

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. Long, Solicitor, Mr. Hatcher, Administrator and Ms. Eggers, Municipal Clerk.

RIVER ROUTE STRATEGIC PLAN PRESENTATION

Mark Remsa made a presentation to Mayor and Council on the update to the River Route Strategic Plan. The original project started in 1995. The idea was to create a blueprint for revitalization for the Route 130 corridor. The reason that we need to update the plan is the corridor is ever-changing. We will also be including Burlington City, Burlington Township, Fieldsboro and part of Mansfield Township in the updated plan. The process to update the plans includes

- Appointing four (4) municipal representatives from each municipality
- Organize steering committee and issue task groups
- Review EDRP staff's planning analysis
- Develop policy recommendations from constraints & opportunities update
- Update "suitable areas" maps
- Update target areas & target projects
- Develop draft municipal implementation agendas

Mr. Remsa provided the Township with a draft resolution to endorse and support updating the plan and appointing the four (4) municipal representatives. Those four individuals can be any combination of appointed or elected officials, municipal employees, civic or business leaders.

Mr. Catrambone asked what the obligation is for the representatives.

Mr. Remsa stated that the steering committee only meets 4-5 times per year. If they volunteer for a sub-committee, they will meet more often.

Mr. Paris asked if plan could help assist the need for grants for safe streets to schools.

Mr. Remsa stated that they would be able to help Delran now to be in a position to receive grants.

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

Jennifer Reppert, 174 Westover Court asked Mr. Remsa if he works for the County.

Mr. Remsa stated that he used to work for the County but they moved them over to the Bridge Commission Improvement Authority, which is the planning agent for Burlington County.

Mrs. Reppert recommended that Council put information out to the residents to give them an opportunity to be part of this plan.

Mr. Catrambone stated that we could definitely get this information on the website.

There were no additional questions.

Mr. O'Connell made a motion, seconded by Ms. Pangia to close the meeting to the public. All were in favor, motion approved.

Mr. Remsa stated that they are hoping to kick this off in late June.

TENBY CHASE SWIM CLUB – TRI COUNTY MEET

TJ Martino, 300 Tenby Chase Drive, stated that he is the manager of the Tenby Chase Swim Club and part of the planning committee that is organizing the Tri-County Swim meet. They will be hosting 36 swim teams from the Tri-County area on Saturday, August 6th from 8 am-12pm and 2-6 pm. Also, Sunday, August 7th from 9 am to 5 pm. They are requesting to the following from the Township.

- Use the field, north of the swim club, for a tent area, which will be utilized for each of the teams.
- Use of the grass areas to the east and west of the club for additional parking.
- One-way traffic for Forge Road during the event

They will have EMT's on site and will provide insurance for the event naming Delran Township as an additional insured.

Mr. Hatcher stated that they will need to avoid the PSE&G easement and if there is rain, parking on the field will be an issue.

Mr. Catrambone stated that the Township supports the plan but they will need to get approval from PSE&G. We cannot give approval to park in their right-of-way.

Mr. Winckowski stated that he will provide Mr. Martino with a contact at PSE&G.

Mr. Hatcher asked about bleachers.

Mr. Martino stated that Tri-County handles the bleachers.

Ms. Pangia asked if we need a Resolution to make Forge Rd. one-way.

Mr. Winckowski stated that if it is less than forty-eight hours, the Township can do that by Resolution.

Mr. Paris asked if there is a rain date.

Mr. Martino stated that they do not have a rain date.

Gina Reed, 157 Oxford Road, stated that it's too big of an event to reschedule.

Mr. Catrambone asked if they will be hiring the police to work the event.

Mr. Martino stated that they have a few members of the club that our police officers and they have all walked them through that process.

SEWER ADJUSTMENTS

Block 118.21, Lot 1 – The resident indicated that filed a dispute indicating that their sewer bill was high but they provided no information to explain the high bill. We sent the resident a letter asking for additional information. At this point, we do not recommend an adjustment.

Block 118.19, Lot 115 – The resident was billed based on a usage of 30,000 gallons. They had a toilet leak and have made the repair and provided receipts those repairs. Since then the usage has been 3,000-4,000 gallons per month. We recommended the bill be reduced to the minimum.

Block 90, Lot 12 – The resident indicated that they have a leak and used 29,000 gallons during the billing period; however, since that time there has been no reduction. At this point, we do not recommend an adjustment.

Block 118.20, Lot 22 – The resident was billed based on a usage of 28,000 gallons and indication that there was a water leak in February of 2015. We looked at their usage for this year and they used 17,000 gallons in January, February and March. We recommend the bill be adjusted to a usage of 17,000.

Block 125, Lot 6 – This property had a pipe freeze and break. They used 34,000 gallons during the billing period, with 32,000 gallons were used during the one month they had the leak. All other months are at a minimum. We recommended the bill be reduced to the minimum.

Block 46, Lot 5 – This property had a pipe freeze and break in the basement of the home which is currently vacant. This the repair, there has been no usage. We recommended the bill be reduced to the minimum.

Block 46, Lot 4 – The resident was billed on 125,000 gallons based on the consumption provided by NJAW. The reason for the high usage was that NJAW billed them for eight months and not three. On average they use 13,000. We recommend the billed be adjusted to a usage of 39,000.

Mr. Hatcher stated that we will have a Resolution prepared for the public meeting based on the recommendations. Council agreed.

Mr. Hatcher stated that the next group is a number of commercial properties where no consumption was reported by NJAW. In doing some research, we able to determine consumption and would like to adjust their 2016 sewer billing accordingly. The properties are:

Prestige Cleaners – Usage 92,000
Kim's Nails – Usage 24,000
Dooney's Pub – Usage 195,000
Panera Bread – Usage 195,000
Pet Smart – 83,000

There are also commercial properties that need to have sewer accounts created by Resolutions and billed accordingly.

Five Below – Minimum bill for 2016
Subway – Minimum bill for 2016
Smashburger – Usage 40,000
Dooney's Pub (Jamison Room) – Minimum bill for 2016
Hand and Stone – Minimum bill for 2016
Hartford Corners 3 (Previously Marburn) – Minimum bill for 2016

We also need to change the sewer billing account for RDMD, LLC, 23 Hartford Road, from residential to commercial.

Mr. Hatcher stated that we will have a Resolution prepared for the public meeting based on the recommendations. Council agreed.

EMERGENCY MANAGEMENT COORDINATOR

Mr. Catrambone stated that the term for Walt Bauer expired in April 2016. Council needs to determine whether to reappoint Walt Bauer or name a replacement. Council agreed to appoint Walt Bauer as the Emergency Management Coordinator. Council will adopt a Resolution at the public meeting.

2016 ROAD PROGRAM

Mr. Catrambone stated the 2015 Road Program includes two half roads in Fox Chase Drive and Main Street that he would like to see finished in the 2016 Road Program. Also, we have discussed including Whitemarsh Way in the 2016 Road Program. Mr. Winckowski and Mr. DeSanto have provided Council with an update list of roads based on a tier system.

Ms. Pangia stated that we also have discussed Oxford and Drexel for several years.

Mr. Catrambone stated that we have been very aggressive with the road program but the list of roads is not getting any shorter.

Mr. Winckowski stated that the number for Main Street is high because it includes adding sidewalks where there is currently no sidewalk and also curbing. He could remove the sidewalk and curbing in some areas to reduce the budget number.

Mr. Catrambone stated that if we increase the road program to \$1,500,000 next year, we could get all Tier 1 roads done between the 2016 & 2017 Road Programs.

Ms. Pangia asked why there is such a difference in price between Oxford Road and Whitemarsh Way.

Mr. Winckowski stated that Oxford is a full reconstruction and Whitemarsh is just resurfacing.

Mrs. Kolodi asked if we are going to discuss a different approach to the road program, such as doing a cluster in one neighborhood and also not doing half roads.

Mr. Catrambone stated that in looking at the Tier 2 roads, they are not all in one neighborhood. We could look at combing Tier 2 and Tier 3 roads and clustering them by neighborhood.

Ms. Pangia asked if Drexel needs to be a full reconstruction.

Mr. Winckowski stated that at this point it does require a full reconstruction. The problem with a lot of the roads is that there is no base course remaining. If we do not replace it now, we will be back in ten years.

Mr. Schwartz asked Mr. Winckowski to run down the list of Tier 1 roads.

Mr. Winckowski listed the roads and stated that they are in alphabetical order.

Drexel Street

Fox Chase Drive – Beaverbrook to Haines Mill Road

Main Street – Third to Fifth

Oxford Road

Whitemarsh

Mr. Winckowski stated that Hartford Road is also on the Tier 1 list and we have this targeted for municipal aid grant but have not been successful.

Mr. Schwartz asked Mr. Winckowski to run down the list of Tier 2 roads.

The Tier 2 roads are:

Antietam Road

Front Street – Leon to Brown

Greenbriar

Litchenthal

Litel

Windmoor

Sections of both Lichenthal and Litel are within Riverside Township but Mr. Winckowski stated that he has provided the estimate for the entire road. We would need to determine how we want to work that out.

Mr. Schwartz asked if we are finishing Brown Street.

Mr. Winckowski stated that is on Tier 3.

Mr. Schwartz asked if there is anything in Riverside Park on the list.

Mr. Winckowski stated that there on none of the Tier 1 or 2 list. There is a storm sewer project listed for Stewart Avenue.

Mrs. Kolodi stated that no matter where a road is located, if these are the roads that are in the worse condition, they are the ones that need to be done. There have been three sink holes repaired in the last six months on Stewart Avenue.

Mr. Catrambone asked what is causing the sink holes.

Mr. Winckowski stated that it is a storm sewer issue, not a roadway issue.

Mr. DeSanto stated that he gets four calls a month on similar issues throughout town.

Mr. Catrambone stated that he proposed finishing Fox Chase and Main Street and also Whitemarsh Way with the 2016 Road Program. Then for the 2017 Road Program, we could budget \$1,500,000 and finish all of Tier 1 roads. In 2018, we could budget enough to finish all the roads in Tier 2. After that, we could look into clustering the roads in neighborhoods.

Council agreed that they would like to include Fox Chase Drive from Beaverbrook to Haines Mill Road, Main Street from Third to Fifth and Whitemarsh Way in the 2016 Road Program.

Mr. Hatcher stated that he will look into old ordinances to determine if there are any funds to re-appropriate to the current Road Program.

VACANT & ABANDONED PROPERTY DISCUSSION

Mr. Long reported that he wanted to keep the conversation geared towards 903 Oak Avenue. These ordinances are brand new to municipalities. Mr. Hatcher has sent notices to the property owner, which they have not responded to within the 10 day period. That essentially puts the property on the vacant property list. Since it is now on the list, there are steps the Township can take. If there are property maintenance code issues, we can fine the property owner every day even for the same violation. The Township could also use eminent domain and take title to the property. There are a few things that we will need to do if we move forward with eminent domain. There is a thirty day window that we need to give them once we notify them of the eminent domain. There also needs to be a legitimate attempt at negotiating the purchase of the property. In this case, the property owner may not respond. Mr. Long stated that he recommends that we send the notice that we intend to take the property through eminent domain and at the same time send a bona fide offer to the property owner based on an appraisal. We can put that offer in the same letter. Once the thirty days have passed, we can start the process.

Mr. Catrambone asked where the money to purchase the property comes from. Also, if we fine the property, could that come off the cost to purchase the property.

Mr. Long stated that the fines do not come off the purchase price.

Mr. Paris asked if we could also take the cost of the appraisal off the purchase price.

Mr. Long stated that no, the Township would be responsible for the appraisal costs.

Mr. Schwartz stated that as per the ordinance, we can fine the property owner to failing to register the property as vacant, which would become a lien against the property. He asked if those liens would be paid from the purchase price.

Mr. Long stated that in using round numbers, if the property appraised for \$150,000 and the Township offered \$150,000. If there is no response, we start the process by putting the \$150,000 in trust. Once the closing takes place, all liens would then be satisfied.

Mr. Hatcher asked if the bank or mortgage company gets notice on the desire to purchase the property the property but they are not the individual that we would negotiate with.

Mr. Long stated that after the money is in trust, the Township will essentially gain title to the property. Once the thirty days have passed, we would file a notice to show cause. There would be a court hearing in front of a judge within a week or two and they would approve the process of eminent domain. There is a panel that will determine the fair market value based on the proof provided. If the property owner does not provide any proof then it is likely they will base the decision on our appraisal of the property.

Mr. Catrambone asked what happens with the individuals that are occupying the property.

Mr. Long stated that he has thought about that issue but it may need to be discussed in executive session.

Mrs. Kolodi asked if this is our only option.

Mr. Long stated that the only other options are to work this out with the property owner or allow it to take its course through the foreclosure proceedings. This would be the quickest process and could take a total of four months.

Mrs. Kolodi asked what happens once we have title to the property.

Mr. Long stated that discussion would again have to be in executive session. He has an idea about that process that he will discuss at a later date.

Mr. Catrambone asked if there are any questions from Council.

Mr. Schwartz asked if the Township owns other properties.

Mr. Hatcher stated that we own three condos which are all affordable units that we have not been able to sell for five years.

Mr. Schwartz made a motion to open the meeting to the public for comments on this subject, seconded by Ms. Pangia. All were in favor, motion approved.

Mr. Lisicki, 905 Oak Avenue, asked if the occupants would be notified.

Mr. Long stated that the only the property owner would be notified.

Mr. Lisicki asked if the notification is sent to the property address.

Mr. Hatcher stated that we have an address for the property owner Florida.

Mr. Catrambone stated that we would make our best attempt to reach the property owner and give them the thirty day notice.

Mr. Lisicki asked about the possibility of a short sale.

Mr. Long stated that if Council agrees to move forward, the Township would need to have the property appraised. He does not believe we would need to get into the property but we will need to out as much in the appraisal as possible.

Linda Lisicki, 905 Oak Avenue, stated that there are at least twelve people living in the property. There a tremendous amount of trash put out each week.

Mr. Lisicki asked if anyone has checked the sewer rate on the property which may determine the number of occupants.

Mr. Long stated that at this point that has no impact on this issue.

Mr. Schwartz asked what Council needs to do at this point.

Mr. Long stated that he would like Council to authorize the appraisal on the property to start the process.

Mr. Schwartz made a motion, seconded by Mrs. Kolodi to authorize the appraisal. All were in favor, motion approved.

Mr. Long stated that at the next meeting, we will need to authorize the offer to the property owner based on the appraisal. He will also like an executive session at the meeting to discuss the negotiation.

Mr. Schwartz made a motion to close the public portion, seconded by Mr. O'Connell. All were in favor, motion approved.

REPORTS

Mr. DeSanto – Mr. DeSanto stated that the Club Scout Pack 17 is requesting use of Lake Lonnie the weekend of May 14th -15th. He asked if Council has any issues with this request.

Mr. Hatcher stated that they have been advised that we need this requested sooner than provided. They have provided the necessary insurance.

Council had no issues.

Ms. Eggers – Ms. Eggers stated that she forwarded the stormwater ordinance to Council for their review. At the next work session, they will need to sign off on stating that they have reviewed the regulations.

Mr. Hatcher – No report.

Mr. Winckowski – Mr. Winckowski stated that the bid opening for the Delran Community Park – Phase III Concession/Bathroom Facility will be this Thursday.

The plans for the 2016 Road Program will be completed by the end of May and the project will be ready to bid. Construction will take place in the summer.

We have a plan submitted to the DOT for the Route 130 sidewalk project and are waiting for approval.

Mr. Long – No report.

Mr. O'Connell – No report.

Ms. Pangia – No report.

Mr. Schwartz – No report.

Mrs. Kolodi - Mrs. Kolodi stated that we received a \$5,000 donation from a local family for Delran Community. Also, Barlow is interested in having the naming rights to one of the baseball fields. There will be a banner on the back stop. She discussed this with Mr. Kennedy and they may offer a reduced price since they are providing a score board and additional items towards the fields. In fairness, we will make the same offer to the other donor.

Mr. Paris – Mr. Paris stated that he spoke to Station 231 and they asked if we could add an addition item to the 2016 Road Program to include the parking lot along with the repaving of Cleveland Avenue.

Mr. Catrambone asked if that is possible.

Mr. Winckowski stated that if Council is in favor, he will work with Mr. Hatcher to see if it is possible. Council agreed.

Mr. Catrambone – Mr. Catrambone stated that he had discussion with the DBA regarding the Citizen of Year. Right now there are funds in the Delran Day fund to cover the costs of the dinner if Council agrees. For next year, we would want to make sure that we have the discussion in advance of the planning for the event. Council agreed to provide the funding for this year.

PUBLIC PORTION

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

Chuck Stahl, 184 Natalie Road, asked if the Tenby Chase Swim Club has significant parking to accommodate for parking for 6,000 – 7,000 people or approximately 150,000 vehicles.

Mr. Catrambone stated that the event is in two sessions on Saturday and then the finals on Sunday so it will be spread out.

Jeff Lucas stated that he is here tonight to discuss the Stellwag project. They reviewed the letter submitted by the Planning Board and agree with the recommendation except for making the road a private. That has never been discussed and would be a bid burden on the homeowners association.

Mr. Long stated that if everything is acceptable to Mr. Lucas, Council can discuss this in executive session and report back to Mr. Lucas.

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

Mrs. Kolodi made a motion, seconded by Mr. Schwartz to enter into closed session for discussion on the following issue: Police Contract Negotiations and Stellwag Farms Redevelopment Plan Negotiations.

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