

**WORK SESSION  
MUNICIPAL BUILDING**

**April 20, 2011  
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, 2010 and posted on the bulletin board on the same date.

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

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

### **REQUEST FROM PATROLMAN WALLIS**

Patrolman Wallis stated that he will be deployed on May 1, 2011 and is requesting that he receive the same consideration that Patrolman McCurdy received in 2005. Patrolman McCurdy received 90 days full pay and matching base pay and healthcare coverage for his family for the remainder of his deployment. He is concerned for his family while he is serving. He stated that he knew that the policy was changed but he was not concerned at that time.

Mr. Morrow stated that the reason the request was denied was because we wanted to follow the policy. Council can not make a decision on the changing that policy this quickly. Mr. Morrow stated that we recently had other employees come forward asking for this Council to change the policies on certain issues and we held to the policy. That is why he feels we need to follow the policy on military benefits.

Mr. Moran thanked Patrolman Wallis for his services and stated that this is not personal. He feels that we need to follow the policy.

Mr. Morrow stated that this Council will do everything we can to help his family.

Patrolman Wallis asked how we can change the policy.

Mr. Long stated that it would take a vote by Council.

Mr. Morrow stated that it would take time for Council to review this policy and how any changes would affect the Township.

Mr. Schwartz stated that after the last meeting he reached out to people he knew at Fort Dix and he has put together some information for Patrolman Wallis. He wanted to make sure that he knew everything that was available to him.

Patrolman Wallis stated that he has been in the military for quite some time and he is aware of the allowances, unfortunately, they are not enough.

Mr. Paris stated that we have had to deal with difficult decisions. It is not something that we want to do but we have to because of the economy. He will offer any support to his family while he is gone.

Patrolman Wallis asked when the policy will be reviewed again.

Mr. Hatcher stated that the Joint Insurance Fund requires us to review the policy every two years and it will be up for review at the end of this year.

Mr. Catrambone stated that it is a financially different world than 2005. We did agree that we would make sure that there was no lapse in coverage for his family.

Patrolman Wallis stated that once he is away it will be very difficult for him to have contact with his family to know if they are having problems.

Mr. Morrow stated that his family can reach out to them and we will help them in any way.

### **TOM DAVIS, ASSESSOR – REASSESSMENT PROGRAM/TAX APPEALS**

Tom Davis stated that he was in here back in February talking to Council about having a reassessment in town. He feels at this time it definitely needs to be done, we are right on the edge. If Council agrees, he will need a resolution supporting him to petition the County Board of Taxation for the reassessment. He has talked to them and they do not see a problem but he wants to make sure they do not require us to do inspections again because he does not feel there is a need.

Mr. Paris asked if the money is budgeted for the reassessment.

Mr. Hatcher stated that we would do a special emergency which would allow us to pay this back over the next five years.

Mr. Davis stated that he would be looking to change the assessments about 10% which would help protect the Township. This will have no impact to the residents.

Council supports the in-house reassessment program and will adopt a resolution at the public meeting.

### **FEE ESTIMATE FOR REVISION TO DELRAN SEWERAGE AUTHORITY RULES AND REGULATIONS**

Mr. Valesi stated that the rules and regulations need to be updated. There are a number of items that need to be revised. They have laid out a process and prepared an estimate of \$15,000 based on the hours they feel it will take to complete.

Mr. Hatcher stated that the \$15,000 represents 60% of the total sewer engineering budget.

Mr. Paris asked if we can do this in phases.

Mr. Valesi stated that they have broken it down into tasks and recommended that we authorize an amount to allow him to begin to work on this project. He does not believe that our rules and regulations are in compliance with the state and would like to at least begin to review the regulations.

Mr. Williams stated that this year the Sewer Department will receive a new permit from the state in July and once we do that we will have sixty or ninety days to submit the rules and regulations to the state for review. We will most likely have some comments on the rules and regulations the way they are now.

Mr. Hatcher stated that he will work with Mr. Valesi to determine an amount that they feel comfortable allocating to the updating the rules and regulations and report back to Council.

### **TENBY CHASE CROSSWALK IMPROVEMENTS**

Mr. Valesi stated that he issued a report and made recommendations on how to slow traffic down on Tenby Chase Drive. They recommended that we improve the existing crosswalks at Southview Drive and Redstone Ridge and also improve signage. They do not recommend installing a mid block crosswalk. If this is not effective then we can take another look at the issue. Council agreed to update the existing crosswalks and they will continue to monitor the issue. Public Works will be able to take care of the improvements.

### **JANITORIAL BID RESULTS**

Mr. Hatcher stated we received bids for janitorial services and the low bid came from Crystal Cleaning in the amount of \$17,000 for five days a week. He recommended that we award the bid at the public meeting.

Council agreed and a resolution will be placed on the public meeting agenda.

### **REPORTS**

**Mr. Hatcher** – Mr. Hatcher asked if Council would like to waive the sewer bills for the burnt out units in the Grande. The billing would begin again once the certificates of occupancies are issued. Council agreed. The resolution will be placed on the public meeting agenda.

Mr. Hatcher stated that we have two more requests for hardship waivers and asked if we needed to take any action.

Mr. Long asked that he forward them to his office.

Mr. Hatcher stated that we are in communication with the state regarding the budget. There are a few items we need to address but we may need to amend the budget for a grant that was not on the document. It will not have an impact on the budget. The public hearing will be on Tuesday. If we do not need to amend the budget, we can also adopt on Tuesday.

Mr. Hatcher reported that the Emergency Management Coordinator put out a robo call to the residents asking them to notify the Township of any flooding issues from the last storm. We may be able to apply for FEMA for aid. Mr. Catrambone will also place the information on the website.

Mr. Hatcher asked that Mr. Long reach out to the attorney for the Grande Townhouse Association. We have never had an agreement with that Association and they are now looking for some back payment for services.

**Mr. Valesi** – Mr. Valesi stated that they are setting up a pre-construction meeting for Yansick and Moreland Drive.

Grant applications are still pending for the County Open Space Grant and Community Development Block Grant.

Mr. Valesi stated that he has worked with Mr. DeSanto and prepared preliminary cost estimates for roads they feel are in need of repair. He submitted the report to Council.

Mr. Hatcher stated that we authorized \$32,500 of down payment money which allows us to borrow about \$600,000 for capital improvements. He will also look to see if there are any funds in current bond ordinances.

Mr. Catrambone stated that there are several intersections that are in need of repair.

Mr. Paris stated that one road he feels is in need of repair is Swedes Run Drive.

Mr. Valesi stated that if we begin Swedes Run Drive it may help us get a Department of Transportation Grant next year.

Mr. Paris also stated that Parry Road is also bad.

Mr. Moran agreed that we said last year that we wanted to begin Swedes Run. He also thought that we discussed Third Street.

Mr. DeSanto stated that Parry Road is worse than Third Street.

Mr. Hatcher stated that the remaining section of Haines Mill Road is also in bad condition and will continue to get worse.

Mr. Valesi stated that in his report he recommended that we apply for the DOT grant for that remaining section of Haines Mill Road.

Mr. Paris recommended that we look at Swedes Run Drive, beginning at Conrow Road, Parry Road and Third Street.

**Mr. Williams** – Mr. Williams stated that the Sewer Department would be able to hand out flyers to the Riverside Park area notifying the residents to report flooding issues. Mr. Hatcher will touch base with Walt Bauer, Emergency Management Coordinator, and let him know.

**Mr. DeSanto** – Mr. DeSanto, Public Works Superintendent, stated that it would cost \$2300.00 to place the no parking signs on Fairview Street. He budgeted \$4,000 for the entire year and we are hurting on stop signs.

Mr. Valesi stated that we are still waiting for the details from the county. We will not be able to enforce the ordinance without proper signage. He stated that the police are requesting that the sign be placed every 100 feet.

Mr. Morrow stated that we should continue to push the sidewalks on Fairview Street.

Mr. DeSanto also stated that in 2012 we will also be mandated to replace all of our street signs to meet certain requirements.

Mr. Hatcher stated that it could really hurt our budget.

**Ms. Eggers** – Ms. Eggers asked if everyone is in agreement to appointment Keith Pogoda as the alternate on the Zoning Board. Council agreed. We will make the appointment at the public meeting.

We also need to appoint the position of Emergency Management Coordinator and Deputy. Council agreed to appoint Walt Bauer as the Emergency Management Coordinator and Kevin Devlin as the Deputy. A resolution will be placed on the public meeting agenda.

**Mr. Moran** – Mr. Moran asked if we are eligible for the recycle bank program.

Mr. DeSanto stated that there is a cost to that program and he is waiting until the entire town receives the new buckets before bringing the information to Council.

**Mr. Catrambone** – Mr. Catrambone stated that everyone did an amazing job on the flooding by the river on Saturday night. The Sewer Department, Fire Department, Public Works and the Police were out there all hours of the night.

Mr. Catrambone asked if the trash company will take grass clippings.

Mr. DeSanto stated that they will take the grass clippings but not leaves. If residents have a problem, they can call the Township and we will send the company back.

**Mr. Schwartz** – Mr. Schwartz stated that his thoughts are with the people of Riverside Park. It was an amazing effort by everyone involved.

**Mr. Paris** – Mr. Paris stated that everyone did a great job handling the floods this weekend.

Mr. Paris also recommended having the agendas double sided.

Mr. Paris also reached out to Joe Donnelly regarding Anderson Farms. Nothing has been done in five years. The plan the County has for the farm is gravel trails and he is a little disappointed. He will continue to push them to start working on that project.

**Mr. Morrow** – Mr. Morrow echoed what everyone said about the work on the flood.

He thanked Council for the difficult decision they had to make regarding the request for military leave.

## **PUBLIC PORTION**

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

Robert Graham, 217 Swedes Run Drive, asked if the Assessor is trying to change the assessments in order to avoid appeals and how it affects taxes.

Mr. Hatcher stated he will lower the assessments but the tax rate will go up. There will be no impact on the taxes.

Mr. Long stated that once assessments begin to fall out of the range we open ourselves up to appeals.

Mr. Graham asked about the surplus of the prior Sewer Authority.

Mr. Paris stated that the surplus was 2.8 millions dollars and over two years went to negative \$800.00. When we first took over the Authority, we did not have the final totals.

Mr. Graham asked if there is an accounting for those funds.

Mr. Moran stated that they had a bad fiscal policy that resulted in a negative surplus.

Mr. Graham asked why the Township would take Authority over that was in that kind of condition.

Mr. Catrambone stated that two years ago in January there was 2.8 million dollars in surplus. At the end of 2009, there was 1.6 million. From January 2010, to July 14, 2010 they surplus went to negative \$800.00. They used their cash to purchase items such as the jetter truck. It was also recommended for two years that they raise the rates, which they did not.

Mr. Moran stated that the revenues are not matching the operating needs of the department.

Mr. Catrambone stated that there was no choice but to raise the rates.

Mr. Morrow stated that it was the last thing we wanted to do. He stated that he asked the previous Authority if they were comfortable with the 1.6 million dollar surplus at the end of 2009 and they stated that they were. Then in July, the surplus dropped to negative \$800.00. It is our job to deal with this issue and the good news is that the debt will be paid off in 2013.

Mr. Moran stated that even though it was a tough choice it was the right thing to do for the Township.

Mr. Graham stated that he really came tonight to discuss the cell tower that is going up in his neighborhood. He understands that the Township can discuss zoning issue.

Mr. Long stated that the responsibility lies with the Zoning Board and Council can not influence that board. Mr. Long stated that the Telecom act of 1996 has made it difficult for municipalities to deny cell towers from being developed. They need to be able to continue their chain of communications. He recommended that the residents get together and attend the meeting of the Zoning Board.

Mr. Graham asked if there is Township property where they could place the tower.

Mr. Moran stated we have offered the municipal building but the only other properties we own are Green Acres and we can not have towers on them.

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

Mr. Morrow asked if the residents could reach out the land owner.

Mr. Long stated that they can but it may not help. He recommended that they review the case law.

Mr. Valesi, Engineer, stated that it is very difficult to defeat cell towers. We can adopt an ordinance that permits them in certain zones but if they can determine a need is another area we can not deny them.

Randy Belin, 39 Harper Blvd., stated that attending the meeting tonight has been interesting. He feels that if more residents would attend the meetings they would appreciate the time and effort everyone puts into this town. He stated that we are going to face difficult times ahead and we may want to get more information out to the residents. Many residents are feeling a lot of pressure and if they had more knowledge, it may help.

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

Mr. Moran made a motion to enter into closed session for a contract issue and a personnel issue, seconded by Mr. Schwartz. All were in favor, motion approved.

Mr. Catrambone 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