

**WORK SESSION  
MUNICIPAL BUILDING**

**JUNE 9, 2015  
DELRAN, N.J.**

**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, 2014 and posted on the bulletin board on the same date.

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

**ALSO, PRESENT:** Mr. O'Donnell, Solicitor, Mr. Hatcher, Administrator, and Ms. Eggers, Municipal Clerk.

### **HOUSE OF GOD CHURCH COMMUNITY GIVE-A-WAY DAY**

Mr. Hatcher stated that that Church would like to host a day where they provide clothing, school supplies and backpacks to families in need. They are asking for use of the park on Mulberry Street on August 8<sup>th</sup> from 11:00-2:00 PM. If Council agrees, they would provide the proper insurance certificates. Council approved the request.

### **NEW OWNERS/SEWER**

Mr. Hatcher stated that following properties are under new ownership and the sewer billing will be adjusted to the minimum:

113 Coopers Kill Road  
718 Fifth Street

Mr. Hatcher stated that we are just bringing this to Council's attention and they will be confirmed by Resolution at the end of the year.

### **GRASS CUTTING**

Council received a list on properties that have all passed the ten day waiting period and Mr. DeSanto is looking for permission to have the grass cut.

Mr. Catrambone asked how many properties are currently being cut.

Mr. DeSanto stated ten properties are being cut. About twenty additional properties had been authorized and then cut by the owners.

Mr. Hatcher asked that Council approve a Resolution authorizing the grass cuttings.

**TOWNSHIP OF DELRAN  
RESOLUTION 2015-78**

**WHEREAS**, Chapter 89 of the Code of the Township of Delran provides that all properties shall be clear of weeds and high grass in order to provide better health protection; and

**WHEREAS**, when the property owners shall refuse or neglect to clear such high grass and weeds as required by 89-1 within ten days, the Township has determined to take action to declare this a “health hazard” and immediately authorize the Public Works Department to arrange for the cutting of the grass at these properties and to put a lien on taxes in the amounts listed below for the initial cleanup as well as the follow-up costs for providing grass cutting during the season to insure that the health hazard does not return during the course of the year.

<u>Address</u>	<u>Initial Cutting</u>	<u>Follow-up Cutting</u>
12 Lilyberry Place	Owner Cut Grass	
27 Liberty Trail	Owner Cut Grass	
4 Bayberry Lane	\$75.00	\$35.00
2 Bayberry Lane	Owner Cut Grass	
58 Cornell Drive	Owner Cut Grass	
59 Cornell Drive	\$150.00	\$45.00
805 Fifth Street	Owner Cut Grass	
106 Jacqueline Avenue	Owner Cut Grass	
9006 Route 130 N.	Owner Cut Grass	

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of Delran does authorize the Public Works Department to take the necessary action to provide for the cutting of the grass at the following properties as attached to this resolution and provide for this information to be forwarded to the Tax Office in order to put a lien on these properties until such time as they are maintained by the owners or responsible parties.

Mr. O’Connell made a motion to approve 2015-78 which was seconded by Mr. Schwartz.

Roll Call: Mr. O’Connell, Mr. Schwartz, Mrs. Kolodi and Mr. Catrambone voted Aye.

Ayes: 4

Nays: 0

Motion Approved

## **BULK STORAGE CONTAINER ORDINANCE**

Mr. Catrambone stated that Mr. O'Donnell has provided Council with a memo regarding possible revisions to the ordinance.

Mr. O'Donnell stated that he looked at the ordinance regarding three issues brought up by Council. First, he looked at whether the fees were too low. He found that the \$25.00 fee was in line with other municipalities. The second issue was the Construction Official's ability to extend the permit. The Construction Official looks at a number of circumstances described in the ordinance to make a determination as to whether an extension is needed. There is also an additional fee of \$25.00. Mr. O'Donnell stated that he feels the ordinance is sufficient as written. The third area was the notice requirement. Currently as the ordinance is written, once the permit expires, the Township must send by certified mailing a letter that they are in violation. The Township could potentially eliminate that notification.

Mr. Catrambone asked what the maximum amount of time is for the containers.

Mr. O'Donnell stated that it depends on the situation but not longer than four months.

Mr. Catrambone stated that there was a property on Haines Mill Road that seemed to have a POD for a year.

Mr. Hatcher stated that the property had significant water damage. There are only two properties that he knows of where Mr. McCurley authorized an extension. The property on Haines Mill Road and another property damaged by Hurricane Sandy.

Mr. Schwartz stated that reason for looking into the ordinance was the clothing donation bins. His concern with the ordinance was the hand tying notification process. Council agreed that if a property wanted to have the clothing donation bins they could go through the Zoning process to receive a variance.

Mr. Hatcher stated that Mr. McCurley started that process. He is notifying each property that has a clothing donation bin asking that they be removed or that they show proof that they received zoning approval.

After discussion, Council agreed to move forward with the changes to the notification process. Mr. O'Donnell will draft an Ordinance for first reading at the public meeting.

## **BRUSH COLLECTION**

Mr. Hatcher stated that Mr. DeSanto provided an outline of the suggested requirements. They are similar to the requirements set by Westampton.

Mrs. Kolodi suggested that we include a visual for the residents such as the size of a refrigerator box.

Mr. Catrambone stated that he believes we all agree that this issue is getting out of hand. If Council agreed with the suggestions submitted by Mr. DeSanto the question remains how we handle a situation where a property is in violation.

Mrs. Kolodi asked if it would help if we had one day during the month when we were open on a Saturday.

Mr. DeSanto stated that it is up to Council. It would help residents. We are losing control over the issue.

Mr. Hatcher stated that it is not fair to the rest of the residents when we take two days at one property.

Mr. Catrambone suggested that if a property is in violation, we do not pick up any brush and notify them that they have ten days to meet the regulations and that after the brush is picked up, they cannot place any additional brush at the curb for at least ten days.

Mr. DeSanto stated that if there is an ordinance in place for them to show the residents most will follow the rules. Mr. DeSanto suggested having the Clean Communities Grant pay for a mailing to the residents to notify them of the regulations. Council agreed.

Mr. Hatcher suggested that we limit the size to four cubic yards, only have four pickups per year, if the pile does not meet the requirement nothing will be picked up and in between pickups, you cannot place any brush at the curb for two weeks. The most important thing is to educate the residents.

Mr. DeSanto stated that they will work on the dimensions and hopefully get the ordinance in place for next year.

### **TURKISH FESTIVAL 2015**

Mr. Catrambone stated that event has changed to a one day event to be held on August 30<sup>th</sup>. He asked what action Council needs to take.

Mr. Hatcher stated that Council needs to give approval on the event. They also may want to address certain issues on these types of events. If they exceed a certain number of people, we may want to require them to hire Police Officers. Many towns have ordinances in place for events such as carnivals. Once the number reaches 1,000 people, there should definitely be a police presence. One thing that concern him is that the park only has limited parking and they will need to address the overflow. Mr. Hatcher stated that if Council agrees to allow the event, we will come up with some guidelines. We most likely would want to limit them to the soccer area and the parking lot.

Mr. Schwartz suggested that we have them in attendance at the next work session to go over the issues.

Mr. Hatcher stated that is Council has specific questions they can provide them in advance so we have answers for the meeting. Council agreed. Mr. Hatcher will ask them to attend the next work session.

### **HISTORICAL SIGNS**

Mr. Catrambone stated that we have agreed that we will pay the cost to purchase the sign and the Historical Society would be responsible for identifying the properties and receive permission to install the signs.

Mr. O'Donnell stated that they drafted a licensing agreement between the Township, the Historical Society and the property owner.

Mr. Catrambone asked if the agreement can be simplified.

Mr. O'Donnell stated that they can work on simplifying the agreement.

Mr. Catrambone asked that we invite Mal Anderson to the next work session to discuss the sign and to bring samples of the signs. Council agreed.

### **CONCRETE WORK PERMITS**

Mr. Catrambone suggested that since Ms. Pangia requested this topic be placed on the agenda, we should move it to the next work session since she was unable to attend the meeting,

### **SUMMER BASEBALL**

Mr. Catrambone stated that the Delran AA has requested use of Delran Community Park from Memorial Day to August 2<sup>nd</sup>.

Mr. Catrambone asked Mr. Kennedy what has changed since they last indicated that they would not need those fields throughout the summer.

Mr. Kennedy stated that when they last spoke with Council, they had five tournament teams, they now have ten. With only five teams they were able to utilize the other fields.

Mr. Catrambone asked if all the games would be held in Delran.

Mr. Kennedy stated that there are no set games except for one tournament for the 7-8 year olds on July 25-26. Mr. Kennedy stated that they have given time on the fields to other leagues thinking that they would only have five teams. They are willing to take any time that Council permits and he is okay if they say no.

Mrs. Kolodi asked if all other fields would be used first with Delran Community Park as a backup.

Mr. Kennedy stated yes.

Mr. Parento, RAC Chairman stated that he needs a schedule from the AA for field use.

Mr. Kolodi asked if they could provide a schedule as soon as possible.

Mr. Kennedy stated yes, he will get them a schedule.

Mr. Parento stated that once word gets out other groups are going to start asking to use the park. He already received inquiries on the park.

Mr. Schwartz asked when we intend to seed the fields.

Mr. DeSanto stated that will happen in September.

Mrs. Kolodi stated that she already discussed with Mr. Kennedy that the fields will not be able to be used in the fall.

Mr. Catrambone stated that we need to make sure that Mr. Parento has clear direction for issuing permits. It looks bad when we say the park is not open and other organizations see it being used. Opening it for tournaments may be okay but he would like Council's take on practices.

Mr. Schwartz stated that it may become an issue allowing one group to use the fields while telling others that they can't.

Mr. Parento stated that more groups are forming teams away from the Delran AA and they are requesting field time.

Mr. Schwartz stated that he thought we were getting away from blanket permits.

Mr. Parento stated that we have been working on breaking them down month to month.

Mr. Catrambone stated that it would be difficult for us to say the fields are closed and then give a blanket permit to the AA. He recommended that we make an exception for the tournament and any overflow practice for specific dates and times.

Mr. Kennedy stated that Mrs. Kolodi and Mr. DeSanto have been very helpful. The fields are in great shape and they will be a real gem for the Delran AA.

Mrs. Kolodi stated that this is a Community Park and she doesn't want to create more problems by allowing one group to use the field.

Mr. O'Connell asked why we don't just open the park and close it in the fall.

Mr. Gorman stated that most of the leagues already have their fields set.

Mr. Catrambone stated that it would be easier for Council to make a determination if they had the schedule. It could be a soft opening to work out any issues.

Mr. Parento stated that he has no issue telling other organizations that the fields are closed.

Mr. O'Connell asked Mr. Kennedy if he could provide a schedule.

Mr. Kennedy stated that he gave Mrs. Kolodi a rough schedule. He stated that they have been doing a schedule on a week to week basis. If it helps they could limit the use to Tuesday, Wednesday and Thursday.

Mr. Schwartz stated that what would be most fair would be to open the fields to permits and then close the fields again in the fall.

Mr. Parento stated that even if the fields are open, he can direct them to other fields prior to using Delran Community Park.

Mrs. Kolodi asked if Mr. Parento feels that will cause any problems.

Mr. Parento stated that he has not had any issues yet.

Mr. Kennedy recommended that the park be closed on weekends.

Mr. Catrambone asked if we could open the park only for times when a permit is issued.

Mr. Hatcher stated that if it is only for six weeks he does not see an issue. In the spring, the park will be open.

Council agreed to open the park by permit only through the end of July. There will be a grand opening in spring 2016.

Mr. Kennedy asked where we stand with the concession/bathroom facilities.

Mr. Hatcher stated that we are working on the design and hope to have it completed by late spring. Mr. Winckowski should be discussing this at an upcoming work session.

Mr. Parento brought up another issue he has with field requests. We received a request for use of the soccer fields from the Soccer Club. They are requesting use from July 1-December 31. They are requesting use of both Vermes and Don Deutsch. This request is for a camp.

Mr. Gorman stated that they have been approach by Mike Otto to take over Delran soccer. We want to keep the program at a recreation level. Mr. Gorman stated that he is now trying to get use of all the field times.

Mr. Parento stated that this issue is getting out of hand.

Mr. Kennedy stated that they have always worked well with the Soccer Club but because the Soccer Club wants to take over the Recreation Program and the Delran AA did not agree, they are trying to take over all the field time.

Mr. Schwartz suggested that we discuss these issues at a future work session. Council agreed.

### **JUNIOR MARKSMAN STORAGE CLOSET**

Mr. Hatcher stated that he understands the concern is more about the organization no longer being a Delran centric organization then it is about what is being stored. He did inspect the closet and it looks the same as it did fifteen years ago. Any weapons are in safes.

Mr. Catrambone asked if the closet is full.

Mr. Hatcher stated that all the wall space is being used.

Mr. Catrambone stated that the Delran Historical Society is looking for space and asked if there is any way the room can be spilt.

Mr. DeSanto stated that it is a small room and we would need to install a wall and door.

Mr. Schwartz stated that he asked for this item to be placed on the agenda. Basically the issue is we are giving the room to an organization that rents space from the Township when the Delran Historical Society is asking for space to store historic documents.

Mrs. Kolodi asked if the Junior Marksman have a storage facility on the property.

Mr. Catrambone stated that they do have storage but he doesn't know how secure it. Mr. Catrambone asked if they are storing guns in the safes.

Mr. Hatcher stated that they indicated that there are guns in the safes.

Mr. DeSanto stated that the Range Officer comes to the building to retrieve the guns when they are having training sessions.

Mr. Parento stated that they are very active with the Boy Scouts and offer Firefighters and Police Officers free use of the range.

Mr. Schwartz stated that must have changed because he received complaints that they offered no discounts.

Mr. Parento stated that spoke with Gene Fusco tonight and he indicated that they offer them free use of the range.

Mr. Hatcher stated that the issue with the police is that they don't feel that there should have to be a Range Officer there for them to use the range and the Delran Junior Marksman require one to the present. They no longer use it as their main training range.

Mr. O'Connell asked if the storage closet is part of the agreement with the Delran Junior Marksman.

Mr. Hatcher stated that he does not believe it is part of the agreement. There has always been a close relationship between them and the Township. They had storage in the old municipal building and when this building was designed it included storage for the Delran Junior Marksman and the Delran AA.

Mr. Catrambone stated that all these organizations are not under the control of the Township.

Mrs. Kolodi asked if there is any room in this building for the Delran Historical Society.

Mr. Hatcher stated that there is really no other areas in the building.

Mr. Parento stated that maybe the Delran AA could move their stuff to Delran Community Park when the storage area is built.

Mrs. Kolodi asked if AA and the Junior Marksman could share the current room.

Mr. DeSanto asked how much stuff the Delran Historical Society needs to store. There is a smaller room inside the room being used by the Delran AA.

Mr. Hatcher stated that may be the better option to take a look at. He doesn't feel Council would want any organization sharing a room with the Junior Marksman.

Mr. Schwartz stated that the other issue is he does not feel there should be any guns in the municipal building other than those under the control of the Police Department.

Mr. Catrambone stated that he understands but if he had the choice he would choose to have them stored here rather than at the range.

Mr. Schwartz stated that he agrees but it is not really an either or situation. They do not have to store them at the range. He understands that they are in locked safes but who owns them and who has access to them.

Mr. Hatcher stated that he believes they are all owned by the Junior Marksman and do not belong to private individuals. Most of the guns are pellet guns.

Mr. Catrambone asked that we get some additional information with an inventory and who accesses the room. Then we can take a look at using the smaller room inside the Delran AA storage closet for the Delran Historical Society.

### **RAIN BARREL CONSTRUCTION-GREEN TEAM**

Mr. Hatcher stated that the Green Team would like to use the equipment garage on Sunday, June 28<sup>th</sup> to teach resident how to construct rain barrels.

Mr. DeSanto stated that he has no issue and can provide Mr. Curzie with the key.

Council agreed to allow the Green Team use of the garage.

## **REPORTS**

**Mr. Williams** – Mr. Williams stated that construction is almost complete at the plant. We are waiting for the paving and once that is complete there are only minor punch list items that need to be completed.

**Mr. DeSanto** – Mr. DeSanto stated that they hope to have the new leaf trucks ready for the fall.

**Ms. Eggers** – No report.

**Mr. Hatcher** – Mr. Hatcher stated that the Mayor asked him to bring up the possibility of having an Emergency Resolution to address the roof. He wanted this issue brought up and discussed.

Mr. Catrambone asked what the process would be if it was determined to be an emergency situation.

Mr. Hatcher stated that we had someone out today to see if we could make a temporary fix to get through to next year and are waiting for the report. The issue is we only provided enough down payment money for the capital improvements that were approved by Council. We would need to do an emergency appropriation for the down payment money to replace the roof. This really can't be done as an emergency because of the bidding process. We would do an emergency appropriation for the 5% down payment money and that money would be raised in next year's budget.

Mr. Catrambone stated that would be to replace the roof not repair.

Mr. Hatcher stated that is correct. If all we need is a repair to get us through until next year we have funding that was put in place two years ago for roof repairs.

Mr. Catrambone stated that he agrees that the roof is showing its age in an ugly way and it was very apparent on Election Day but we can't just say it is an emergency. At the next work session we will have the report on whether we can repair the roof. Everyone will have the opportunity to have all the information.

Mr. Hatcher stated that he received some of the information regarding the NJEIT loan but he would like to put the information together in order for Council to understand. We will discuss this at the next work session.

Mr. Hatcher stated that he sent everyone an email regarding the County Assessment Program. It appears they are still hoping to put this in place in October of 2016.

**Mr. O'Donnell** – Mr. O'Donnell stated that soon they will be asking for approval to file a Declaratory Judgement on behalf of the Township to declare the Township COAH compliant. We are still waiting on some information from the Planner before moving forward.

**Mr. O'Connell** – Mr. O'Connell stated that Saturday night he and Mr. Schwartz attend a Comedy Night fundraiser at Bridgeboro Fire House. They will be holding more fundraising events in preparation for the 100<sup>th</sup> Anniversary next year.

Mr. O'Connell reported that Assemblyman Troy Singleton's dad passed away. Mr. O'Connell provided the arrangements to Council.

**Mr. Schwartz** – Mr. Schwartz stated that the Comedy Show was a great event.

Mr. Schwartz stated that he attended the recent burial of the unclaimed soldiers with Mr. Gilbert. One of the soldiers was a veteran of the Spanish American War. It was a nice ceremony and well attended. The next event will be in July.

**Mrs. Kolodi** – Mrs. Kolodi stated that she will be meeting with the Delran AA to discuss fundraising for Delran Community Park.

Mrs. Kolodi reported that the residents on Saw Mill Court are very happy with the paving.

**Mr. Catrambone** – Mr. Catrambone stated that he received an email today thanking Council for paving Saw Mill Court.

## **PUBLIC PORTION**

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

Mr. Parento, RAC Chairman, stated that Tyler Burrell will be a great asset to the committee. Mr. Parento stated that Mary Tompkins recently resigned from the RAC. She was on the committee for over fifteen years. He asked if Council had any plans to thank her for her service.

Mr. Catrambone stated that Council would like to present Mary Tompkins with a proclamation and asked that we invite her to the July public meeting.

Mrs. Kolodi stated that she had the pleasure of attending an Eagle Scout event last week for Tyler Burrell. It was a great event and a huge accomplishment.

Mr. O'Connell 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. O'Connell to enter into closed session for a personnel issue. All were in favor, motion approved.

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

Mrs. Kolodi 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