

**WORK SESSION
MUNICIPAL BUILDING**

**August 25, 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, Ms. Pangia, Mr. Schwartz and Mr. Catrambone were present. Mrs. Kolodi was absent.

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

SIMON & SCHUSTER

Mr. Catrambone stated we have representatives here tonight from Simon & Schuster to discuss a revision from their original request.

Eric Gatti, Project Manager, stated that essentially when they met with Council they discussed having a pour period that would start in the evening and continue through the night. We discussed a limitation of midnight to keep the effect to the residents at minimum. After discussing this with the contractor it would be impossible for them to guarantee an end time of the pour to midnight. We decided to restructure the pour from a total of seven pours to a total of fourteen. We would do those in smaller pour strips and we changed some of the reinforcing and the chemical additives. We would preforming the work starting at 6:00 a.m. and continue throughout the day.

Mr. Catrambone asked when they would be starting.

Lee Kartsaklis, Simon & Schuster, stated that they would start mid-September and continue through mid-October.

Mr. Gatti stated that there would be fourteen pour days for the floor and fifteen for the walls. Those are working days. We are asking for waiver from the ordinance that requires a start time of 7:00 a.m. for construction and asking to start one hour earlier at 6:00 a.m.

Mr. Schwartz made a motion to grant relief for construction to Simon & Schuster allowing them to start construction at 6:00 a.m. for a schedule to be set up with the Administrator, seconded by Mr. O'Connell. All were in favor, motion approved.

Mr. Paris asked that they keep the residents updated on the information.

HOUSING/TENANT ISSUES

Mr. Catrambone asked for input from the Attorney on this issue.

Mr. Marmero stated that he review the ordinances related to these issues and made a list of all the current regulations that we have.

- Section 257-12 list general maintenance standards dealing with property maintenance
- Section 257-13 also called general maintenance deals with the exterior of the property being keep free of numerous conditions
- Section 257-15 deals with property maintenance specific to snow/ice removal
- Section 257-19 is the creditor responsibility ordinance to help deal with the foreclosure problem. State law now allows us to hold the banks responsible for property maintenance issues. Once they have filed the notice of foreclosure. The bank is required to put the township on notice and provide a NJ contact.
- There is a bulk storage ordinance that deals with storage containers
- We have an ordinance that requires registration of rental units

The bulk of the ordinance cover property maintenance issues. Violations of any of the ordinances could subject the property owner or bank to fines.

Mr. Catrambone asked if the property is considered a rental if there is a family member living there.

Mr. Marmero stated that anyone living in someone's property is a tenant and therefore the property is a rental.

Mr. Catrambone asked if we are aware of all the properties in foreclosure.

Mr. Hatcher stated that notice of foreclosures are required to be filed with the Clerk's Office.

Mr. Marmero stated that it is the bank's responsibility to file the notice. If they fail to file, they are subject to fines for failing to file.

Mr. Paris stated that he has an update on the property that the residents in attendance tonight have some concerns about.

Mr. Marmero stated that it appears that the property is in foreclosure but they have not provided the Township with the notice. If this is found to be correct, we would immediately put the bank on notice and site them under the creditor's responsibility ordinance. If there are property maintenance issue, the bank could now be held responsible.

Mr. Schwartz stated that we have some of the mechanisms in place to deal with the issues. We are still missing the piece of the puzzle which are the properties where a foreclosure notice has not been filed but the property has been vacated. He feels Council should consider having a mechanism in place to deal with all these issues.

Mr. Marmero stated that municipalities can only go as far as the state allows. We can discuss the issue further to determine if there are other ordinance we can add to deal with these issues. There is a fine line with property rights and legality. Mr. Marmero stated that we have a very extensive list regarding property maintenance issues, it really becomes an enforcement issue.

Mr. Schwartz asked who enforces these regulations.

Mr. Marmero stated that enforcement is an issue in every town. There is limited staff to handle the enforcement.

Ms. Pangia asked if there are outside agencies that could handle the complaints.

Mr. Marmero stated that there are none in the towns that he work in but there are agencies available.

Mr. Hatcher stated that we have been looking into outside agencies. These issues are extremely time consuming. It is difficult to get to the individual responsible for the property. It can take the Police Department up to a month to investigate. Gloucester County initiate Shared Service to hire an outside agency to investigate the properties.

Ms. Pangia stated that some towns require an inspection for occupancy, not just the Fire Department. She asked why we have not looked into that.

Mr. Hatcher stated that we have looked into it and it has been turned down many times.

Mr. Catrambone stated that he assumes it was turned down in the past for financial reasons and not having the resources for the inspection.

Ms. Pangia stated that if we hired an outside agency, we could pass the cost onto property owner. That should give the Township the ability to inspect homes that may be in need of repair.

Mike Lisicki, 905 Oak Avenue, stated that they here to discuss a property on their street. The property was a drug house for years and was abandoned by the owner. Other individuals came into the property and Mr. Lisicki stated that he notified them that the property was in foreclosure. The Township sent a letter to the bank to maintain the grass and for snow removal and they have been taking care of the issues. The company they hired to maintain the grass showed up recently and Mr. Lisicki notified them that there are people living in the property. The company indicated that they had to work on getting them evicted.

Mr. Catrambone asked if Mr. Lisicki is describing the individuals in the home as squatters.

Mr. Lisicki stated yes. They could be renting from the owners but the property maintenance company indicated that no one was supposed to be occupying the home.

Mr. Hatcher stated that he provided the Police Department with all the information from Mr. Lisicki and they have been investigating the issue. We do not normally discuss ongoing investigations.

Mr. Hatcher stated that property maintenance issues are not normally sent to the Police Department. The reasons that this was is because they were described as squatters.

Mr. Lisicki stated that the property has been completely stripped.

Mr. Catrambone stated that this is the first work session that we had since the issue was brought up at the Public Meeting.

Mr. Lisicki stated that he understands, he just wants to make sure something is being done. Mr. Lisicki stated that they installed bushes to hide what is going on.

Mr. Schwartz asked what process is followed when a resident reports that there are issues with a neighboring property

Mr. Hatcher stated that they are handled by the Code Enforcement Officer.

Mr. Lisicki stated that the owner is not going to notify the Township of any change.

Mr. Catrambone stated that we have not been notified that the property is in foreclosure. It is frustrating but things move at a very slow pace. We need to make sure that we handle these issues correctly. Mr. Catrambone stated that coming to Council was the right thing to do.

Mr. Lisicki asked what can be done about the squatters.

Mr. Catrambone stated that the issue is being investigated by the Police Department.

Mr. Schwartz stated that if we are notified of a property that is not registered as a rental property, we should start moving forward.

Linda Lisicki, 905 Oak Avenue, asked if she has a lawsuit against these people for ruining her life.

Mr. Catrambone stated that we cannot give legal advice.

Susan, 205 Main Street, stated that her parents live at 907 Oak Avenue and the last time she was there the seven individuals from the property in question were in her parent's backyard. She considered calling the Police but called her Uncle instead and he said to watch them if they did anything then call.

Mr. Paris stated that in that situation they need to call the Police.

Mr. Catrambone stated that by calling the Police it helps to create a record.

Mrs. Lisicki stated that when she called the Police about the electric being hooked up illegally, three cop cars came to her house. That makes her a target.

Chief Parente stated that it depends on how the call is dispatched. They can request to be anonymous.

Mrs. Lisicki stated that the dispatchers insisted that she provide an address.

Chief Parente stated that she can request that the officers do not come to the house and that they follow up with a phone call.

Mr. Schwartz asked if the residents have information is there a way they can get the information to the Police Department.

Chief Parente stated that they send the information through the website under the tip line.

Mr. Catrambone stated that Council will keep the residents informed when they receive updated information.

Mr. Lisicki asked if the house is ever bolted up by the Sheriff's Department and the owner comes back and starts busting in should they call the Police.

Mr. Catrambone stated yes they should call.

Mr. Lisicki stated that when these individuals moved in the Police came out and they indicated that they were renting the property. The asked if they had a lease and they said the owner would be there tomorrow. They seem to have an answer for everything.

Mrs. Lisicki stated that they do not even answer the door anymore.

Mr. Catrambone thanked the residents for coming in to discuss the issues.

PREPARATION OF HOUSING ELEMENT AND FAIR SHARE PLAN

James Clarkin, CME Associates, stated that back in March of 2015, NJ Supreme Court took control of the Affordable Housing Services. There was a ninety day transition period so they could get everything transferred to the courts. After that, we worked with Al Marmero to file a Declaratory Judgement which should put Delran in compliance and request certification for what we have completed to this point. At this juncture, we have five months from July 7th to submit a Housing Element and Fair Share Plan which means the deadline is December 7th. The proposal tonight outlines how CME Associates will complete the Housing Element and Fair Share Plan and the steps that will need to be taken. This is abnormal because since the courts have taken over we do not know what our number will be for the plan. There have been two reports prepared and it is the recommendation of CME Associates that we use the report from Dr. Burchell from Rutgers, to complete the Housing Element and Fair Share Plan. CME Associates can also prepare a vacant land adjustment to further reduce the numbers. We would have to contact them and join the shared service to have access to his numbers. The cost to join is \$2,000. Council would need to authorize the Engineer to complete the Housing Element and Fair Share Plan at a cost of \$12,850.00.

Ms. Pangia made a motion to authorize the engineering and join the shared service, seconded by Mr. Schwartz. All were in favor, motion approved.

Council will adopt a Resolution at the next meeting.

STELLWAG FARMS

Mr. Marmero stated that he provided a memo outlining the steps for Stellwag Farms which was declared an area in need of redevelopment. The next step for Council would be to prepare a Redevelopment Plan based on the plan. There is a draft plan in the Council's package from CME Associates.

Mr. Clarkin explained the plan which consists of a total of eighty-two units. Thirty-five single family and forty-seven townhomes. We made sure there was ample parking, good circulation for walking and great open space. We have covered all the basics for what should be in the plan as well as what we asked of the developer.

Mr. Winckowski stated the Redevelopment Plan models the lasted submission by the Redeveloper to outline the zoning requirements. There could be minor changes to the plan as we move through the site plan development process. The Redevelopment Plan also has to be sent to the Planning Board for their approval. Council has to be acceptable to the plan.

Mr. Catrambone asked what action Council needs to take.

Mr. Winckowski stated that the Redevelopment Plan is adopted by Council by ordinance. Council would first introduce the ordinance and send that to the Planning Board for their review. They will either endorse the plan or send it back with comments. Once the plan is completed, Council will hold a public hearing and adopt the ordinance.

Mr. Marmero stated that the Redevelopment Plan does not give any rights to the Redeveloper. They will still need to enter into a Redevelopment Agreement with the Township. The Redevelopment Plan puts the zoning standards in place and allows the Redeveloper to submit their final plan which is put into the Redevelopment Agreement. Once that agreement is authorized, they would submit to the Planning Board for approval. Council needs to review the current Redevelopment Plan and make sure they are good with the plan and then Council can introduce an ordinance on first reading and then send it to the Planning Board.

Mr. Catrambone asked if anyone is against moving forward with this plan.

Ms. Pangia stated that she still feels it is an awful plan. She feels it is too tight of a circle, it will become a cut through and eighty-two homes are too many on twenty-nine acres.

Mr. Schwartz stated that he feels we should wait two weeks until Mrs. Kolodi is back from vacation and discuss this again.

Mr. Catrambone suggested that we send this to the Planning Board and have a hearing scheduled for October unless something happens at the next work session. Council will discuss this at the next work session.

Mr. Hatcher stated that lighting always becomes an issue. Our criteria is a street light for every two hundred feet. Would they be responsible for everything in excess of a street light every two hundred feet?

Mr. Clarkin stated that the criteria we have now would not apply. Whatever is in the agreement is what they would be regulated for.

Mr. Winckowski stated that we should address this with the Redevelopment Agreement.

DELTRAN COMMUNITY PARK

Mr. Hatcher stated that there is not a reason for the park not to be officially open. If Council agrees the park will be open for all activities.

Ms. Pangia made a motion to open the park with a formal grand opening to take place in the spring, second by Mr. Schwartz. All were in favor, motion approved.

LICENSING AGREEMENT BETWEEN TOWNSHIP OF DELTRAN AND HOLY CROSS HIGH SCHOOL FOR DELTRAN COMMUNITY DAY

Mr. Catrambone asked if there are any issues that they should be aware of.

Mr. Hatcher stated that there are no issues, this is the same agreement as prior years.

Ms. Pangia made a motion to authorize the agreement, seconded by Mr. Schwartz. All were in favor, motion approved.

TURKISH CULTURAL FESTIVAL

Mr. Hatcher stated that this is just an update. They have complied with all the requirements and the festival is good to go for August 30th.

STATE GRANTS

Mr. Winckowski stated that the DOT is now accepting grant applications for Municipal Aid, Safe Streets to Transit and Bikeways. He recommends applying for Municipal Aid for Hartford Road. Last year under Safe Streets to Transit, we received funding for sidewalks on Route 130. Under Bikeways, we applied for Hartford Road which we did not receive funding.

Council agreed to apply continue with Hartford Road (Moorestown border to Bridgeboro Road) under Municipal Aid, Chester Avenue to Safe Streets to Transit and Hartford Road for Bikeways (Bridgeboro Road to Route 130). Council will adopt a Resolution authorizing the grant applications at a future meeting.

ORDINANCE 2015-10 AND 2015-11

Mr. Hatcher stated that both ordinances were tabled at the public meeting. Council authorized Main Street, Fox Chase Drive and Cleveland Avenue for road projects. We

went back and utilized old ordinance to fund the road program. Most of the funding is coming from re-appropriating old ordinances and \$246,388 in coming from new funding.

Ms. Pangia asked what the tax impact would be.

Mr. Hatcher stated you would not really feel the impact on \$246,388 over fifteen years.

Mr. Catrambone stated that to make sure we all understand, there is about \$853,000 in funding that Council has previously authorized.

Mr. Hatcher stated that is correct. It has been authorized but only \$44,461.75 has been funded. We have cleaned up all ordinances through 2012.

Ms. Pangia asked what we budgeted for the road program in 2015.

Mr. Hatcher stated that we budgeted \$800,000.00.

Ms. Pangia asked why we aren't just cancelling the old ordinances and moving forward with the current capital budget.

Mr. Hatcher stated that it does not matter either way. We either cancel the amounts remaining in old ordinances or re-appropriate the amounts. What he was asked to do was find additional funding because the cost estimate for the three roads was over the \$800,000 provided in the current capital budget. This allows us to clean up all ordinances through 2012 and adds to \$246,388 to get us to the amount needed. If we cancelled the old ordinances, we would have to amend the capital budget because we did not provide enough funding for the road program. Cost wise it really does not matter either way.

Mr. Schwartz stated that there is the other aspect of why we tabled this ordinance. We have the potential to add approximately \$500,000 to the road program. We did scale back Main Street and Fox Chase.

Mr. Catrambone stated that he is not sure that funding would even be enough to finish those roads.

Mr. Schwartz stated that he did speak to Mrs. Kolodi and she was inclined to discuss the road program again and possibly complete both Main Street and Fox Chase Drive.

After discussion, Council decided to move forward with the ordinance as presented and keep the road program the same as discussed. They will be placed on the agenda for the public meeting.

RECREATION COMPLEX CLOSE OUT CHANGE ORDER

Mr. Catrambone stated that Council received a memo on this issue from the Township Engineer.

Mr. Winckowski stated that we prepare a final pay estimate and close out change order. There were two areas where there was a concern. One is the fill issue. Mathis Construction put a claim in early on indicating that they felt that they should be reimbursed

for fill material. They relied on a small clause in the contract that the fill was to be generated from the site. There were other areas of the contract that indicated there was to be no reimbursement for fill material. Other contractors seemed to have bid the cost properly. Mathis also did not submit the claim timely. CME Associates denied the claim early on but they continued to hold it open. The claim was submitted for \$300,000 and in the close out change order CME Associates recommended an \$11,000 increase for the fill material. There was also the issue of liquidated damages. We sat down with the Township Solicitor and basically we do not feel that we would be able to collect liquidated damages. To receive liquidated damages we would have to prove damages. We cannot recommend moving forward for liquidated damages. Even with the \$11,000 increase in fill material there is no increase in the total contract amount.

Mr. Schwartz stated that he feels we should discuss with in executive session at the next work session.

Mr. Paris stated that he would really like this handled tonight.

Ms. Pangia stated that she feels this can wait until the next work session.

Mr. Paris stated that he does not want the Township to be in a position where the Township could be put in jeopardy.

Mr. Catrambone stated that we need to decide whether we want to move this forward. He asked Mr. Schwartz if he is recommending an executive session.

Mr. Schwartz stated that he feels he needs discussion in executive session to be able to make a decision.

Mr. Catrambone stated that he feels we should have a vote tonight whether to move forward with the final payment and close out change order.

Mr. Schwartz stated that there is a difference between voting on this issue and having a discussion in executive session.

Mr. Catrambone asked if someone would like to make a motion to walk on to the agenda a Resolution to enter into executive session tonight to discuss the final payment and close out change order for Delran Community Park – Mathis Construction.

Mr. O'Connell made a motion to walk onto the agenda a Resolution to enter into executive session tonight to discuss the final payment and close out change order for Delran Community Park – Mathis Construction. There was no second to the motion.

Mr. Schwartz made a motion to add an executive session to the Public Meeting next week. There was no second to the motion.

Mr. Catrambone stated that we will discuss this issue at the next work session.

NEW OWNERS/SEWER

Mr. Hatcher stated that our regulations state that whenever there is a new owner the sewer billing is reduced to the minimum billing. The following are the properties that will be reduced:

449 Dorchester Drive
16 Miller's Run
200 Arch Street
859 Waterford Drive
94 Suburban Blvd.
24 Grande Blvd.
222 Paddock Way
23 Pancoast Blvd.
40 Miller's Run
26 Grande Blvd.
525 Arch Street

Ms. Pangia made a motion to confirm the adjustment, seconded by Mr. O'Connell. All were in favor, motion approved.

PROVIDENCE HOUSE – REQUEST FOR TABLES

Mr. Hatcher stated that Providence House requested to borrow tables to prepare for a fundraising event. They would need the tables 8/31 to 10/16. This should not present an issue for the Township.

After discussion, Council agreed to allow them to borrow the tables.

HISTORIAL SOCIETY

Mr. Hatcher stated that this issue was not on the agenda but he wanted to bring this up since Mal Anderson, President of the Historical Society is in attendance tonight. They would like to know if they are able to begin reaching out to the homeowners about the historical signs. Council agreed.

TIMBER RIDGE AT DELRAN

Mr. Hatcher stated that the settlement on this development allowed for 108 single family age restricted homes on the former Willowbrook property. One of the issues that they are asking for resolution on is how will take ownership of the 42.5 open space acres. Mr. Hatcher stated that he sat in on an informal meeting with developer and they were keeping the land because the Township indicated that they did not want the land. Mr. Hatcher stated that he does not know that to be true. The original settlement agreement had the 42.5 being dedicated to the Township. At one point, we had individuals interested in the club house for a restaurant but those individuals have since left town. We do not really have the need for a club that is in disrepair. The open space are will either be their open space or the Township's to maintain. Some of the area is wetlands. The made the

argument that since this is an age restricted development we really would not want ball fields in the middle of the community.

Mr. Paris stated that he agrees that maintaining the open space will be difficult and they probably want the property for passive recreation. Maybe they would be willing to increase the monetary donation towards recreation in exchange for allowing them to keep the acreage.

Mr. Catrambone stated that the issue of why we don't not want the property is maintenance. What if we let the property stay natural and use it as dedicated open space?

Mr. Hatcher stated that he will be getting calls for the homeowners wanting the grass cut and we will also have residents wanting soccer fields.

Ms. Pangia asked what if we have the Green Team plant trees on the property and then we do not have to worry about grass.

Mr. Catrambone stated that he is not a big fan of saying we don't want the land. He asked if there is a way we can have it dedicated as open space and have them maintain the property.

Mr. Hatcher stated that whether we own the property or they do it has to be open space.

Mr. Catrambone asked if we could put the property on our Open Space Inventory if the Association owned it.

Mr. Hatcher stated they we could not. He does not believe that anyone ever told the developer that we didn't want the land. On their plan it indicates that they will utilize the current building as a club house for the development.

Mr. Paris stated that his feeling is it we can receive additional funding from the developer and keep the property open it is a win for both.

Mr. Catrambone stated that it would not be on the Open Space Inventory.

Mr. Winckowski asked if Mr. Catrambone is talking about the clearing up our current issue with the Open Space Inventory in order to receive the full funding from Green Acres for the Myers Tract.

Mr. Catrambone stated yes.

Mr. Winckowski stated that if the Township wanted to use that as the swap we would have to accept the land as Township property and then go to Green Acres and agree to dedicate the land as open space.

Mr. Paris asked if we possibly get the amount of acreage we need for the swap and have the remainder of the land stay with the Association and possibly get an additional contribution.

Mr. Schwartz stated that this is the second time they came back and asked for a change from the original settlement agreement. They brought this on themselves when they sued the Township.

Mr. Marmero stated that in order to swap that property for the property on Mulberry Street we would need at least four acres.

Mr. Paris stated if they want us to work with them we need to tell them we need four acres and contribution towards improvements to Hartford Road.

Ms. Pangia stated that we have an agreement in place and she feels we should stick to the agreement. The minute we start revising the agreement it opens the door.

Mr. Catrambone stated that we could potentially make the agreement better for the Township and not have to deal with the maintenance of 42.5 acres.

Ms. Pangia stated that she does not feel that would necessarily be making the agreement better. If the agreement stays the same, it would be 42.5 acres of preserved open space.

Mr. Paris stated that if could solve our problem with the Green Acres Open Space inventory by getting five acres and swapping that to get the property on Mulberry Street off the inventory. That gives up access to the full amount of funding promised by Green Acres for the Myers Tract.

Ms. Pangia stated that we would get that the remainder either way.

Mr. Hatcher stated that we need to take this one step at a time. Do we really want two buildings, one of which will definitely need to be demolished and the other we have no use for? They want the club house to be used for as the club house for the development. You could potentially trade that for compensation.

Mr. Paris stated that he would like the opportunity to negotiate with the developer. It is clear that they want the land and club house. He feels our take should be that we need at least four acres to satisfy Green Acres and look at additional compensation for the possibly improving Hartford Road.

Ms. Pangia made a motion to authorize the Mayor meet with the Developer to negotiate, seconded by Mr. O'Connell. Mr. O'Connell, Ms. Pangia and Mr. Catrambone voted aye. Mr. Schwartz abstained. Motion approved.

Mr. Hatcher stated that they are going to need some direction in terms of what Council would like to see.

Ms. Pangia recommended that the Mayor met them, see what they would be willing to do and come back to Council.

WESTOVER DRIVE DEBRIS DEFLECTOR

Mr. Catrambone stated that the bid came in a little higher than the Engineer's estimate. He asked if we could re-advertise the bid and get a better response.

Mr. Winckowski stated that five people picked up the bid specifications. The Engineer's estimate was \$25,000 and we only received one bid for \$39,925.00. It is not a typical project and is difficult to estimate. Typically once you receive bids the next round comes in higher. Mr. Winckowski stated that his recommendation is that we award the contract since we have the grant funding.

Mr. Catrambone asked if we would still have enough funding for the swale along Tenby Chase Swim Club.

Mr. Winckowski stated that he feels that it would be cutting it close but he feels we could.

Council agreed to award the contract at the public meeting.

CLOTHING BIN DISCUSSION

Ms. Pangia stated that the current ordinance does not permit the clothing bins and Mr. McCurley, Construction Official, started the process to have them removed. We would like to make a change in the ordinance to have Delran based non-profits that register with the Township exempt for the ordinance.

Mr. Marmero stated that he can draft an ordinance.

Ms. Pangia stated that they would have to be required to register and maintain the bin.

Mr. Schwartz recommend that it should benefit a Delran non-profit.

Mr. Catrambone stated that with that it becomes a slippery slope.

Mr. Hatcher asked if we should start enforcement again because we backed off. The only he sees with the recommendation is that under those rules, Big Brother/ Big Sister would be pushed off of the Knights of Columbus.

Mr. Catrambone asked what if we limited it to all non-profit charities.

Mr. Hatcher stated that half of the bins looked like they are a charity and they are not.

Mr. Catrambone stated that he feels we need to come up with a better plan. Maybe we need to set restrictions instead of having them removed.

Mr. Hatcher stated that the letter we have been sending them states that we they need site plan approval in order to have the bins.

Mr. Schwartz asked if there are any provisions at the Zoning Board to waive fees for

Mr. Catrambone to him that we either have them get approval or they have to be removed. His inclination is to prohibit them all.

Mr. Marmero stated that if they prohibited they can still go to the Zoning Board for approval.

Ms. Pangia stated that her recommendation is to allow an exemption for Delran based charities permitted that they register.

Chief Parente asked what happens if the sponsor is a non-profit but the owner of the clothing bin is a for-profit.

Mr. Catrambone stated that we need to make the revisions very specific. We need to give the Attorney more direction. Mr. Catrambone recommended that Council send Ms. Eggers or Mr. Hatcher their recommendations. Then the Attorney can draft an ordinance based on those recommendations and Council can review the ordinance at a future meeting. Mr. Catrambone suggested that we hold off on enforcement until we review the ordinance.

REPORTS

Ms. Eggers – No report

Mr. Marmero – Mr. Marmero reminded Council to be cautious with social media and executive level discussion.

Mr. Winckowski – Mr. Winckowski stated that the next round Municipal Park Grant is due. He asked if Council wants to apply for additional funding to the concession/bathroom facilities.

Council agreed to apply for sports lighting and bleachers.

Mr. Winckowski stated that he will have concept plans for the concession/bathroom facilities at the next work session.

Mr. Hatcher – Mr. Hatcher stated that he applied for two grants for Jake's Place and for additional items at Community Park. He has not received any information.

Ms. Pangia – No report.

Mr. O'Connell – No report.

Mr. Schwartz – No report.

Mr. Catrambone – No report.

Mr. Paris – No report.

PUBLIC PORTION

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

Mal Anderson asked if Cleveland Avenue will be a full reconstruction or a resurface.

Mr. Winckowski stated that they will be coring the road and will do what is needed.

Mr. Anderson stated that Mayor and Council know he has been prodding the Fire District to coordinate this project because the rear parking lot has an elevation concern.

Mr. Winckowski stated that he understands and the Township will have to do something to lower the crown.

Mr. Hatcher stated that there is funding available for a full reconstruction.

Mr. Anderson asked if we have an Economic Development Committee in town.

Mr. Hatcher stated that we used to but the Delran Business Association is closest thing we have now.

Mr. Anderson stated that committee could help bring businesses into town.

Mr. Catrambone stated that it is something we could discuss but without someone driving it these committees seem to not work. He feels Mayor and Council has been very proactive and this town is known for being business friendly.

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

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

Respectfully submitted,

Jamey Eggers, Township Clerk

