

**WORK SESSION
MUNICIPAL BUILDING**

**June 27, 2017
DELRAN, NJ**

Sunshine Statement: Be advised that proper notice has been given by the Township Council in accordance with the sunshine law in the following manner. Notice advertised in the Burlington County Times and Camden Courier Post on January 11, 2017 and posted on the bulletin board on the same date.

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

ALSO PRESENT: Mr. Paris, Mayor, Mr. Shotts, Solicitor, Mr. Valesi, Engineer, Chief Parente, Mr. Hatcher, Administrator and Ms. Eggers, Municipal Clerk.

SEWER DISPUTES

Block 43, Lot 1 - The resident originally brought their claim with respect to a leaky faucet and 2 toilets; however, they did not provide sufficient information concerning the impact of the changes after the repairs. They have since received a billing after the repairs were made and the water usage went down to 3,000 gallons. The water consumption for the timeframe that was utilized for the billing period was an average of 10,000 gallons a month. The resident provided all of the information that was required with respect to the invoice for the repair as well as information with respect to the reduction in the current water usage. If Council would like to provide an adjustment, Mr. Hatcher recommends that they be charged the minimum bill. Council agreed.

Block 16, Lot 7 –The resident indicated that they had water damage as a result of a leaky pipe and they provided extensive information with respect to the renovations and repairs. During the time of the leak the resident was using approximately 14,000 gallons of water per month and it is now running about 17,000 gallons per quarter. If Council would like to provide an adjustment, Mr. Hatcher recommends that they be charged based on 17,000 gallons per quarter. Council agreed.

Block: 118, Lot 4 – Resident received a water bill that had a significant number of adjustments to it that made it come up on our system as excessive consumption. However; in reviewing their consumption reports their billing consumption would lead to a minimum bill from 2015 all the way to the present and it appears that a mistake was made on this billing and it should be adjusted to the minimum bill. Council agreed.

Block 99, Lot 29 – Resident stated that they had a leaky toilet during the timeframe that we utilized to generate our bills and that the toilet has been fixed. After review of their consumption indicated that there was a reduction and that this reduction appears to reflect they were using 23,000 gallons during the billing period and their current average consumption is about 6,000 gallons per month. They provided a receipt with respect to a plumber that fixed their toilet issues and; therefore, Mr. Hatcher recommended that we make the adjustment to 6,000 gallons per month. Council agreed.

Block 107, Lot 2 – Resident indicated they had a leak that they fixed themselves. They provided no information in respect to receipts. During the billing period they were using approximately 20,000 gallons and since that time they are using proximately 9-10,000 gallons per quarter. This is a commercial property and they did request an adjustment from NJAW and they indicated that they would not adjust the bill because they only adjust residential properties. Council requested that we ask for additional information.

Block 1, Lot 31.01 – Mr. Hatcher stated that this property should be reduced to the minimum charge. This was an instance where there was a water main leak under the dock; however, this leak did not occur during the reporting period and it appears that information provided by NJAW was in error. Council agreed.

Block 118.05, Lot 3 – Mr. Hatcher reported that we reviewed this request at a prior meeting and requested additional information. The resident indicated that there was a leaky toilet and their water consumption has been all over the spectrum. They indicated that the toilet leak that leaked during the reporting period and did not get fixed until March of 2016. The 2017 billing looks similar to 2015; therefore, Mr. Hatcher recommended we utilize the readings from 2017 which would provide for an adjusted bill which would be based on 22,000 gallons. Council agreed.

Block 155, Lot 27 – We reached out to this resident by mail to request additional information regarding this billing dispute and at this time we have still not received a response.

Block 118.19, Lot 21 – Mr. Hatcher reported that we reviewed this request at a prior meeting and requested additional information. Resident submitted a written explanation as to why their sewer dispute was submitted late and indicated that there were two deaths in the family. This request is for the 2016 billing. If Council wishes to make an adjustment, Mr. Hatcher recommended that the bill be adjusted to the minimum. Council agreed.

A resolution will be placed on the public meeting agenda for approval.

SEWER NEW OWNERS

Mr. Hatcher stated that the following properties are under new ownership and as per the Township sewer regulations, they will be adjusted to the minimum sewer billing for 2017.

Block: 151 / Lot: 7

Block: 183 / Lot 11

Block: 106 / Lot: 4

Block: 39 / Lot: 9

Block: 51 / Lot: 1

Council agreed to place a Resolution on the public meeting agenda.

BURLINGTON COUNTY SOLID WASTE MANAGEMENT PLAN AMENDMENT

Mr. Hatcher reported that R. E. Pierson has petitioned the County to amend their Solid Waste Management Plan to include a Class B recycling center located at 1300 Union Landing Road. They will continue with their asphalt operations but will now accept drop off of materials such as concrete, brick, block and wood waste along other items. All towns within one mile of the area being amended are required to receive notice of the amendment. The Freeholders have scheduled a hearing on August 9th at 7:00 PM. Mr. Hatcher stated that he does not see an issue with this amendment as it is far enough away from any residents and we have never received any complaints about the asphalt operation at that location.

Mr. O'Connell concern would be the dust from the concrete recycling.

Mr. Catrambone stated that the facility is far enough away that it shouldn't be an issue.

BURLINGTON COUNTY 2017 RECYCLING AND SOLID WASTE SERVICES AGREEMENT

Mr. Hatcher stated that the County is looking for the Township to execute the agreement which would run from 2017 to 2021. They added some language limiting the annual escalation fees to 2%. In the past, we have seen ranges from 2% -3% so that language is a plus for the Township. It also directs all our solid waste to the County Landfill, which is where it currently goes and apartment complexes must also take their waste to the County Landfill which is not an issue. It is also tied into the County Recycling Program. Mr. Hatcher stated the Solicitor has reviewed the agreement and he does not see any reason not to execute the agreement. Council had no questions.

SAFE STREETS INITIATIVE

Mr. Hatcher stated that the Burlington County Prosecutor's Office has initiated a program that would offer municipalities seeking to conduct an operation to request additional officers from participating departments. The Prosecutor's Office will use funds forfeited from prior criminal activity to reimburse the costs for those departments sending personnel to participate in another towns operation. The department requesting additional officers will fund the salaries of their own personnel. If the Township wishes to participate, we would have to adopt a resolution and execute a mutual aid agreement. Mr. Hatcher stated that he sent the language in the agreement to the Burlington County JIF for review that stated the department requesting the aid would be the responsible party and would hold harmless the other municipalities harmless. Another paragraph in the agreement states that each town will hold all other participating towns harmless, which doesn't make sense. The Chief stated that he sent the issue to the Prosecutor and has not received a reply. Council agreed to adopt a resolution at the public meeting pending clearing up the hold harmless language in the agreement.

DELRAN CENTER PROPERTY – 4037 ROUTE 130 SOUTH

Mr. Catrambone reported that this is the property where the Dollar Tree is located. They originally asked to phase in the redevelopment of the property which was granted by the Planning Board. The front area of the parking lot was never development or paved and has had

a fence surrounding it for 6-7 years. During their original approval the Planning Board Resolution indicated that if the parking lot area was not developed within one year, they must pave and stripe the area to the satisfaction of the board. This property has since been sold. We need to determine what action we want to take. Mr. Catrambone recommended we have the Zoning Officer notify the new owner to make them aware that they are in violation of the site plan approval for the property. Council agreed.

GREATER PHILADELPHIA TRAIL NETWORK

Mr. Catrambone stated that this trail network will through run along River Drive in Delran and be part of a larger county trail network.

Mr. Hatcher stated that the County Trail will be part of the Greater Philadelphia Network Trail. Matthew Johnson, from the County has requested a Resolution of support from the Township for the 500 mile Greater Philadelphia Network Trail for completion by 2025. After discussion, Council agreed to adopt a Resolution at the public meeting.

REQUEST FROM CATHOLIC CHARITIES

Mr. Catrambone stated that we received this request in the past from the Catholic Charities for the use of three Township tables from July 20th – October 6th. They will be used in a Whitesell Construction building to prepare baskets for the 23rd Annual Taste of Burlington County fundraiser. Council has no concerns with this request.

ROAD CLOSURE

Mr. Catrambone stated that in order to repair the bridge crossing on Creek Road. The detour route will be Borton Landing Road to Hartford Road to Bridgeboro Road. They will notify the Township of the dates two weeks prior.

Mr. Hatcher stated that they anticipate the closure to take place near the end of July but as soon as we receive a definite date he will let Council know and also place it on the website.

SCHNEIDER ELECTRIC REPORT

Mr. Catrambone stated that everyone has a chance to review the report from Schneider Electric and stated that Mr. Valesi, Township Engineer will give Council a synopsis on review.

Mr. Valesi stated that Schneider Electric took a look at potential energy savings in the Municipal Building and the Sewer Plant and made several recommendations. Mr. Valesi stated that the equipment at the Sewer Plant using the most energy is the aeration blowers. Mr. Valesi feels there is merit in replacing those blowers with high efficiency turbo blowers and recommended that Council look into this further. They do not recommend moving forward with the other items listed in the report including Dewatering, Aerobic Digester Facultative Mode Operation and Side Stream Treatment.

Mr. Catrambone stated that some items in the report at the municipal building have been on our radar including lighting and asked how we know if the savings are correct.

Mr. Valesi stated that any energy provider will come in and look at the total operation and make recommendations on potential energy savings projects. Those recommendations will have a certain payback based on the energy savings. Mr. Valesi stated that the issue is he doesn't know the conditions of the equipment. Normally, you would like hire someone independently to determine the useful life of the equipment. The lighting is going to immediately show energy savings. The advantage to an ESIP is you get new equipment and financing those improvements through those energy savings. Mr. Valesi recommended that the Township allow him to get proposals from an MEP Engineer to review the report on the Municipal Building side similar to what they did with the Sewer Plant. Then Council could determine which projects to move forward with.

Mrs. Kolodi asked how long that process would take.

Mr. Valesi stated that it would possibly take three weeks.

Council agreed to allow Mr. Valesi, Township Engineer receive proposals from MEP Engineers to review the Schneider Electric proposal for the Municipal Building.

INTRODUCTION OF BOND ORDINANCES

Mr. Catrambone stated that Council has agreed to move forward with the Bond Ordinances for both the Sewer Capital and the Sports Lighting. In order to keep them on track with the Capital Bond Ordinance and hold the public hearing at the July public meeting he asked that the ordinances be introduced tonight. Council agreed.

TOWNSHIP OF DELRAN BURLINGTON COUNTY, NEW JERSEY

ORDINANCE 2017-08

BOND ORDINANCE PROVIDING FOR ACQUISITION AND INSTALLATION OF SPORTS LIGHTING AT DELRAN COMMUNITY PARK IN AND BY THE TOWNSHIP OF DELRAN, IN THE COUNTY OF BURLINGTON, STATE OF NEW JERSEY; APPROPRIATING \$225,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$45,000 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF

Mr. O'Connell made a motion, seconded by Mr. Burrell to approve Ordinance 2017-08 on first reading.

There being no questions, the roll was called.

Mr. Burrell, Mrs. Kolodi, Mr. O'Connell and Mr. Catrambone voted aye.

Ayes: 4

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
BURLINGTON COUNTY, NEW JERSEY**

ORDINANCE 2017-09

**BOND ORDINANCE PROVIDING FOR VARIOUS 2017 SEWER
UTILITY IMPROVEMENTS BY AND IN THE TOWNSHIP OF
DELRAN, IN THE COUNTY OF BURLINGTON, STATE OF NEW
JERSEY; APPROPRIATING \$2,260,000 THEREFOR FROM THE
SEWER UTILITY OF THE TOWNSHIP AND AUTHORIZING THE
ISSUANCE OF \$2,260,000 BONDS OR NOTES TO FINANCE
THE COST THEREOF**

Mr. O'Connell made a motion, seconded by Mrs. Kolodi to approve Ordinance 2017-09 on first reading.

There being no questions, the roll was called.

Mr. Burrell, Mrs. Kolodi, Mr. O'Connell and Mr. Catrambone voted aye.

Ayes: 4

Nays: None

Motion Approved

RESPONSIBLE BIDDER LANGUAGE

Mr. Catrambone stated that the responsible contractor language provided would be included in RFP's for contracts over \$1,000,000 or more. This would insure that responsible bidders were using responsible contractors.

Mr. Shotts stated that Council can either approve the language by motion tonight or adopt a Resolution at the public meeting. This language would need to be included in the all notices.

Council agreed to adopt a motion tonight.

Mr. O'Connell made a motion to include the responsible contractor language in the bid specifications for contracts over \$1,000,000 or more. The motion was seconded by Mr. Burrell.

There being no questions, the roll was called.

Mr. Burrell, Mrs. Kolodi, Mr. O'Connell and Mr. Catrambone voted aye.

Ayes: 4

Nays: None

Motion Approved

REPORTS

Chief Parente – No report.

Ms. Eggers – No report.

Mr. Hatcher – No report.

Mr. Shotts – No report.

Mr. Valesi – Mr. Valesi stated that we will be receiving bids on Thursday for the 2016/2017 Road Program.

Mr. O'Connell – Mr. O'Connell thanked the Muslim Community for inviting the Mayor and Council to their mosque. It was a very interesting night and the members were very happy to have them there.

Mr. Burrell – No report.

Mrs. Kolodi – Mrs. Kolodi updated Council on the Chicken Pilot Program. We had a total of six applicants and two have received their permit.

Mrs. Kolodi reported that the Delran AA and RAC sponsored a Movie Night this past Friday at Delran Community Park and approximately 150 individuals attended. Mrs. Kolodi reported that the Delran Fire Department participated in the event by helping control traffic and pitching in where needed. Burlington Auto ended up sponsoring the event and is looking to sponsor more events in the park.

Mrs. Kolodi stated that the batting cages and tables are ready to be ordered and they also have a plan for the brick walkway. Mrs. Kolodi if Mr. Kennedy should come to Mr. Hatcher with that information.

Mr. Hatcher stated yes.

Mrs. Kolodi stated that at the mosque she talked to a high school student that is in charge of beautifying the outside of the mosque. She asked how our community could help their community. She asked if she could put her in contact with the Green Team to get ideas for landscaping. Council agreed.

Mr. Catrambone – Mr. Catrambone stated that it was a great night at the mosque celebrating Ramadan.

Mr. Catrambone reported that the next Blood Drive is July 5th at the Municipal Building.

Mr. Paris – Mr. Paris stated that he attended two Ramadan dinners one for the Turkish Community and one at the mosque for the Muslim Community. It is a fantastic community and the evening is always a learning experience.

Mr. Paris stated that the RAC sponsor an event for Macular Degeneration ran by member Alvina Wilson.

Mr. Catrambone stated that it was an extremely well attended event with approximately one hundred people including the speakers, doctors and organizations that demonstrated devices

and equipment. Mr. Catrambone thanked Alvina Wilson for running the event along with the RAC, L&M Bakery for providing refreshments and to all the professionals that attended.

Mr. Paris stated that the Movie Night was a great event put on by the Delran AA with the help of the RAC and the Delran Fire Department. Hopefully there will be more similar events.

Mr. Paris thanked the Emergency Services including the Police, Fire and EMT's for the work over the last month which was extremely busy.

PUBLIC PORTION

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

Richard Grockenberger, 84 Alden Avenue, expressed his concern over the home being built next to him pushing water onto other properties. He asked if the Engineer has signed the certification that it will not push the water onto neighboring properties.

Mr. Catrambone asked Mr. Hatcher to make sure everything is being done properly.

Mr. Hatcher stated he will discuss this with the Construction Code Official tomorrow and if there are any questions he will reach out to the Engineer.

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

Mr. Burrell made a motion, seconded by Mr. O'Connell to enter into closed session for discussion on the following issues: DPA/Sergeant's Contract Negotiations, Litigation – 903 Oak Avenue. All were in favor, motion approved.

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

Mr. O'Connell made a motion to adjourn the meeting, seconded by Mr. Burrell. All were in favor, the meeting was adjourned.

Respectfully submitted,

Jamey Eggers, Township Clerk

