

**WORK SESSION
MUNICIPAL BUILDING**

**November 7, 2012
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 23, 2011 and posted on the bulletin board on the same date.

ROLL CALL: Mrs. Kolodi, Ms. Pomeranz, Mr. Morrow and Mr. Catrambone were present. Mr. Schwartz was absent

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

Mrs. Kolodi made a motion authorizing Council to enter into executive session for contract negotiations for Special Counsel – Tax Appeals and update on current tax appeals. The motion was seconded by Ms. Pomeranz. All were in favor, motion approved.

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

Mrs. Kolodi made a motion to approve the appointment of Steve Eisner, Esq. as Special Council to handle tax appeals condition upon the Township Solicitor negotiating a contract. The motion was seconded by Mrs. Pomeranz. All were in favor, motion approved.

PURCHASE OF MUNICIPAL TAX LIEN

Mr. Hatcher stated that we received a letter from Mr. and Mrs. Eiler regarding the property located at Block 125, Lot 27. The tax lien on the property fell to the Township since it was not purchased at the tax sale. Mr. and Mrs. Eiler have expressed an interest in purchasing the lien on this property. If Council would like to consider selling to lien, they would need to re-advertise the lien for tax sale. The other option is the Township could keep the lien and investigate the value of the property.

Mrs. Eiler brought to Council's attention that there are maintenance issues on the property as well as individuals hunting on the property.

Mr. Catrambone stated that he would like Council's opinion on whether we should have the Engineer investigate the property. Council agreed to have the Township investigate the property.

Ms. Pomeranz stated that she does not know how we would be able to purchase the property through the open space fund. Mr. Catrambone stated that we may be able to obtain the property through foreclosure.

CDBG FY 2013 PROGRAM

Mr. Hatcher stated that we previously discussed applying for funding to connect the storm drain at Lake and Alden Avenue. The estimate for the entire project would be \$150,000.00. The CDBG funds will only cover approximately 1/3 of the total cost. Mr. Hatcher stated that the CDBG funds can only be spent in census tract areas and Riverside Park falls into that tract.

Mr. Pomeranz asked if we received the grant funds and decided not to use the funds on this project could we use the funds elsewhere. She asked if we could possibly use the funds for the outfall at Stewart Avenue.

Mr. Hatcher stated that they will only approve the application as submitted. Mr. Hatcher stated that Council expressed that they wanted to move on the Stewart Avenue outfall quickly and this grant will not become available until at least next summer.

Mr. Catrambone stated that he does not want to wait on the Stewart Avenue outfall project.

Council agreed to move forward with the application for the storm drain connection at Lake and Alden Avenue.

FEE FOR SUBSEQUENT CALCULATION TO REDEEM A TAX LIEN

Mr. Hatcher stated that Vicky Boras, Tax Collector, has requested that Council approve an ordinance to add a fee in the code for a subsequent calculation to redeem a tax sale certificate. She is suggesting that the first two calculations in the calendar year are at no cost and any subsequent calculation will be a charge of \$50.00. Council agreed.

POLICE UNIFORM BIDS

Mr. Hatcher stated that we received bids for police uniforms. Our current company did not bid on the contract. We only received one bid from Atlantic Tactical and they are outside the mile radius required. They also did not bid on all items and did not submit a bid bond. Red the Uniform Tailor submitted a bid but it was late. Mr. Hatcher requested that we reject the bid and authorize the Clerk to re-advertise the contract. Council agreed.

SHARED SERVICES CONSTRUCTION CODE

Mr. Hatcher stated that he has been meeting with Cinnaminson, Delanco and Maple Shade to investigate a shared service for construction code. They have had four meetings and determined that it is a viable option. We will be looking into third party agencies for some of the sub-code positions. This will help with the ups and downs in the office. One of the towns would have to be the lead agency on the shared service. Usually that is

done by the biggest town in terms of revenue, which is Cinnaminson. They are taking the information back to their governing body to determine if they are interested. We may also need an attorney for the initial set up of the shared service. Mr. Hatcher stated that the other option would be to go to a part-time office. Mr. Hatcher asked that Council take a look at the memo he provided on that option. Mr. Hatcher reported that he will have additional information over the next few weeks. They are waiting to hear back on whether Cinnaminson is interest in being the lead agency and we also need to touch base with the state for approval on the shared service. If we move forward, we would need to adopt the state fee guidelines, which in some instances will be higher than our current fees. Mr. Hatcher provided Council with amemo on the description of each town and the revenues collected. Mr. Hatcher asked Council if they wanted him to continue to move forward with the shared service. Council agreed.

WORK SESSION SCHEDULE

Mr. Catrambone stated that the next work session is scheduled for the night before Thanksgiving. He asked if Council has any objection to still holding the meeting and if anyone will not be able to attend. Council agreed to leave the work session as scheduled on November 21, 2012.

REPORTS

Ms. Eggers – Ms. Eggers reported that the League of Municipalities Convention has been cancelled. They will be sending a refund for the registration fee.

Ms. Eggers reported that the Providence House contacted us to hold their annual holiday party in the community rooms and asked if Council had any objection. Council had no objection.

Mr. Hatcher – Mr. Hatcher stated that an FOP representative contacted him today about placing a bin in the lobby for their holiday food drive and asked if Council had an objection. Council had no objection.

Mr. Hatcher stated that he received a letter from Simon & Schuster that they would like to plant trees along their property line. If they are required to submit a full site plan, they will miss the planting season. He asked how Council feels. Council agreed. Mr. Hatcher stated that he will make sure there are no legal issues.

Mr. Hatcher reported that we are still waiting for the Grande Condo Association to refund the payment made to them in error for the snow removal. The check should have been sent to the Townhouse Association.

Mrs. Pomeranz – Ms. Pomeranz asked when Roland Street will be completed.

Mr. Hatcher stated that he will look into this.

Mr. Morrow – Mr. Morrow reported that there is still an open hole in the Tenby Towne Apartments from a fire that happened in the summer. They should at least have the roof covered.

Mr. Hatcher stated that he will look into this.

Ms. Pomeranz asked if there are any ordinances that address tarps.

Mr. Hatcher stated that they need to be secured.

Ms. Pomeranz reported that there is a house on Norman Avenue that has a tarp that is shredded. Mr. Hatcher will look into this property.

Mr. Paris asked that he also look into the house on Purdue that had a fire some time ago.

Mrs. Kolodi – No report

Mr. Catrambone – Mr. Catrambone stated that Mr. Tartaglia is here tonight to discuss the possibility on placing netting on the Leon Avenue Field. They are having some issues with hitting foul balls onto the tracks. Mr. Catrambone reported that he talked to Mr. Schwartz today and he has reached out to NJ Transit and is still waiting for a response.

Mr. Catrambone stated that he was very happy to see the response on the branch collection since the hurricane.

Mr. Paris – Mr. Paris stated that he received a e-mail today thanking Officer McHugh.

Mr. Paris reported that on Friday night and Saturday, the Bridgeboro Station will be packing up boxes to deliver supplies to Long Beach Island. They are asking for volunteer to help if anyone is interested.

Mr. Catrambone stated that he will reach out to them to find out more information and place the information on the website.

Mr. Paris asked that since the election is now over that we take care of removing the political signs.

PUBLIC PORTION

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

Mr. Tartaglia, Springcress Drive, thanked the Mayor and Council for all the work on the Leon Avenue Field. There are plans to cover the dugouts in the Spring and they would also like to purchase a shed to place on the property. They also have plans to fundraise for irrigation. He would like to discuss with Jerry DeSanto about whether they can use the water from the lake. He would also like to look into having benches donated for the outfield and reach out to location landscapers to see if they would be interested in landscaping an area around the field and maintain that area. They are looking at purchasing a machine to drag the fields. He asked if they would be allowed to cut the grass on the field.

Mr. Hatcher stated that they would need to make sure there are no insurance or union issues.

Charles Eiler, Mulberry Street, stated that he would like to discuss with Council the definition of a non-dedicated street. He would like to discuss with Council whether they could relieve Council of the area that is in front of his property. He would like to discuss this at a future meeting and provide Council with a copy of his survey showing the area.

Mr. Catrambone stated that we can discuss this at the December 5th meeting as to whether Council would be interested in vacating a portion of the street. We will also have the Engineer and Solicitor take a look at the issue.

Michelle Eiler thanked Council for looking into the property on Mulberry Street and asked if Council can look into the hunting that is happening on the property.

Joe Parento, RAC Chairman, reminded everyone that the tree lighting will take place on December 7th.

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

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

Respectfully submitted,

Jamey Eggers, Township Clerk