided to only have Ms. Pangia attend.

Mr. Gilbert stated that the dinner will be held on June 3rd and it will be up to Mrs. Kolodi as to whether Council can attend.

Linda Gilbert, 75 Stewart Avenue, discussed her concerns with the grass and weeds at Bridgeboro Road. It is very dangerous and difficult to see.

Mr. Paris stated that he agrees but it is the responsibility of the state.

Marlowe Smith, 124 Linda Avenue, stated that he is here tonight, along with several other residents, discuss a vacant property at 125 Diane Avenue. This property has been vacant for the last two years and is in terrible condition. It barely gets landscaped and no one clears the snow from the sidewalks. Last year the deck was removed but there is still an area that is open near the roof line. The gutters and fence are also falling down and it is a major safety concern.

Mr. Long asked who owns the property.

Mr. Hatcher stated that a bank is paying the taxes. Last year, the Construction Code Official inspected the property and found some safety concerns which the bank did address. He can have him go out and perform another inspection.

Paul Fee, 123 Linda Avenue, reported that the tarp, which was placed on the roof last year has since blown away. The house cannot be structurally sound with all the water getting inside the house.

Mr. Long stated that he doubts that the property is not structurally sound but there does appear to be some safety concerns. He feels that the Construction Code Official should inspect the property and we should notify the bank that it is becoming a nuisance and we would like to sit down with them to address our concerns.

Janette Volpe, 200 Diane Avenue, stated that there are signs on the property that it has been condemned.

Mr. Paris asked if we can ask the bank what their intentions are with the property.

Mr. Long stated that there is nothing stopping the Township from having a conversation with the bank.

Mr. Schwartz recommended that we have the Construction Code Official report back his findings to Council.

Mr. Long stated that we have an ordinance in place that can address some of the concerns.

Mrs. Fee, 123 Linda Avenue, stated that it is difficult to even walk along the property.

Mr. Long stated that he will do some research on how aggressive we with can get with this issue.

Mr. DeSanto stated that last year we cut the grass on sixty properties many of which are abandoned.

Mr. Morrow recommended that Council review some of the information presented by Marlowe Smith. He also thanked the residents for coming out to address their concerns.

Marlowe Smith mentioned that there are a lot of individuals in town that are real estate developers and if we could get a list together we may be able to get them interested in the properties.

Mr. DeSanto stated that there are individuals that are interested in buying the property but they are tied up with legal issues.

Gary Rehmann, 123 Diane Avenue, asked if Council can do anything to help keep these properties in good shape.

Mr. Long stated that we can if there are safety issues. If there are things flying into their yards from the property they need to call the Construction Code Official right away.

Mr. Fee stated that PSE&G was out there today but he is not sure what they did.

Mr. Catrambone stated that we will have the Construction Code Official take a look at the property and will discuss this again next week. He asked that the residents keep Council updated on the issues.

There were no additional comments.

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

RESOLUTION 2013-38 CLOSED MEETING RESOLUTION

WHEREAS, N.J.S.A. 10:4-6 et seq. (Open Public Meeting Act) provides for the exclusion of the public from public meeting for certain reasons; and

WHEREAS, it is necessary to close the conference meeting of April 2, 2013 for the following reason:

1. Contract Negotiations
2. Delran/Riverside Sewer Agreement
3. NJ American Water Tax Appeal

NOW, THEREFORE, BE IT RESOLVED that the meeting is closed for the reasons above in accordance with the Open Public Meeting act.

Ms. Pangia made a motion to adopt Resolution 2013-38, seconded by Mr. Morrow. All were in favor, motion approved.

At this time, Council entered into executive session.

Mr. Morrow made a motion to end closed session and reopen the meeting to the public. The motion was seconded by Mr. Schwartz. 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