

**WORK SESSION
MUNICIPAL BUILDING**

**April 12, 2016
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 12, 2016 and posted on the bulletin board on the same date.

ROLL CALL: Mr. O'Connell, Ms. Pangia, Mr. Schwartz, Mrs. Kolodi and Mr. Catrambone were present.

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

STELLWAG FARMS REDEVELOPMENT PLAN

Mr. Catrambone stated that this item needs to be tabled until executive session.

Mrs. Kolodi made a motion, seconded by Ms. Pangia to move this item to executive session. All were in favor, motion approved.

ABANDONED AND VACANT HOMES

Mr. Hatcher stated that he and Mr. Long have a meeting tomorrow with the company that submitted a proposal to handle the vacant and abandoned homes. In the meantime, to get things moving with establishing the list we would like to appoint Ted Reimel as the municipal representative to handle this list and the registration requirements. We have already established a list of approximately ninety homes. Council agreed.

**TOWNSHIP OF DELRAN
RESOLUTION 2016-81**

**APPOINTING TED REIMEL, ZONING OFFICER, AS THE
MUNICIPAL PUBLIC OFFICIAL TO CARRY OUT THE RESPONSIBILITIES
ESTABLISHED BY ORDINANCE 2016-02 & 2016-03**

WHEREAS, Township Council adopted Ordinance 2016-02 & Ordinance 2016-03 on March 9, 2016; and

WHEREAS, the ordinances require the appointment of a Municipal Public Official for the purpose of carrying out the responsibilities established by the ordinances.

NOW THEREFORE, BE IT RESOLVED by the Township Council of the Township of Delran that Ted Reimel, Zoning Officer, be and is hereby appointed as the Municipal Official to carry out the responsibilities as described in Ordinance 2016-02 & 2016-03.

Mrs. Kolodi made a motion, seconded by Mr. Schwartz to adopt Resolution 2016-81.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 5

Nays: None

Motion Approved

NEW OWNERS- SEWER

Mr. Hatcher stated that the following properties have new owners and based on the regulations, the sewer bill will be adjusted to the minimum. They are:

54 Stoneham Drive
7 Ashley Drive
22 Yansick Drive
16 Woodyfield Lane

Ms. Pangia made a motion to approve the adjustments, seconded by Mrs. Kolodi.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 5

Nays: None

Motion Approved

TENBY CHASE SWIM CLUB DRAINAGE IMPROVEMENTS

Mr. Winckowski stated that we have received a grant for drainage improvements along the Tenby Chase Swim Club property. We received quotes for the project and the low bid was from R. Moslowski Excavating in the amount of \$32,700. This amount is below the bid threshold but above the pay-to-play threshold. The amount is also within the grant funding. If Council agrees to move forward, they will also need to sign a consent agreement with PSE&G because the work will take place within their easement. If authorized the work can be completed by Memorial Day.

Council agreed to authorize the contract and execution of the PSE&G consent agreement at the next work session pending the completion of the political disclosure form.

REQUEST TO SELL 109 FOXGLOVE DRIVE

Mr. Catrambone stated that we discussed this several times and we need to authorize a Resolution for the request to sell 109 Foxglove Drive.

Mr. Long stated that a Resolution was prepared and included in the packet. Council agreed to adopt the Resolution tonight.

**TOWNSHIP OF DELRAN
RESOLUTION 2016-82**

**RESOLUTION OF THE TOWNSHIP OF DELRAN
APPROVING THE ISSUANCE OF A REQUEST TO SELL
THROUGH THE NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY,
HOUSING AFFORDABILITY SERVICE PROPERTY LOCATED AT
109 FOXGLOVE DRIVE, DELRAN, NJ 08075 AND IDENTIFIED AS BLOCK 118.21, LOT
1, QUALIFIER C0109 ON THE TAX MAPS OF THE TOWNSHIP OF DELRAN**

WHEREAS, the Township of Delran ("Township") is required by law to provide a reasonable opportunity for the development of its fair share of affordable housing, and is required to maintain within the Township a certain number of deed-restricted low- and moderate-income housing units pursuant to certain rules and regulations promulgated by the New Jersey Council on Affordable Housing ("COAH"); and

WHEREAS, the SummerHill Condominium Association, Inc. ("Association"), applied to the Superior Court of New Jersey for the County of Burlington to collect on a Judgment for outstanding dues, fees, and related costs obtained against Karlie Waldman, the owner of an affordable unit located at 109 Foxglove Drive, Delran, NJ 08075 and identified as Block 118.21, Lot 1, Qualifier C0109 on the Tax Maps of the Township ("Subject Property"). The Association sought a Sheriff's Sale of the Subject Property to satisfy the Judgment.

WHEREAS, the Township intervened and acquired title to the Subject Property by deed via a Sheriff's Sale in order to protect the affordable housing deed restrictions and the COAH credit for the unit by ensuring compliance with the applicable law. Said deed is recorded in Deed Book 6726, Page 600, *et seq* with the Office of the County Clerk for the County of Burlington.

WHEREAS, Ms. Waldman then remained in possession of the Subject Property and failed to vacate, and thereafter Township obtained a Writ of Possession. Ms. Waldman then vacated the Subject Property, which is now in possession of the Township.

WHEREAS, the Township has confirmed that neither Ms. Waldman nor any other individuals are currently residing on the Subject Property.

WHEREAS, the Township now wishes to continue the process of conveying the Subject Property to an individual who has been income-certified by the Administrative Agent for the affordable housing properties in the Township, the New Jersey Housing and Mortgage Finance Agency, Housing Affordability Service ("HAS").

NOW THEREFORE BE IT RESOLVED, upon proper Motion and Vote by the Township Council for the Township of Delran, as follows:

1. The Township Administrator is authorized to submit a written request to HAS to sell the Subject Property, which is now unoccupied, to an income-certified

individual through the affordable resale process and in compliance with the Local Public Contract Law.

2. The Township Administrator and Solicitor are authorized to execute any other necessary documents to facilitate this process.

Mrs. Kolodi made a motion, seconded by Mr. Schwartz to adopt Resolution 2016-81.

There being no questions, the roll was called.

Mr. O'Connell, Ms. Pangia, Mr. Schwartz, Mrs. Kolodi and Mr. Catrambone voted aye.

Ayes: 5

Nays: None

Motion Approved

SOIL EROSION CERTIFICATION/SEWER GARAGE

Mr. Catrambone stated that there was a Soil Erosion Certification received by the Sewer Authority for a planned garage at the plant. The certification is about to expire and we need to determine if there is any plan to build a garage or let the certification expire. Council agreed that there are no plans to build a garage and they will let the certification expire.

REQUEST FROM DELRAN SOCCER CLUB TO MOVE LIGHTS

Mr. Hatcher stated that we have received a request to move the portable lights to either Don Deutsch Field or Delran Community Park.

Mr. Kennedy, President of the Delran AA stated that the concern is the excess use on the other fields and they will not be able to be used in the fall.

After discussion, Council agreed to allow the lights to be moved to Delran Community Park.

REPORTS

Ms. Eggers – No report.

Mr. DeSanto – No report.

Mr. Hatcher – No report.

Mr. Winckowski – Mr. Winckowski reported that the Swedes Lake Outfall Project is out to bid along with the Community Park Concession/Bathroom Facility.

Mr. Long – No report.

Mr. O'Connell – No report.

Ms. Pangia – Ms. Pangia thanked Council for supporting the Joint Statement by the Delran Education Association, the Delran Board of Education and the Principals and Supervisors Association.

Mr. Schwartz – No report.

Mrs. Kolodi – Mrs. Kolodi stated that she wanted to address some of the issues regarding the donations for Delran Community Park. Mrs. Kolodi detailed the fundraising efforts from the beginning until now. Mrs. Kolodi stated that the sponsorship form was brought to Council in the spring of 2015. Once Council approved the form it was brought to the Delran AA. Every business that was approached was given a packet that included the form, pictures, the plan for the fields and a brief description. Mrs. Kolodi stated that it was brought to her attention that there was an issue with naming rights. It has always been on the form that as part of the sponsorship the business name would be placed on scoreboard, field and/or bleachers. There were no secret meetings, sponsorships and/or promises made. At the March 22nd meeting, she read a list of the sponsorships received up until then. Each business was provided the same opportunity. Mrs. Kolodi stated that it was also mentioned that the public was not made aware of the sponsorships. The Burlington County Times did a story on the opening of the park and were told about all the sponsors, they chose to only mention a few sponsors. All major and minor sponsors were invited to opening day. Mrs. Kolodi stated that she was assigned to help the Delran AA. She gave Mr. Kennedy credit for the fundraising, he was always the lead individual. Most of the sponsorships came in starting in February 2016. Prior to that only three checks were received. Mrs. Kolodi stated that she feels she reported on the sponsorships in a timely manner. Ms. Eggers has always had a running total of the donation and no cash was ever received. Any items ordered for the park have been done between Mr. Kennedy, Mr. DeSanto and Mr. Hatcher. Mrs. Kolodi stated that she feels bad that the sponsors have to read the turmoil on Facebook. We approached them in a positive light and they have responded in good faith. She would hate for them to feel that she or the Delran AA deceived them in any way. She is happy to take any questions. There has not been any discussion on changing the name of the park. The park will always be Delran Community Park.

Mr. Paris stated that because of the negative talk, Mrs. Kolodi didn't want to get involved with the last two fundraising meetings. We can't let this affect what we are doing for the Community. There is no reason to bash the efforts of fellow Council member and it needs to stop.

Mr. O'Connell made a motion to open the meeting to the public, seconded by Mrs. Kolodi. All were in favor, motion approved.

Tom Tartaglia, 58 Springcross Drive, asked where the innuendos and questions were coming from.

Mr. Catrambone stated that they are coming from Facebook.

Mr. Tartaglia asked why there are questions. Mrs. Kolodi and Mr. Kennedy are two of the most honest people he knows. How can you question that amount of fundraising being brought back into the community.

Mr. Catrambone asked if anyone on Council would like to answer that question.

Mr. Schwartz stated that his posts on social media were responses to questions asking where Hunters Glen Field is located. On the form one of the sponsorships is to have a field named after the business. The Township is not fundraising, this is the Delran AA which is fine. Mr. Schwartz stated that he does not see why answering a direct question on Facebook regarding Hunters Glen Field is an issue. The last conversation he remembers having with Mrs. Kolodi regarding fundraising is that Council members should not be involved and he agreed with her decision. Mr. Schwartz stated that Council does not like the fact that he shares his opinion on Facebook. He feels that fundraising for the park is great. He shouldn't have to receive an invite on Facebook regarding a field being named after Hunters Glen.

Mrs. Kolodi read the Mr. Schwartz's response from Facebook. Mrs. Kolodi stated that she read a complete list of the sponsorships at a public meeting. The sponsorship for naming of a field has always been on the form. Hunters Glen was announced as a scoreboard sponsor at that meeting. She is disappointed that he indicated that the sponsorships were a secret.

Mr. Schwartz stated that he did not initiate the conversation, he responded to a message about the naming of the field.

Mrs. Kolodi stated that his response to that was I guess which gives people the impression that the field is being named after Hunters Glen when she believes he knew it was not. They were going to have their name on a scoreboard. At this time, no business has expressed interest in naming rights to a field so they did not push that. All sponsorships are accounted for either with the Township or the Delran AA. Right now we have a total of \$32,500. She hopes we can move forward.

Mr. Kennedy stated that the question on Facebook was what is the new field in Hunters Glen and then Mr. Schwartz went on a tangent about Delran Community Park. His response could have been there is no field in Hunters Glen.

Mr. Schwartz stated that he appreciates that Mrs. Kolodi gave an update on the fundraising tonight and his response would have been different if this question was asked tomorrow.

Mr. Kennedy stated that his post on social meeting represent the town.

Mrs. Kolodi stated that Mr. Schwartz's response on Facebook was posted on April 6th and she read the entire list of sponsors at a meeting prior to that.

Mr. Kennedy stated that everything they are doing is for the kids. He worked hard on the fundraising to try and help get items for the park so the Township does not have to purchase those items. Why spin something positive into something negative.

Myla Rodgers, 312 Arch Street, stated that Mrs. Kolodi mentioned that checks were given both to the Delran AA and the Township. Isn't it better if one person was to handle those funds.

Mrs. Kolodi stated that Ms. Eggers is keeping track of the funds that come into the Township and Mr. Kennedy is keeping track of all the donation collected by the AA. Some

checks were made out to the Delran AA and we are working on getting all those funds into the Township account for Delran Community Park.

Ms. Rodgers asked if a donation to the Township or to the Delran AA is a tax deduction.

Mr. Long stated that a donation to the Delran AA would be but for the Township it may not be.

Mr. Kennedy stated that the reason some donations came into the Delran AA is because they have been making purchases.

Mr. Schwartz stated that is what makes him nervous. There are different accounts and the Delran AA is making purchases for the park.

Mr. Paris stated that there are also two accounts for Jake's Place. One with the Township and one with Jake's Place.

Mrs. Kolodi stated that any item on this sponsorship form is coming into Township and purchased through the Township. What Mr. Kennedy is talking about are additional items not on the list such as equipment and items needed to line the fields. They are also running a brick program.

Ms. Rodgers asked who owns the items being purchased.

Mr. Catrambone stated that the Township will own those items.

Ms. Rodgers asked if we received sponsorships for all the scoreboards and all fields.

Mrs. Kolodi stated that we have three out of four scoreboards have sponsors. No sponsorships have been received for fields so we are not moving forward with that at this time.

Mrs. Kolodi made a motion to end the public portion of the meeting. The motion was seconded by Mr. O'Connell. All were in favor, motion approved.

Mr. Catrambone – Mr. Catrambone stated that he appreciates transparency and he feels what Mr. Schwartz is looking for is there.

Mr. Paris – Mr. Paris asked that since we are getting close to the phase of the park that includes Jake's Place, can we get an accounting of the funds they have collected. He would like to know the anticipated cost of the project and what is currently in both the Township account and Jake's Place account.

Ms. Pangia stated that she does not represent Jake's Place.

Mr. Schwartz stated this is a very good questions. As part of the MOU, Council is required to appoint someone to be a liaison for the Township.

Mr. Catrambone stated that he would like a motion to appoint Ms. Pangia as the liaison. Mr. O'Connell made a motion, seconded Mrs. Kolodi to appoint Ms. Pangia as the liaison for Jake's Place. All were in favor, motion approved.

Ms. Pangia stated that she will get the information requested.

PUBLIC PORTION

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

Mr. Kennedy, President of the Delran AA, stated that he understands that there was fundraising done for the Special Needs bowling program. He asked who did that fundraising and who received the money.

Mr. Schwartz stated that he did the fundraising and they paid it directly to the bowling alley.

Mr. Kennedy asked why they were never notified this was happening since they hold the insurance for the Special Needs Program.

Mr. Schwartz stated that it was not run under the Delran AA, it was ran under the bowling center.

Mr. Kennedy stated that there were concerns brought up at bowling regarding the safety of the turf field. Is the field safe for the kids?

Ms. Pangia stated that her original question was regarding the latex and it was answered that there is no latex in the turf.

Faye Schwartz, 501 Brown Street, stated that tires are used in the making of the turf and they really can't determine if there is latex in that material.

Mr. Catrambone asked Mr. Winckowski to report on this issue.

Mr. Winckowski stated that the concern over the use of recycled tires has been around for years. The concern over whether it is safe for kids has been a concern. State, federal and national agencies have been investigating these fields. There are numerous studies that indicate the fields are safe and pose no health risk. They are also more environmentally friendly than grass fields.

Mr. Schwartz stated that each parent needs to make a determination as to whether they feel the field is safe. He only shares the information he has.

Mrs. Schwartz stated that it is legal and there are CDC reports that show that as the fields wear down, lead and other contaminants are present. It has also been linked to types of cancer. These fields require special maintenance that she does not feel Council was made aware of.

Lucy Horton, 107 Wayside Court, stated that she believes the material they are talking about is the same as tire mulch, which is used on playgrounds and approved by the state.

Mr. Schwartz stated that there is no question over the legality of the material. When the material is removed it has to be disposed of as hazardous material.

Mr. Winckowski stated that he did not believe it was considered hazardous material.

Mr. Catrambone stated that he recommends each parent make their own decision.

Mr. O'Connell made a motion to end the public portion of the meeting. The motion was seconded by Mrs. Kolodi. All were in favor, motion approved.

Mr. O'Connell made a motion, seconded by Mrs. Kolodi to enter into closed session for discussion on the following issue: Contract Negotiations/Potential Litigation Stellwag Farms Redevelopment Plan.

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

Mr. O'Connell 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