

**WORK SESSION  
MUNICIPAL BUILDING**

**April 4, 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:** Mr. Schwartz., Ms. Pomeranz, Mr. Morrow and Mr. Catrambone were present. Mrs. Kolodi was absent

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

**PERSONNEL POLICY MANUAL**

Mr. Hatcher reported that we provided Council will a copy of the policy and the changes that are recommended by the MEL. They have recommended language changes in the area that covers the Americans with Disabilities Act and the area that handles the area with access to personnel files. They no longer want medical items in the personnel files. The final change deals with e-mails, voicemails, computer and internet usage. If the town follows the MEL recommendations, they will offer the town a lower deductible. There is a checklist that we will need to complete by May 1, 2012 to be in compliance. If Council agrees, we can make the changes and distribute the policy to the employees. Council agreed to the changes. Council will adopt a resolution at the public meeting.

**MUNICIPAL PARK DEVELOPMENT GRANT**

Mr. Hatcher stated that he wanted to make sure that Council was in agreement to continue to apply for this grant for the Myers Tract project. Council agreed.

**WATERFORD DRIVE**

Mr. Hatcher stated that NJ American Water Company will be making the final street repairs in April. We were hoping to have about 40% of the street repaved. They are receiving quotes for that option plus the option of only repaving what they disturbed. We should hear back from them shortly.

Mr. Paris asked if the residents have been notified that the repairs will be made this month.

Mr. Hatcher stated that we put the information on the website. The water company will also notify the residents when they will be doing the paving.

## **REQUEST FOR SEWER ADJUSTMENTS**

Mr. Catrambone stated that we received three adjustments for sewer.

The first is from 22 Yansick Drive. They had a leak in their pool and they needed to fill it in February and March of 2011. Council agreed to make the adjustment from \$257.75 to \$137.75.

The second is from 906 Oberlin Avenue. They had problems with their toilet causing it to run. Council agreed to reduce their quarterly bill from \$182.75 to \$142.75.

The third requested was from 307 Nicholas Drive. This owner was renting the residence last year to a family of five and the residence is now only has a single occupancy; therefore he is requesting that the bill be adjusted. There was no leak or any dispute that the bill was based on the actual water consumption. Council agreed that they did not want to make any adjustment.

Council will adopt a resolution at the next meeting approving the adjustments.

## **2012 MUNICIPAL BUDGET**

Mr. Hatcher stated that he has completed the 2012 Budget power point presentation for the website. If anyone sees any problems with the presentation or if there is anything they would like to see added on the presentation to let him know. Mr. Hatcher stated that he will be making changes to the "Budget in a Nutshell" page to help explain the affect of the reassessment. Mr. Davis, Tax Assessor, will also be at the public meeting to answer any questions.

## **REPORTS**

**Ms. Eggers** – Ms. Eggers asked that anyone wanting to participate in the Riverside Memorial Day Parade to please let her know so she can submit the registration.

Mr. Catrambone stated that he did speak with them and they need the participants by May 1<sup>st</sup>. We will donate a wreath from Mayor and Council and divide the cost amongst each other.

**Mr. Hatcher** – Mr. Hatcher reported that everyone received a memo on the Baseball Tomorrow Grant. The grant was submitted for Leon Avenue Field. The grant is a revolving grant and will be available for future projects. There is no obligation to accept the funds if there are conditions to receiving the money. Council can make the decision if we receive the grant.

**Mr. Marmero** – No report.

**Ms. Pomeranz** – Ms. Pomeranz stated that the Positive Press had the wrong time for our Council meetings and she notified them of the correction.

Ms. Pomeranz asked when Council is going to discuss the COAH Trust Fund.

Mr. Hatcher stated that he is going to ask Mr. Coluzzi to report on that at the next work session.

Ms. Pomeranz stated that the Finn Credit has run a beta test on property tax credit program in Marlboro Township. They wanted to run the test to make sure that everything ran smoothly and she will check back with them in a few months.

Ms. Pomeranz stated that the school budget is coming in under cap but they will have a referendum on the ballot in November.

**Mr. Morrow** – Mr. Morrow asked if there is any update on the BCCI agreement for the feral cat program.

Mr. Hatcher stated that they are reviewing the agreement and they will get back to the Township.

Mr. Morrow stated that there are several companies that will buy up foreclosure properties and they end up as rentals. He wants to try and protect this Township from this type of thing. We may need to look into an ordinance that will put stricter guidelines on rentals.

**Mr. Schwartz** – No report.

**Mr. Catrambone** – Mr. Catrambone stated that a resident on Southview Drive, that backs up to the soccer fields, asked if we could install signs about picking up after your animals.

Mr. Hatcher stated that they are looking into installing bag holders with the Clean Communities Grant in the parks.

Mr. Catrambone stated that 217 Sharrow Vale is already out of control with high grass.

Mr. Hatcher stated that he asked Mr. DeSanto last week to look at the properties that were an issue last year and start the process to allow us to cut them again this year.

Mr. Catrambone asked if we have an update on the Hartford and Conrow intersection.

Mr. Paris stated that the project will begin after school ends for the year.

**Mr. Paris** – Mr. Paris stated that the last two weekends he received calls about parking on the grass at Summerhill fields. The police went out and issued warnings. In the meantime, we had some discussion on allowing them to park on the upper area for games. The ideal situation would be extending the parking lot, but if that can not happen, we may want to allow them to park in the upper area.

Mr. Catrambone asked if we could use the millings from the road program.

Mr. Hatcher stated that to extend the parking lot area we would really need to pave that area. Mr. Hatcher stated that he will redistribute the memo from the Engineer with the cost estimate for extending the parking lot.

Mr. Paris stated that he has been talking to the water company about painting Delran on the water tower. They are looking to approach the school to have a contest on the font that will be used. Council had no objection to reaching out to the school if there is enough time.

### **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.

Bill Pfeffer, 43 Chester Avenue, asked if Ms. Eggers can please e-mail the Open Space Ordinance.

Mr. Pfeffer discussed with Council his concerns over 33 Chester Avenue. It appears that there is a male living there with five to six juveniles. They have gone to the police and reported concerns about issues. There are seniors that live in the area and they are becoming scared. The yard is also not maintained. He believes the house is in foreclosure.

Mr. Paris recommended that we have the police look into this property and also have Mr. McCurley look into the property maintenance issues.

Mr. Pfeffer asked for an update on the flooding at the river.

Mr. Paris stated that we are continuing to look at grants.

Mr. Pfeffer asked if a grant has been filed.

Mr. Catrambone stated that we have filed for one grant already and we are looking at applying for another grant for the bank erosion.

Mr. Pfeffer stated that we need to bring in dirt to build up the banks.

Mr. Morrow stated that we can not do anything with approval and permits.

Mr. Pfeffer asked if the Township receives a grant, what will do to help the flooding.

Mr. Catrambone stated that we will build up the banks and take measures to maintain them. There is also a pipe that needs to be repaired to keep water from coming in through the pipe up into the street.

Mr. Pfeffer asked if the signs that we are going to place in the parks, warning people to clean up pet waste, will be backed up by an ordinance.

Mr. Hatcher stated that we have an ordinance in place already and the sign will reference the ordinance.

Mr. Pfeffer asked is there is any update on a builder coming into the Willow Brook Country Club.

Mr. Hatcher stated that on the Delran side there has been no movement. There were approvals in place for an age restricted development but nothing has moved forward.

Mr. Pfeffer asked if there are any other open space areas in Delran that would be available to purchase.

Mr. Hatcher stated that there are no other significant parcels left in the township.

Don McCabe, Faunce Street, recommended that we have an ordinance to restrict the number of homes per acre to keep townhomes and apartments from being built.

Mr. Morrow stated that we did tighten up the ordinance a few years ago.

Mr. McCabe stated that if we required one or two homes per acre it would keep the number of homes down and we would not have to buy the land for open space.

Mr. Hatcher stated that the requirements are different per zone. On the Willowbrook property, the builder presented a plan for a higher number of units but in return, the development would be age restricted. This helps by having a minimum impact on the school.

Mr. McCabe stated that the land that the Township owns should be inspected by the Fire Department because there are many dry leaves in the area.

Mr. Paris stated that we have started to clean up Lake Lonnie and also Faunce Street Park.

Mr. McCabe asked if the incident report from the January 24<sup>th</sup> Council meeting can be fixed because it has his name listed on the report.

Mr. Hatcher stated that at the time the police were called in Mr. McCabe was speaking because Mr. Baker had sat down. Mr. Hatcher will speak to the Officer and have it corrected.

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

**TOWNSHIP OF DELRAN  
RESOLUTION 2012-40  
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 4, 2012 for the following reason:

1. CWA Contract Negotiations
2. Condo Agreement with The Grande

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

Mr. Morrow made a motion to adopt Resolution 2012-40 and enter into executive session. The motion was seconded by Ms. Pomeranz. All were in favor motion approved.

At this time, Council entered into executive session.

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

Mr. Hatcher stated that Mr. McCurley removed signs over the weekend that belonged to the Soccer Club. He did not believe that they had a permit for the signs but in fact, they did have a permit. The signs were put in the dumpster out back and it has since been emptied. They have not asked to be reimbursed but Mr. Hatcher asked them to get back to him on the total number of signs that were trashed. Mr. Hatcher stated that he has asked Mr. McCurley that if he removes sign from non-profits to hold them for a few weeks before throwing them away. Council agreed that they would be willing to cover the cost to replace the signs.

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

Respectfully submitted,

Jamey Eggers, Township Clerk