

**WORK SESSION
MUNICIPAL BUILDING**

**JULY 28, 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 and Mr. Catrambone were present. Ms. Pangia and Mrs. Kolodi were absent.

ALSO PRESENT: Mr. O'Donnell, Solicitor, Mr. Winckowski, Engineer, Mr. Paris, Mayor, Mr. Hatcher, Administrator and Ms. Eggers, Municipal Clerk.

ROAD PROJECTS

Mr. Hatcher stated that we received the estimate from the Township Engineer regarding the three roads that were discussed for the 2015 Road Program.

Fox Chase Drive (Waterford to Beaverbrook) \$400,000
Main Street (Front to Third Street) \$526,000
Cleveland Avenue \$144,000 for reconstruction \$110,000 for resurfacing

Mr. Hatcher stated that he was asked to look at old ordinance to determine if there were funds remaining that could be moved to these roads. He reviewed the ordinances and determined that we have enough funding available to complete these three projects. Council would need to move forward with a bond ordinance for the public meeting.

Mr. Winckowski stated that he wants Council to be aware that this will be a spring project.

Mr. Catrambone asked if Main Street is a repaving or a reconstruction.

Mr. Winckowski stated that it is a full reconstruction. He will also be replacing curbs and adding missing portions of sidewalks.

Mr. Catrambone recommended that we leave the sidewalks as a deletion item.

Mr. Winckowski stated that he does not need an answer tonight and we can discuss this issue again.

Council approved Mr. Hatcher to work with the Bond Counsel to draft the necessary ordinance.

CHESTER AVENUE LATERAL

Mr. Paris reported that he had a meeting with the County and Riverside Township. The County understands that we are going to be responsible to provide funding which we budgeted to be \$10,000 to replace the sewer laterals at two properties.

Mr. Winckowski stated that the total project cost is believed to \$20,000. During the meeting, we divided the work. The County indicated that they will dig the trenches and provide backfill and restoration of the roadway and pavements. The Township would pay for the Engineering to survey the lines and design the necessary work.

Mr. Paris stated that we were under the assumption that it had to go to the Freeholders for approval but it does not. The County wants to make sure that we contact the residents and survey the lines. The County is anxious to get the project started.

Mr. Hatcher asked if we have in writing what the County will be responsible for.

Mr. Catrambone agreed that he would like something in black and white.

Mr. Winckowski stated that we can get something from the County in writing. He asked if Council would allow them to work on the survey and meet with the resident once we get the information from the County.

Mr. Catrambone stated that it does not have to be an official agreement but something in writing.

Mr. Schwartz suggested that discuss the issue at the next work session once we have all the information.it would be two more weeks. This has been going on for a year.

Mr. Catrambone stated that Council is not having the work session on August 11th because there will not be a quorum. It would be another month. Mr. Catrambone stated that he is okay moving this forward if we receive verification from the County before Mr. Winckowski moves forward with the survey.

Mr. Schwartz stated that he would like to have the information prior to making a decision. He would like to discuss this at another meeting.

Mr. O'Connell stated that he agrees that as long as we get some type of informal agreement from the County he is okay moving forward.

Mr. Schwartz stated that he would like everything in front of him before he makes a decision. He is undecided on this issue because he doesn't feel he has all the information.

Mr. Winckowski stated if Council wants to move forward, he needs a Resolution authorizing CME Associates to complete the survey work estimated to be \$5,000.00.

**TOWNSHIP OF DELRAN
RESOLUTION 2015-93**

**AUTHORIZING ENGINEERING SERVICES FOR
SURVEY AND DESIGN OF TWO SEWER LATERAL
ALONG CHESTER AVENUE**

WHEREAS, the Township Council desires to have CME Associates, the Township Engineer, complete survey and design, services to replace two sewer laterals along Chester Avenue in an amount not to exceed \$5,000.

NOW, THEREFORE BE IT RESOLVED that the Township Council authorizes the Township Engineer to provide the above mentioned services and move forward with this project once information is received from the County outlining their share of the services.

Mr. O'Connell made a motion to adopt Resolution 2015-93 which was seconded by Mr. Catrambone.

Roll Call: Mr. O'Connell and Mr. Catrambone voted Aye. Mr. Schwartz abstained.

Ayes: 2

Nays: 0

Abstained: 1

Motion Approved

JOINT INSURANCE FUND QUARTERLY REPORT

Mr. Hatcher stated that in the packet Council has the quarterly claims report issued by the BCJIF. The only area that is not so good is the Worker's Compensation Claims. We have been working on ways to improve the claims. This is for information only and to keep Council aware of the issue.

SIMON & SCHUSTER HOURS

Mr. Winckowski stated that as Council is aware Simon & Schuster began a 200,000 foot expansion of their warehouse. As part of the expansion there is a large concrete slab that needs to be constructed as part of the warehouse floor. The current ordinance prohibits construction work after 6:00 P.M. and before 7:00 A.M. Simon and Schuster has requested that the ordinance to waived to permit them to work through the night. Mr. Winckowski stated that they will discuss the reasons why this needs to take place during the evening hours.

The Engineer from Simon & Schuster stated that they floor needs to be very flat. Concrete can be very difficult to work with. The more control and time you have to work on it the better the conditions will be and that is why we need to work in the evening. The schedule is to begin on September 21st and will be for a total of eight nights of pouring over a ten day period.

Mr. Winckowski asked how they intend to handle the noise impact to the residents.

Lee Kartsaklis, Simon & Schuster stated that they intend to have the trucks along the front of the building away from any residence. They will enter and exit on Front Street. They will also direct all lights away from any homes.

Mr. Winckowski asked what would happen in Council would not allow the waiver. Is it possible to complete this during the day.

Eric Gatti stated that they would have to go back to the contractor to determine another avenue. The biggest issue is control with the sun.

The Engineer for Simon & Schuster explained the affect from the sun on concrete.

Mr. Winckowski asked them to go over the equipment that would generate noise.

Mr. Gatti stated that the major noise generator will be the concrete trucks. There will also be one pump truck, workers and some saw cutting. The saw cutting could take place after 7:00 A.M.

Mr. Catrambone stated that the earth berm along Third Street would help be a barrier.

Mr. Winckowski asked if the berm would stay.

Mr. Gatti stated that he will get Council that information once be confirms with the Contractor.

Mr. Paris asked how long the pouring will take.

Mr. Gatti stated that the actual concrete pouring will take five hours.

Mr. Paris asked if the trucks could be out by midnight.

Mr. Gatti stated that they will not be able to stop operations, it takes about ten total hours for each pour.

Mr. Catrambone asked if they could start at 6:00 P.M.

Mr. Gatti stated that he will discuss that with the contractor.

Mr. Catrambone asked how many trucks will be there each night.

Mr. Gatti stated 68-70 trucks per night but not all at the same time.

Mr. Winckowski asked them to submit a complete equipment list.

Mr. Paris stated that he feels it is more feasible if the trucks were out by midnight.

Mr. Gatti stated that he understands the concerns and they want to minimize issues.

Mr. Winckowski asked if the trucks could come from Route 130 to Taylors Lane to St. Mihiel Drive.

Mr. Gatti stated that if Council wants a specific route they will make it work.

Mr. Winckowski stated that if Council were to permit this request would they want the residents noticed. Council agreed.

Mr. Hatcher stated that contractor should provide the notices to the residents.

Mr. Kartsaklis stated that he has also spoken with the Administrator in Riverside to keep them updated. They have no problem sending the notices to the residents and even inviting them out to a meeting.

Mr. Paris stated that his opinion is that it is best to have get the concrete trucks out by midnight and then they can continue to work through the night.

Mr. Paris asked what they would do if Council did not permit the waiver.

Mr. Kartsaklis stated that they would be spending millions of dollars on a slab that will fail.

Mr. Gatti stated that they are willing to go back to the contractor and determine if the start time for the pour can be moved up to 5:00. He will get Council an answer tomorrow. Mr. Gatti stated that they will try and start the minute the area is shaded.

Mr. Paris asked when the complete expansion will be completed.

Mr. Kartsaklis stated that they are hoping to have the CO in February.

Mr. Schwartz stated that he has concerns about the residents on Third Street.

Mr. Catrambone stated that if the berm remains, it would be a big help.

Mr. Paris stated that if Council sets as the stop time, they will need to stick to the time.

Mr. Kartsaklis stated that their intention will be to stop at the time Council sets but they run into issues and things can go run. Once the pour starts, they will not be able to stop. Maybe a pour time from 5-11 PM, with a deadline of midnight would work.

Mr. Winckowski recommended that they get an e-mail contact for all the residents to keep them updated daily. The more you inform the residents the better it will be.

Mr. Schwartz stated that he is thinking about what the concerns residents may have. There are residents that live in the area that he believes would have an issue remaining in their home with heavy construction. What would happen if a resident just could not stay in their home and were forced to leave temporarily? They indicated that if that happened they could make arrangements. Mr. Schwartz stated that it is the time of year that residents have their windows open. Keeping the truck route on St. Mihiel Drive to Chester Avenue to Front Street will have the least impact to the residents. Also keep the residents informed and be as fair as possible. Give them a contact name and number for them to reach out to with any issues.

Council discussed what they would like included in the notice to the residents.

Mr. Paris asked that when the letter is drafted that they have Mr. Winckowski review the letter.

Mr. Gatti stated that he will reach out to the contractor and get an exact pouring schedule for Council to review.

Mr. O'Connell asked if it would be better to complete the pouring on the weekends as it gets closer to the residents.

Mr. Gatti stated that if Council wants to allow them to pour seven days a week, they will get the work done as soon as possible weather permitting.

Council agreed that approval of the waiver will have the following conditions:

- Plenty of notification to the residents including timeframe
- Set up meeting with residents
- Contact person available during the construction hours
- They will abide by the truck route as discussed
- They will provide an equipment list to the Township Engineer
- They will leave the berm along Third Street in place
- All trucks will enter and exit on Front Street
- Start time will be as early as possible to complete pouring as early as possible
- Simon and Schuster representative on site

Council agreed to draft a resolution for the public meeting agenda.

Mr. Gatti stated that they will provide Council with all documents requested.

HISTORICAL SOCIETY AGREEMENT

Mr. Hatcher stated that Mal Anderson has requested changes to the agreement and he forwarded those changes to the Township Solicitor.

The changes requested were as followed:

- Language change to indicated that the Township will erect the signs since the Historical Society does not have the means to do so
- In paragraph eight, he wanted language that if the signs were to be removed, they would be removed with Township assistance. Again because the Historical Society does not have the means to do so.
- He had concerns over the paragraph having the Historical Society and property owner holding the Township harmless. He feels that this would make the property owners uncomfortable in signing the agreement.

Mr. Catrambone asked who would own the signs.

Mr. O'Donnell stated that they would be a Township sign. Most would be in the Township right-of-way. The Township is also responsible for the maintenance of the signs.

Mr. Paris asked if we have any liability if someone hits the signs.

Mr. O'Donnell stated that we want to keep the protection of the Township but maybe we can changing the wording to make if less scary sounding to the property owner.

Mr. Hatcher asked what difference it make, if it is a Township sign we have the same responsibility as if it were a speed limit sign that someone hit.

Mr. Catrambone stated that he feels if we are purchasing the signs and installing them they belong to the Township.

Mr. Winckowski stated that the Township may need an occupancy permit from the State and County if there are any signs being installed on state or county highways.

Mr. Paris asked why we need the Historical Society to sign off on the agreement if the signs belong to the Township.

Mr. Hatcher stated that agreement was intended to be sign off on by the property owner.

Mr. O'Donnell stated that the residents may feel better knowing that the signs are for the Historical Society. They will also be the ones approaching the property owners.

Mr. Schwartz stated that he agrees with Mr. Paris that the Historical Society should be taken out of the agreement.

Council agreed to make the changes that were discussed. They will remove the Historical Society from the agreement and change the language under the hold harmless section.

GRASS CUTTING APPROVAL

Mr. Hatcher stated that Mr. DeSanto provided a memo asking Council to authorize 67 Alden Avenue for grass cutting. Council agreed to adopt a Resolution

TOWNSHIP OF DELRAN RESOLUTION 2015-94

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>
67 Alden Avenue	\$150.00	\$

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. Schwartz made a motion to adopt Resolution 2015-94 which was seconded by O'Connell.

Roll Call: Mr. Schwartz, Mr. O'Connell and Mr. Catrambone voted Aye.

Ayes: 3

Nays: 0

Motion Approved

HAZARDOUS DISCHARGE SITE REMEDIATION FUND

Mr. Winckowski reported that back in June 2013 the Township applied for a grant for funding for a site investigation report on the Abrasive Alloy property. The Township had a Phase I study completed on the property that identified areas of concerns. The next step is to do further studies on the areas of concerns to determine if there was any soil or ground water contamination. If there was contamination, a remedial investigation is completed to do more sampling around the areas of concern to delineate the contamination. Once the contamination is delineated, the Township would complete a remedial action work plan to outline how to clean up the property. Right now the Township is at the site investigation phase and the Township has received a grant in the amount of \$60,705 to complete this phase. We feel that since we have our foot in the door under this program, we may be open to additional grants. The state will most likely fund 75% of the clean-up costs once we get to that phase. No action is needed at this time.

APPLICATION FOR IRISH PUB GRANT

Mr. Hatcher stated that we received this grant last year for the Jake's Place project at Delran Community Park. Tom Lyon has dropped off the application to apply for the grant again this year. He is strongly recommending that we apply again this year. This could be an ongoing grant. Council agreed to apply for the grant.

REPORTS

Ms. Eggers – No report

Mr. Hatcher – Mr. Hatcher stated that we have received the two new leaf trucks.

Mr. Winckowski – Mr. Winckowski reported on the following items:

Delran Community Park Phase I – We have completed the close out of this project with Mathis Construction and hope to have approval at the public meeting.

Road Program Brown Street – Bogey's Construction is ready to be closed.

Swedes Lake – We are still dealing with the DEP on permit issues. Should be a few more months.

Fairview Street Sidewalks – Project has been closed out and we are waiting on the maintenance bond to be posted. We have submitted to the DOT for reimbursement.

2014 Road Program Forge Road & Intersections – work has been completed with the exception of Fifth Street and Ithaca. We worked out a plan with the contractor to fix the storm pipe and it should be completed by the end of next week with the paving taking place the following week. There are still a few punch list items to be completed.

Tenby Chase Drive – They will be on site tomorrow to begin milling with paving to begin possibly at the end of the week. With this contract we will have them fix the ponding issue at Southview Drive.

Delran Community Park Phase II Lighting – This project will be closed out at the public meeting.

Westover Drive Debris Deflector – The bid opening on Thursday. We have a meeting set up with the Tenby Chase Swim Club also on Thursday to go over the project.

Route 130 Sidewalk Grant – Mr. Winckowski stated that we should be receiving the grant agreement shortly.

Safe Streets to Schools – We still have an application pending.

Delran Community Park Phase III Concessions/Bathrooms – We are working on the survey but we need to set a meeting to discuss the design and cost estimates. The application for the next County Park grant should be available soon.

Check Value at Alden Avenue – We gave the notice of award to the contractor.

Wastewater Treatment Plant Improvements – All the work has been completed and they are finishing up punch list items.

5th Street Pump Station – Bid opening is this Thursday.

Patient First – They are continuing to work on the project.

WF Delran – Should be starting soon.

Starke Lane Sewer Connection – They have submitted plans and we have sent them a new review letter.

Hyperion Tree Service – They are under construction.

Hunter's Glen – Is under construction.

Calvary Church – Is on maintenance bond.

Mr. Winckowski reported that the State notified us that they will be installing sidewalks on Route 130 from Haines Mill Road to Chester Avenue. He has a call out to them to go over the scope of the project.

Mr. O'Donnell – Mr. O'Donnell updated Council on the Starke Lane sewer connection. Mr. O'Donnell stated that he spoke with the Attorney for the applicant and he understands that they have to submit drawing from a licensed Engineer. He is going to investigate if that is feasible by the applicant and if it is not, they will withdraw the connection application.

Mr. O'Donnell asked if we could amend the closed session Resolution 2015-92 to include potential litigation – Hunter's Glen rezoning request.

Mr. Schwartz made a motion to amend Resolution 2015-92 Executive Session to include discussion on potential litigation – Hunter's Glen rezoning request. The motion was seconded by Mr. O'Connell. All were in favor, motion approved.

Mr. O'Connell – No report.

Mr. Schwartz – Mr. Schwartz reported that he received new information regarding the bulk storage container ordinance. He would like to add this to a future agenda.

Mr. Schwartz stated that we are starting to expect a lot from the residents of Delran. We have Carli Lloyd, an international soccer star, now resident Ron Rossi caught a fish at Swedes Lake that was all over the news. We also have a waitress from Route 130 Diner who was on the news for her amazing gesture. We have high expectation of our residents.

Mr. Catrambone – Mr. Catrambone recommended that we present a proclamation to the waitress from Route 130 Diner at the next public meeting. Council agreed.

Mr. Paris – Mr. Paris reported that he was contacted today from the County in regards to installing a crosswalk for the blind on Pancoast Blvd. and Bridgeboro Road. When we first received the email we were a little concerned. He talked to County and they discussed a pedestrian crossing signal versus an idea of installing a caution sign over the roadway. They also discussed reducing the speed limit to 25 MPH on Bridgeboro Road heading to Jason Court. They were reaching out to discuss the possibility of cost sharing. As it stands right now they this is a County project and they will be doing a traffic study on Bridgeboro Road.

PUBLIC PORTION

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

There were no comments from the public.

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.

Mr. O'Connell made a motion, seconded by Mr. Schwartz to enter into closed session for discussion on the following issues: Grande Litigation, Green Acres Funding/Acquisition of Property, Potential Litigation – Hunter's Glen rezoning request. 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 Mr. O'Connell. All were in favor, motion approved.

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

Respectfully submitted,

Jamey Eggers, Township Clerk