

**WORK SESSION  
MUNICIPAL BUILDING**

**July 9, 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:** Mr. Schwartz, Ms. Pangia, Mr. Morrow and Mr. Catrambone were present.

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

**SAFE PASSAGE GRANT**

Mr. Hatcher reported that originally representatives from the Police Department wanted to have this item on the agenda but they decided they did not want to address the issue in public. They would like to meet with the Mayor and maybe a member of Council at a later time.

**EQUIPMENT SALE**

Mr. DeSanto reported that he would like to scrap some equipment that is no longer of any use to his department. They have removed all parts that could be saved. Council agreed.

**SEWER ADJUSTMENTS**

503 Brown Street – Mr. Irons discovered a leak in 2013 and it cannot be determined how long the leak has been occurring. This resulted in a 2013 sewer bill of \$167.00 per quarter. Since it is difficult to draw a clear conclusion, we are suggesting that we use their 2011 billing of \$122.75 per quarter. Council agreed and they will have a Resolution placed on the Public Meeting agenda.

Bella Pizza – Mr. Hatcher stated that the entire property used 49,000 gallons in January, February and March of 2012. If we used the Engineer's estimate that a three bedroom units uses approximately 27,000 gallons we could subtract that from the 49,000. That would result in a \$187.75 per quarter bill for the residential unit and a \$256.60 for the commercial unit. This will reduce the overall bill. After discussion, Council agreed that they still do not wish to make any adjustments unless they are willing to install two meters.

**FIELD USAGE/BY-LAWS**

Mr. Long stated that they have reviewed that Township Ordinance and it allows the RAC to recommend rules for the use of the fields after rain and to adopt by-laws. They will need Council to approve the adoption of enforcement ordinances.

Mr. Paris stated that Mr. Parento and Mr. DeSanto will be working on the rules and will report back to Council.

## **REPORTS**

**Mr. Winckowski** – Mr. Winckowski reported on Delran Community Park. He stated that the contractor has not been able to keep on schedule due to the weather and has been pushed back. They have given us an updated schedule. Mr. Winckowski reported that he did discuss with Mr. Long the possibility of going after them for damages if this impacts our grant funds.

Mr. Winckowski reported that we have received the permits for the Stewart Avenue outfall. He has provided the plans and cost estimate. If Council will give the okay to advertise, there will be about a thirty day timeframe between advertising and accepting bids. This should bring us to around the time we should hear about the CDBG Grant.

Mr. Hatcher stated that in order to use the CDBG funds we would still need a bond ordinance.

Mr. Morrow made a motion to authorize the Engineer to advertise the bid for the Stewart Avenue outfall project. The motion was seconded by Mr. Schwartz.

There being no question, the roll was called.

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

Ayes: 4

Nays: None

Motion Approved

Mr. Winckowski stated that contractor completed his work on the outfall at Swedes Lake. They removed the tide valve and replaced it and backfilled along the sides of the existing dam. When they removed the valve we found that the pipe was extremely corroded. Most of the water is bypassing the gate valves and coming right out of the bottom of the pipe during high and low tide. With the condition of the pipe we have to explore other options. We can look into the possibility of lining the pipe or trying to repair the pipe. This would be less costly than replacing the pipe. Both would require DEP approval. Everything we expended was not wasted, it would all have been needed to be done if we had replaced the pipe.

Mr. Catrambone asked if we could have known about the deterioration of the pipe.

Mr. Winckowski stated that he wished we could have done better but we did not have the right equipment to get into the pipe. The valve was rusted and deteriorated and would not open and we had to excavate out the area to get a better view of the pipe. We are in a better area now to approach DEP if Council is ready to replace the pipe. The construction fees will be in the \$100,000 range. The permitting fee will range from \$10,000-\$15,000 and the engineering fees will range from \$10,000-\$15,000.

Mr. Schwartz stated that he has met with the residents in the area and they are not happy with the results. If the contractor removed the valve and it was so corroded, why did continue they without guidance from the Township. We spent a lot of money on this project and accomplished nothing. He brought this to Council in October of 2011 and we have time to do this right and we did not do this right. Many residents feel we wasted their money.

Mr. Catrambone stated that he respectfully disagrees that we wasted money. We approached this from the least expensive first step. Unfortunately, we did not get the results we wanted.

Mr. Winckowski stated that he was there with the contractor the entire day. Once we removed the valve we had to replace it. We could not use the old one.

Mr. Schwartz asked if there is anything that can be done while we wait.

Mr. Winckowski stated that he needs to meet with a contractor to discuss this with them to see what can be done but we need to look at what it will cost if we are going to move forward with replacing the pipe.

Mr. Paris asked if he feels it will get any worse than what is there now.

Mr. Winckowski stated that he does not. He will report back to Council on all of our options.

Mr. Winckowski reported that the contractor is working on the punch list items for Haines Mill Road and the 2012 Road Program. We needed to narrow the cartway for the Fairview Street sidewalk project in order to match the County standards. We have modified the plans and are waiting for the County's approval. We hope to hear tomorrow and by the next public meeting we should be ready to be authorize the bid. Mr. Winckowski reported that Westover Drive has been completed. Mr. Winckowski reported that the next phase of the recreational grant has been submitted to the County and all other grants are still pending. Our TWA permit has been received for the Sewer Plant and the Annual Report has been completed. We are still waiting on the Auditor to provide numbers for updating the connection fees.

**Mr. Long** – No report.

**Mr. Hatcher** – Mr. Hatcher stated that we need to cancel a portion of the taxes still outstanding on the Fairview Street property that was purchased by the Township in 2012. We would like to put a resolution on the public meeting agenda.

Mr. Hatcher reported that we received two estimates from appraisers for the property at 1207 South Fairview Street to clear up the final issue in order to receive the final funding from Green Acres on this property. The two estimates we received were from Molinari & Associates, P.C for \$1,800.00 and J. McHale & Associates, Inc. for \$4,500.00. We need to have two appraisals completed on this property. We sent of six requests and only received two responses. They are both Green Acres approved vendors.

Mr. Long recommended that we approve both.

## RESOLUTION 2013-77

### **A RESOLUTION OF THE TOWNSHIP OF DELRAN AUTHORIZING THE HIRING OF TWO (2) REAL ESTATE APPRAISERS, CERTIFIED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S GREEN ACRES PROGRAM, TO CONDUCT REAL ESTATE APPRAISALS OF PROPERTY ADDRESSED AS 1207 SOUTH FAIRVIEW STREET**

**WHEREAS**, the Township of Delran (the "Township") is required to provide the New Jersey Department of Environmental Protection ("NJDEP") Green Acres Program with two (2) separate real estate appraisals for property with an address of 1207 South Fairview Street and known more specifically as Block 65.06, Lot 28.01 on the Tax Map of Delran Township (the "Property"); and

**WHEREAS**, in order for these appraisals to be accepted by NJDEP's Green Acres Program, the selected real estate appraisers must be certified and approved by NJDEP's Green Acres Program; and

**WHEREAS**, pursuant to N.J.S.A.40A:11-3, it is not necessary for the Township to publically advertise for bids for this service, as the cost of the required appraisals was expected to be well below the bid threshold" as established by New Jersey's Local Public Contracts Law; and

**WHEREAS**, despite not being required to publically advertise for bids, the Township solicited quotes for this service from five (5) real estate appraisers; and

**WHEREAS**, in soliciting quotes, the Township utilized a list provided by the NJDEP's Green Acres Program, which identifies real estate appraisers who are certified and approved for use by the NJDEP's Green Acres Program;

**NOW THEREFORE BE IT RESOLVED** that the Township Council hereby selects the following real estate appraisers to perform the above described appraisal pursuant to the price quote listed:

1) Molinari & Associates, P.C., 14 Harrison Street, Suite 202, Woodbury, NJ 08096 - \$1,800.00

2) J. McHale & Associates, Inc., 693 Main Street, Building C 2<sup>nd</sup> Floor, PO Box 26, Lumberton, NJ, 08048 - \$4,500.00

**BE IT FURTHER RESOLVED**, that the Township Council hereby authorizes the Mayor, and any other appropriate Township official to execute appropriate contract documents pursuant to the quotes and terms described above.

Mr. Morrow made a motion, seconded by Ms. Pangia to adopt Resolution 2013-77.

There being no question, the roll was called.

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

Ayes: 4

Nays: None

Motion Approved

Mr. Hatcher stated that Mayor and Council has received a copy of the 2012 Audit report. The management team will be preparing a corrective action plan for adoption at July meeting along with a resolution that they have reviewed at a minimum the comments and recommendations in the reports. Most of the issues in the report revolve around the Sewer Office. As Council is aware, we have been without one employee in that office for the entire year.

**Ms. Eggers** – Ms. Eggers stated that we have received the registration forms for the League of Municipalities Convention and if you will be attending this year please let her know and she will take care of the registration.

**Mr. DeSanto** – Mr. Santo reported that he was called out to 219 Diane Avenue for a collapsed pipe. The Sewer Department will be out tomorrow to televise the pipe. We replaced the pipe about five years ago and it may need to be replaced again. Once he has more information tomorrow we can decide what to do.

**Mr. Williams** – Mr. Williams stated that we need to do a PCB study, which needs to be completed by the end of the year. He will meet with the Engineer to discuss this.

Mr. Williams discussed with Council the condition of the Fifth Street Pump Station. This was one of the projects listed on our capital plan and we need to at least have the Engineer prepare a cost estimate for this project. We are losing the concrete walls of the wet well due to high levels of hydrogen sulfide gas. He fears that we will lose the pump station.

Mr. Winckowski stated that he will prepare the estimate right away.

Mr. Hatcher asked that Mr. Williams explain the Sewer Department summer hours.

Mr. Williams stated that the employees will start at 6 AM with one employee starting at normal hours.

Mr. Morrow asked if we have the time to wait with the pump station.

Mr. William stated that we do, he would like to get the estimate this year and maybe the funding in place in next year's capital budget. That way we could start the project next fall or spring of 2015.

**Ms. Pangia** – Ms. Pangia stated that she looked further into the Trunk or Treat. The possibilities are to have it at Delran Community Park, Municipal Building, or Holy Cross. She would like to

hold it at Delran Community Park which will hold from 125-150 cars. We would hold it the Sunday before Halloween from 2-4 PM.

Ms. Pangia stated that the vendors are asking to extend the Farmer's Market until the end of September, she is asking for Council's approval. Council agreed.

Ms. Pangia stated that she received a complaint regarding speeding on Creek Road from the wooden bridge to Bridgeboro Road. Aimee Belgard was able to locate a speed study that the County performed from 2008 and the average speed was 50 miles per hour.

Mr. Winckowski stated that speed limit is currently only 35 miles per hour. We will not get them to lower it if the average speed is 50 miles per hour. We want them do traffic calming measures. Mr. Winckowski stated that he will look at this tomorrow and see if maybe additional signage is needed.

Ms. Pangia asked if we can start updating the chipper on the website.

**Mr. Morrow** – Mr. Morrow asked that we start adding pictures to the website of the different events and capital projects happening in town such as the Farmer's Market, Road Programs and Delran Community Park.

Mr. Morrow stated that we also discussed brush pickup and limiting the schedule but we really need to put this into action. The brush sits out there and dries out and ends up in the storm drains. We really need to give some direction.

Mr. Paris stated that we need to look at doing one pickup in the Spring and one in the Fall.

Mr. Morrow asked if they have been out to Lichtenthal Street because the hole is getting bigger.

Mr. DeSanto stated that they will be out there tomorrow. There is also one on Hunter.

**Mr. Schwartz** – Mr. Schwartz noted the passing on a few longtime residents of Delran. John McKeon, longtime resident and owner of McKeon Ford and Ed Simpkins, a resident who grew up on Brown Street.

**Mr. Catrambone** – Mr. Catrambone asked if there is any update in the pillars in front of the building.

Ms. DeSanto stated that he received one quote at \$16,000 and he is waiting on others quotes. This happened from water damage, so we need to extend the roof and replace the damaged wood.

Mr. Catrambone stated that we have not moved forward with the Green Team appointments. He recommends that we have one individual accept the applications and qualifications of individuals that wish to serve and once we have those, Council choose the most qualified applicants. If that does not work then we will have to shelf the whole idea because we are running out of time.

Ms. Pangia stated that she is withdrawing her nominations.

Mr. Schwartz suggested that we not rush this and discuss this again at the next work session.

Mr. Hatcher stated that most likely we will not make the goal for certification this year. The sooner we get the team together maybe we can try and obtain a higher certification for next year. The grant application for this year is due in a month and they need time to put programs in place.

Mr. Catrambone stated that we gather up a list of all the individuals that have an interest.

Mr. Hatcher will send out a list based on the information that he has.

Council agreed that they would like to set this up similar to the RAC with staggered terms. There will be nine member, six appointed by Council and three by the Mayor.

Mr. Catrambone stated that at the last meeting we met with the developers from Willow Brook Country Club. Council needs to make a decision of whether we want to amend the agreement to change the proposed development from an age-restricted to an age-targeted development.

Mr. Schwartz asked if this agreement was the result of a lawsuit.

Mr. Long stated yes.

Mr. Catrambone asked who the original agreement was between.

Mr. Long stated that the agreement was between the Township and Mr. Klumpp, the owner of the property. A developer is wanting to purchase the agreement and make changes to it.

Mr. Morrow stated that the Council felt very strongly about that agreement at the time and his feelings have not changed.

Mr. Long stated that they did make a threat of litigation if we did not amend the agreement that but he does not see the basis. They may try to hang their hat on the conversion law that took effect a few years ago but this was a settlement so this is outside that law and should have no impact on any decision that Council makes on amending this agreement.

Mr. Paris asked what Mr. Long knows about age-targeted developments.

Mr. Long stated that they have used the Rutgers study on the number of school age children that are generated from an age-targeted development. If they sell at the price point of \$300,000, he would be shocked if one of the units produced a school age child. In that price range, you can buy a single family home.

Mr. Schwartz stated that we cannot project who the next buyer will be. They may not always be \$300,000 homes.

Mr. Catrambone stated that before they left he asked them if the age of the buyers will remain the same and they said yes.

Mr. Long stated that the studies show that it will be young professionals in their twenties working in the city.

Mr. Catrambone stated that in his mind he feels that the Township has protected itself moving forward since the settlement agreement was for age-restricted.

Council agreed that they would like to keep the current settlement agreement in place and not make any amendments. Mr. Long will contact their Attorney and notify them of the decision.

**Mr. Paris** – Mr. Paris stated that he spoke with Mr. Hatcher and he is asking that maybe during the next Road Program we try and include the area on Cleveland by the Fire Station. There is an area that is approximately 10 feet by 50 feet that is very bad and it is starting to cause damage to the fire equipment. Maybe if the pricing comes in favorable, we can include it this year.

Mr. Winckowski stated that he will prepare an estimate and if Council agrees we can include it with the 2013 Road Program.

Ms. Pangia stated that there are still some concerns with doing all of Brown Street. She has been talking with Mr. Schwartz about doing Brown Street only up to Fifth Street.

Mr. Winckowski stated that all of Brown Street from Third to Baylor is bad.

Mr. Schwartz stated that he agrees but so is Drexel, Leon and Fifth Street. Maybe we could do half this year and half next year.

Mr. Paris stated if we are already doing Brown, it is better to finish it than only do half.

Mr. Hatcher stated that Council already adopted a bond ordinance that outlined the roads to be completed in this year's road program. If we made any changes we would need to amend the ordinance and we lose two months.

Mr. Paris discussed the property at 16 Purdue Drive which was damaged in a fire. He asked if Mr. McCurley is okay with the property. The garage still has a hole in it.

Mr. Hatcher stated that Mr. McCurley feels that the property is secure. They asked for additional time to repair the hole and Council agreed. There seems to be an issue between the homeowner and the insurance company.

Mr. Long recommended that Council allow him to talk with Mr. Hatcher to gather additional information on the property and then determine how to proceed.

## **PUBLIC PORTION**

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

Gina Reed, stated that she is here tonight as a member of the Executive Board of the Tenby Chase Swim Club. During any rain storm, their parking lot is being flooded from the property next to it because of the pitch. The property is owned by the Township. Since the parking lot is not in great shape, when it is flooded the water sits there and it is getting under the asphalt and beginning to lift the asphalt. She is asking for Council's help in possibly putting in a swale or some other type of remediation to help with the issue.

Mr. Winckowski stated that he will be in the area tomorrow so he will take a look at the issue.

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

Ms. Pangia stated that she was contacted by Secretary of Agriculture and they will be presenting us with a proclamation for Farmers' Market Week on August 6<sup>th</sup> at 4 PM. They will have additional vendors and speakers in attendance and invited everyone to attend.

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

Respectfully submitted,

Jamey Eggers, Township Clerk