

**WORK SESSION
MUNICIPAL BUILDING**

**June 11, 2013
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 28, 2012 and posted on the bulletin board on the same date.

ROLL CALL: Mrs. Kolodi, Mr. Schwartz, Ms. Pangia, Mr. Morrow and Mr. Catrambone were present.

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

PRESENTATION BY HENRY KENT-SMITH (WILLIOW BROOK)

Mr. Kent-Smith made a proposal to Council to amend the 2009 settlement agreement between Willow Brook and the Township to change the language from an age restricted development to an age targeted development. Part of the settlement was also a 42 acre open space parcel. The building design, floor plans and housing foot prints would remain the same. Mr. Kent-Smith asked Jim Miller, Professional Planner, to explain the difference between two types of developments.

Jim Miller explained that there is not much difference other than the deed restriction does not kick in on the age targeted. The demographics remain similar. We studied Cranberry Lakes in Medford, which is a similar development to what we are proposing and it has only generated two school age children. The design of the units are for an empty nesters. The master bedroom will be on the first floor and that normally discourages people with children. The other factor is price. These units will market in excess of \$300,000. In that price bracket, there are a wide range of options. Most families looking in that price range will choose a single family home. There will also be no amenities that will attract children and it will be an isolated area. It will be an identical impact on the community.

Mr. Paris asked how many bedrooms that the units will have and what the sale prices will be.

They stated that the units will be two bedrooms and the market price will be the low to mid \$300,000's.

Mr. Kent-Smith also stated that as part of the change in the settlement agreement they will also agree to maintain the open space area for a period of five years.

Mr. Paris asked if they have an idea of how much land is usable from the 42 acres.

They stated that they had the land evaluated but they do not know the exact number but it is over twenty acres.

Mr. Kent-Smith stated just to summarize they are asking Council to amend both the settlement agreement and the current zoning ordinance to allow for the age targeted development. They would also agree to maintain the open space area for a five year period.

Mr. Catrambone asked what happens if the properties do not sell.

They stated that they feel with the studies that they have been doing they are confident that they will sell at price.

Mr. Catrambone asked if the demographics will remain the same.

They stated that the average age in an age restricted development is late 60's early 70's. In an age targeted we would be looking at late 50's early 60's.

Mr. Morrow asked what the lot sizes will be.

They stated that the average will be 30 X 100.

Mr. Morrow asked whether they will be built on slabs.

They stated that some will be on slabs and some will have the ability to have basements.

Mr. Morrow stated that if some units have the options for basements there may be a concern with water issues and asked if they will be built up.

They stated that performed a full ground water study and they are designing the project not to have to raise the properties. The north side of the development will all be built on slabs. Where there will be an option for a basement will be on the south side and they will all be walkout basements.

Mr. Winckowski, Township Engineer, stated that they would review the plans during the plot plan review plan phase.

Mr. Morrow also stated that with basements, there could be a concern that they would be converted into bedrooms.

Mr. Winckowski stated that there could be a deed restriction placed on the property so that did not happen.

DRAFT RESOLUTION FOR ROUTE 130/DELAWARE RIVER CORRIDOR MUNICIPALITIES TO ADOPT IN SUPPORT OF A PEDESTRAIN AND BICYCLE SAFETY STUDY FOR THE HIGHWAY

Mr. Hatcher stated that this is a Resolution to support a study along Route 130 and allowing for a grant application to be submitted on behalf of twelve municipalities. If Council agrees, they can adopt the Resolution tonight.

**TOWNSHIP OF DELRAN
RESOLUTION 2013-59**

**RESOLUTION FOR ROUTE 130/DELAWARE RIVER CORRIDOR MUNICIPALITIES
TO ADOPT IN SUPPORT OF A PEDESTRIAN AND BICYCLE SAFETY STUDY FOR THE
HIGHWAY**

WHEREAS, in 1995 the Burlington County Board of Chosen Freeholders (Board) initiated the preparation of a strategic revitalization plan for the Route 130/Delaware River Corridor (Corridor); and

WHEREAS, the twelve municipalities that make up the Corridor, including Beverly City, Burlington City, Burlington Township, Cinnaminson Township, Delanco Township, Delran

Township, Edgewater Park Township, Florence Township, Palmyra Borough, Riverside Township, Riverton Borough and Willingboro Township, participated in the planning process and adopted resolutions endorsing the Corridor plan; and

WHEREAS, the Board adopted a resolution endorsing the completed Corridor plan and submitted it to the New Jersey State Planning Commission (SPC) for endorsement in 1998; and

WHEREAS, the SPC endorsed the Corridor plan in 1998, recognizing the cooperative planning undertaken by the Corridor municipalities and the Board to prepare the plan and encouraging state resources to be directed to the Corridor for assistance in revitalizing the municipalities; and

WHEREAS, over the years, the Board and the Corridor municipalities have made much progress in revitalizing the Corridor and recognize that more work is needed to continue the implementation of the Corridor plan; and

WHEREAS, U.S. Highway Route 130 that traverses through the Corridor has been identified in a report prepared by Tri State Transportation Campaign as one of the most dangerous roads for pedestrians, due to ten fatalities from 2008 to 2010, in the State of New Jersey; and

WHEREAS, the Board and the twelve Corridor municipalities agree that there is a strong need to improve pedestrian safety along U.S. Highway Route 130 in the Corridor, which will contribute toward the continuing revitalization of and improvement of quality of life in the Corridor; and

NOW, THEREFORE, BE IT RESOLVED, the Township of Delran endorses and supports the following efforts to improve pedestrian safety along U.S. Highway Route 130:

1. On behalf of the twelve Corridor municipalities, the Burlington County Board of Chosen Freeholders requests, in writing and supported by resolutions from the Corridor municipalities, the Delaware Valley Regional Planning Commission (DVRPC), which is the region's Metropolitan Planning Organization for planning and transportation, undertake a pedestrian and bicycle safety study for U.S. Highway Route 130 in the Corridor.
2. DVRPC engages the New Jersey Department of Transportation (NJDOT), Burlington County and the twelve Corridor municipalities in the preparation of the pedestrian and bicycle safety study for U.S. Highway Route 130.
3. DVRPC includes the recommendations from the pedestrian and bicycle safety study in the regional Transportation Improvement Plan in order for NJDOT to obtain federal funding to implement the recommendations for improving pedestrian and bicycle safety along U.S. Highway Route 130.

Ms. Pangia made a motion, seconded by Mr. Morrow to adopt Resolution 2013-59.

There being no question, the roll was called.

Mrs. Kolodi, Mr. Schwartz, Ms. Pangia, Mr. Morrow and Mr. Catrambone voted aye.

Ayes: 5

Nays: None

Motion Approved

REQUEST FOR SEWER ADJUSTMENTS

100 Brown Street/Bella Pizza – Mr. Hatcher stated that this property is both a residential and a commercial property with only one water meter. When the reading came in, the Sewer Department sent the bill out billing 50% to the residential unit and 50% to the commercial unit, all at the commercial rate. The owner of the property came in and felt that was unfair because previously more was billed to the residential unit. We looked at two other properties for a comparison. First, Pizza Amore has a significantly higher bill than Bella Pizza. Second, Milanese, which has both commercial and residential, is being billed 50,000 for the pizza parlor and 35,000 for the residential portion which is much higher than what is being billed for this property. We also did a comparison using the average water usage and if we used that calculation, Bella Pizza would pay \$389.20 and the residential unit would pay \$250.75. Currently, they are both billed \$258.40. Council agreed that they should make no change.

4000, Route 130 N. Unit #6 – Mr. Hatcher stated that based on the information they provided on the a leak that was repaired we are recommending that we base their bill on last year's billing of 19,000. Council agreed.

503 Brown Street – Mr. Hatcher reported that the water bills show that he used 28,000 gallons but there was an adjustment made and the usage was reduce to 23,000, which is the amount the sewer was based on. Based on prior year billing, there is no indication that the usage should be reduced any further. If the leak occurred this year there may need to be an adjustment made next year. There is no real consistent pattern to the usage.

Mr. Schwartz asked that we table this issue and asked that the owner provide additional information if available. Council agreed to table this issue.

Mr. Hatcher stated that he will try and gather additional information from both NJ American Water Company and Mr. Irons.

RIVERSIDE PARK FLOOD AREA

Mr. Hatcher provided Council with information on the residents that responded to the flood survey. They will be providing this file to the Township Engineer. There were a large number of residents that did not respond. If we could identify telephone numbers we did try and follow up with telephone numbers to try and receive additional responses. Any lot marked yellow responded and if it was green there was no damage and if it was red, they had at least some type of damage. He asked Council if there are any additional measures we would like them to take.

Mr. Winckowski stated that he feels this is a good starting point for now for him to begin.

Mr. Gilbert, Stewart Avenue, stated that we would volunteer to walk the neighborhood to try and gather the surveys. Council agreed to allow him to try and gather additional survey and Mr. Hatcher will provide him with the list of individuals that did not respond.

VFW POST 3020

Mr. Hatcher reported that the VFW is asking the sewer bill be cancelled due to the fire they sustained back in 2011. Council agreed. They would also like to ask Riverside to cancel the payment since they are connected through Riverside. We will place a Resolution on the agenda for the public meeting.

GRASS CUTTING

Mr. Hatcher reported that Mr. DeSanto would like to have the Council authorize the grass to be cut at 72 Alden Avenue. The initial cut would cost \$125.00 and the follow-up \$55.00. Ms. Pangia made a motion, seconded by Mr. Morrow. All were in favor, motion approved.

HARDSHIP WAIVERS

Mr. Hatcher stated that it is his recommendation that Council allow the hardship waivers. We have approved them in the past. We maintain the COAH credits and allow them to sell at market rate. There are three being requested at 16 Foxglove, 203 Lawrence Lane and Nicholas Drive. Council agreed and they will be approved at the public meeting.

DISCUSSION ON RESOLUTION FOR ABRATIVE ALLOYS

Mr. Winckowski stated that this Resolution authorizes them to file an application for a grant to study the property. He would like to have the Resolution adopted tonight if Council agrees.

TOWNSHIP OF DELRAN RESOLUTION 2013-60

Resolution Supporting Redevelopment Study at 10 Rancocas Avenue

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, the Governing Body has authorized the Planning Board to undertake a preliminary investigation to determine whether a portion of Abrasive Alloy Casting Company including Block 125, Lot 14, 10 Rancocas Avenue (the "Property") is an area in need of redevelopment according to the criteria set forth in N.J.S.A.40A:12A-5; and

WHEREAS, the Governing Body has determined that there has been, or it suspects that there has been, a discharge of hazardous substances or a hazardous waste on the Property.

WHEREAS, the Township of Delran is applying from the Hazardous Discharge Site Fund for funding for the assessment and investigation of the Abrasive Alloy Casting Company in order to determine the extent or the existence of any hazardous substance or hazardous waste.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Delran, County of Burlington, State of New Jersey, that the Township of Delran is committed to the redevelopment of the Abrasive Alloy Casting Company for the purpose of providing active and/or passive recreation and open space facilities and finds that a realistic opportunity exists for the redevelopment of the Abrasive Alloy Casting Company within a three year period after the completion of the remediation of this site either through the planned redevelopment project or through alternate redevelopment.

Mr. Schwartz made a motion, seconded by Mrs. Kolodi to adopt Resolution 2013-60.

There being no question, the roll was called.

Mrs. Kolodi, Mr. Schwartz, Ms. Pangia, Mr. Morrow and Mr. Catrambone voted aye.

Ayes: 5

Nays: None

Motion Approved

125 DIANE AVENUE

Mr. Hatcher stated that this property and a few others have come up and basically the Board of Health came back to us and basically said that they do not see any health hazards and will not be entering the house. Mr. McCurley is working with the bank that owns this property to secure the outside but that is as far as we can go unless Council wants them to board it up, which in some cases look worse.

Mr. Morrow stated that he did drive by the property and there has been some improvement so they are cleaning it up.

LEON FIELD WELL

Mr. Catrambone stated that he thought we were going to have some members of the Delran Athletic Association here tonight but the issue is that they want to irrigate the field. They have indicated that they would pay for the irrigation system but we need to come to an agreement on who would pay for the continued water usage.

Mr. Paris asked who would pay for the maintenance.

Mr. DeSanto stated that if the field has a sprinkler system it would need to be cut every week. We would also need to winterize the system and incur other ongoing maintenance costs.

Mr. Schwartz made a motion to table this issue, seconded by Ms. Pangia. All were in favor, motion approved.

DISCUSSION ON NAMING THE MYERS TRACT

Mr. Catrambone stated that informally he has had discussion with each member of Council individually. The discussion that we would like to put on the table is that the big sign at the entrance just be the name of the park. The name that they came up with is Delran Community Park.

Mrs. Kolodi asked if the sign would be wooden.

Mr. Winckowski stated that the sign would be wooden with what will look like a stone surface. It will be tan with blue lettering. Council agreed.

REPORTS

Ms. Eggers – No Report.

Mr. Hatcher – Mr. Hatcher stated that Sal Miliziano, owner of Chick-fil-A would like to discuss with Council an issue related to the flea market event that he will be holding in his parking lot.

Mr. Miliziano stated that they have been holding these events since 2005 and they have been very successful. They have decided to increase them to twice a month. Two weeks ago he was approached from the owner of the parking spaces that he could not use the location unless the Township approved the event and he had a certificate of insurance.

Mr. Long stated that the Township could not approve the event because it is private property. We could acknowledge the community events sponsored by Chick-fil-A.

Ms. Pangia made a motion, seconded by Mrs. Kolodi to acknowledge the ongoing community endeavors by Chick-fil-A including but not limited to the garage sales, movie nights and car shows.

Mr. Hatcher stated that on the new website he added a section with the affordable units that are currently owned by the Township. It would be great if we could sell those units as they are costing the Township a great deal of money.

Mr. Hatcher reported that he needs some directional on the Sustainable New Jersey Certification Program. By June 16th, the application needs to be submitted to gain certification for this year. Some of the information should be coming from the Green Team but since we have not created one yet, he does not have a problem filling out the application.

Ms. Pangia asked if he wanted to meet with her tomorrow to go over the application. Mr. Hatcher agreed.

Mr. Hatcher stated that final completion needs to take place between June 16th and September 15th. There is a grant available once certification is received.

Mr. Winckowski – Mr. Winckowski reported that after looking at Brown Street, if we are going to include this street in the 2013 Road Program we need to complete the road from Third to Baylor. The cost estimate is \$450,000. The cost estimate for Lowden is \$50,000. We also took a look at the intersection list and grouped them according to location. His recommendation would be to bid the project with Brown Street as the base bid, Lowden as Addition I and the intersection groups as Additions 2, 3 and 4. If Council agrees, we would need to adopt a Bond Ordinance. He also talked to Mr. Hatcher about the grants we received from the state for Tenby Chase Drive and the sidewalks along Route 130. We may not have enough down payment money to do all of those projects this year. We received \$205,000 for Tenby Chase and the total estimate will be about \$300,000 - \$350,000. Once we close out the road program in October we will have a better idea where we stand with leftover money in that bond ordinance. We also may want to wait until next year and apply for additional municipal aid funds.

Mr. Catrambone asked what the estimate is for all the intersections.

Mr. Winckowski stated that they total approximately \$120,000.

Mr. Hatcher stated that we could also look at the last two projects that we did and see if there are additional funds that could be re-appropriated.

Mr. Winckowski stated that they should also look at the intersection list and if there are any roads that they may be looking at repaving next year we may want to wait on doing the intersection.

Mr. Hatcher stated that the bond ordinance will be adopted at the public meeting and once the specifications are prepared we authorize the bids.

Mr. Winckowski asked how much was put in the ordinance.

Mr. Hatcher stated that \$800,000 was included for Brown Street, Lowden and the intersections.

Mr. Winckowski stated that if Council included \$800,000, then it is his recommendation that we include Brown Street, Lowden and one group of intersections in the base bid. We can put the other intersection as alternates. The more that is in the base bid the better the prices will be. Council agreed.

Mr. Winckowski reported the Myers Tract is moving forward and they are on track with the schedule they provided.

Mr. Winckowski reported that we received the Army Corps permit for the Stewart Avenue outfall but we are still waiting on the coastal wetlands permits for the NJDEP. We did reach an agreement with them regarding the wetlands mitigation, which will require us to pay \$3,000 to \$4,000 into the mitigation bank. We hope to see the permit in the next week.

Mr. Paris asked when we are submitting for the next phase of funding through the county for the Myers Tract.

Mr. Winckowski stated that the application is due by the June 28th but he will be submitting the application next week.

Ms. Pangia asked what the next phase will include.

Mr. Winckowski stated that it will include lighting, tot lot and concession. The county grant will be up to \$250,000 and then Council will determine how much more funding they want to include.

Mr. Winckowski reported that Westover Drive will be repaved tomorrow and on Saturday they will be replacing the gate valve at Swedes Lake if the weather cooperates.

Arawak Paving is finishing up Haines Mill Road. We are still waiting on County approval for the Fairview Sidewalks projects. The only item remaining on the 2012 Road Program punch list is the intersection at Southview Drive. All other grant applications are still pending.

Mr. Winckowski stated that once he has a chance to review the information he received tonight from the flood surveys he will issue a report to Council on the next steps to take. He will submit the grant application for the Abrasive Alloys property. He spoke with Mr. Long's office today regarding the TAR property and they have a few appraisal lined up so we will be getting that moving.

Mr. Winckowski reported that the TWA permit has been submitted for the treatment plant and he is also working with the Township Auditor on updating the connection fees. The annual report has also been completed.

Mr. Winckowski reported that they have a pre-construction meeting with the VFW tomorrow. Hunter's Glen Phase I will be starting soon. He is working with Red Lobster, Calvary, Wawa and Walgreen's to close out those projects.

Mr. Winckowski stated that he will be working with Rutgers to rebuilding the trash rack at the head wall on Westover Drive through a grant program.

Mr. DeSanto – Mr. DeSanto reported that he has sent out over fifty high grass letters and has begun to cut some already.

Ms. Pangia thanked Mr. DeSanto for helping with the banners for the Farmers' Market.

Mrs. Kolodi – Mrs. Kolodi stated that in speaking with employees in the Tax office about the work load and other issues she has taken some notes and recommendations. She asked when the appropriate time was to bring them up.

Mr. Paris stated that we can talk about them here.

Mrs. Kolodi stated when she spoke with the employees in the Tax/Sewer Office it is clear they are really overworked. Some of the recommendations that they brought up were easy like changing the configuration of the counter. They also talked about the possibility of limiting the hours that the office will be open to the public to allow them to get caught up on posting and other items without interruptions. Maybe have the window open Monday-Wednesday-Friday, or every day, from 10-3. This may help take some of the pressure away.

Mr. Hatcher stated that that is something Council will have to determine, we have always been a 9-5 PM Monday-Friday operation, but obviously we are doing much more with less employees. This was even before we took sewer over. The biggest problem right now is we are down one full time employee in that department due to a disability. We do have a temporary employee in the department right now.

Mrs. Kolodi asked is maybe we could limit the hours for the summer to see if this will help.

Ms. Pangia stated that she feels all we are going to do is frustrate the residents if they come in and the window is closed.

Mrs. Kolodi stated that the employees are getting fried. What is going to happen when one of them goes out, the residents are going to have to understand that the work needs to get done.

Mr. Hatcher stated that there is no doubt the employees are fried, it is already starting to happen. It is up to Council on what they decide. In most cases he has seen when a town closes their offices, they are trying to save money, not catch up on work.

Mr. Morrow asked if most of the people coming in, are paying their sewer bills and if that is what is creating the issue.

Mr. Hatcher stated that it is not the only issue. Believe it or not most people still like to come in to pay their bills, whether it be tax or sewer. The office was also faced with sending out additional tax bills for the supplemental school billing.

Mr. Morrow stated that unfortunately he does more work now than he did five years ago. When residents come to the municipal building they expect it to be open during normal business hours. He feels the only option we have is if we all agree to hire more people.

Mr. Hatcher stated that one of the issue they have in that office is with the counter. There are some things we are looking at like adding additional terminals but the height of the counter was set up to be handicap accessible. Mr. Hatcher stated that this is the reality of a 2% cap.

Mr. Paris stated that we need to think about these things when we talk about additional things that we want to add.

Mrs. Kolodi stated that it is just something that she wanted to bring to their attention and discuss.

Mr. Hatcher stated that it is something we can continue to discuss but it is something Council will take the heat for if the employees are in the office working and the curtain is closed to the residents.

Mrs. Kolodi stated that it may take time for the residents to get used to it.

Mr. Morrow recommended that if there are any ideas that Mr. Hatcher can think of that he bring them to Council's attention.

Mr. Hatcher stated that there is no real magic to the situation. We can talk about adding an employee during the next budget cycle.

Mr. Schwartz – Mr. Schwartz stated that his thoughts are with Mr. DeSanto and his family on the loss of his brother-in-law.

Mr. Morrow – Mr. Morrow asked that Mr. Hatcher have Mr. McCurley reach out to the owners of the property next to Walgreen's to have it cleaned up.

Mr. Morrow stated that he knows we talked about this a few times but we need to address the brush situation. They just came down Pancoast Blvd. and did a great job and there is another huge pile out there again. We are not just talking brush any more, these are huge branches. We need to do something. Either break up the season or cut it back.

Mr. DeSanto stated that right now there is at least one truck out every day and they start in March and end in October.

Mr. Paris stated that he wants to make sure we explore all options before we cut back on collections.

Mr. Schwartz asked how long it takes to get through the whole town.

Mr. DeSanto stated that it takes about six weeks.

Mr. Hatcher stated that one thing he has observed is that the month of May is a difficult month. If we did not pick up brush in May it would help but he does not know if we could get away with that.

Mr. Paris recommended that we pick up once right after the winter and then once again in the fall and see how that works.

Mr. Catrambone recommended that if we are not going to hire additional employees we are going to need to discuss these issues. Maybe before the next work session Mr. Hatcher and Mr. DeSanto can come up with a schedule they feel will work and we can send it out with the tax bills.

Ms. Pangia – Ms. Pangia reported that the mammogram van will be back in September and she asked for Council to sanction the event.

Mr. Morrow made a motion, seconded by Mr. Schwartz. All were in favor, motion approved.

Ms. Pangia reported that the Farmers' Market is kicking into full gear. Advertising in all out and the temporary signs will be out this weekend.

The Mobile Eye Care Van will be at the Fire Department on June 19th and we seem to have a good response so far.

Ms. Pangia reported that she has been talking with Mrs. Kolodi about running an event for Veteran's Day and they will be working on that over the summer.

Ms. Pangia stated that they will be putting a float in the 4th of July parade in Riverton to promote the Farmers' Market.

Ms. Pangia talked to Council about holding a trunk-or-treat event this year. If this is something Council is interested in she will pursue this. Holy Cross has volunteered the use of the parking lot and it would be Delran residents only. Council agreed that they would like to pursue this but would maybe like to partner with a church.

Ms. Pangia stated that Laura Kulinski, would like to start up a volunteer drive for school supplies. The supplies would first go to students in need and any supplies left over would go to the schools. She asked to have the municipal building as a drop off location.

Mr. Catrambone stated that he has been approached by a resident in need of an Eagle Scout project and he would like to put him in touch with Laura for this project.

Mr. Catrambone – Mr. Catrambone stated that happily the website is up and operating. Maybe we can look at taking payments on-line now that the site is up.

Mr. Catrambone stated that he would like to have a conversation with the IT Company about getting WIFI in the Council chambers.

Mr. Catrambone stated he asked Mr. Hewko to come in tonight to discuss an issue that the residents in Tenby Towne Apartments are facing.

Jon Hewko, 193 Tenby Chase Drive, Apt. 5C, discussed with Council that the new owners are now charging the tenants for water and sewer with an addendum to the lease. They are charging it based on the RUBS programs with 50% being based on the number of occupants and 50% being based on square footage. They indicate that there is a certain percentage deducted for common areas. In the month of January, he paid \$56.76 for water and \$78.59 for sewer and that is for two people. He is coming to the Council to see if they can look into the legality of this issue.

Mr. Long stated that we would want to inquire on the issue as to whether our systems are being used to make a profit. He asked that Council give him the approval to move forward. Council agreed. Mr. Long stated that he will contact Mr. Hatcher to gather the owner information.

Mr. Hewko stated that any help they can give will be greatly appreciated.

Mr. Paris – Mr. Paris reported that the recycle cans at the Summerhill Basketball Courts are gone.

Mr. Paris stated that he is getting a lot of complaints about the signs along the jughandles. He asked if everyone gets permits.

Mr. Hatcher stated that not everyone gets approval. If they don't, we take them down, if the state comes through they take them down even if they do have a permit.

PUBLIC PORTION

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

Bob Gilbert, 75 Stewart Avenue, asked if we might have an answer on the DEP permit for Stewart Avenue by the next work session.

Mr. Winckowski stated that we are hopeful but there are no guarantees.

Mr. Gilbert stated that everyone is always saying that we don't need any more residential development because of the expense to the budget like trash and things and also schools. He asked why we would approve Willow Brook.

Mr. Catrambone explained that we cannot stop development. This development was the result of a lawsuit. At some point, this property was going to be developed and were able to put the age restriction on the development.

Mr. Long stated that biggest burden a new development can put on municipality are with the school system, but with us putting the age restriction on that development it helps to alleviate that burden and still be a ratable for the Township.

Mr. Gilbert stated that he likes the idea of collecting branches once in the spring and once in the fall.

Laura Kulinski, 328 Juniata Avenue, discussed with Council the possibility of selling naming rights to the fields at the Myers Tract. She stated that Moorestown did something similar and generate \$20,000. There is also the possibility to sell advertising on the fencing.

Mr. Paris stated that it is a great idea and we have discussed this in the past with the AA.

Mrs. Kulinski stated that she feels trunk-or-trick would be a great idea. Having a young handicap child it is difficult for him to walk around the town.

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

Mr. Morrow made a motion, seconded by Mrs. Kolodi to enter into closed session for Contract Negotiations, and Delran/Riverside Sewer Service Agreement. All were in favor, motion approved.

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

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

Respectfully submitted,

Jamey Eggers, Township Clerk