

**WORK SESSION  
MUNICIPAL BUILDING**

**September 10, 2019  
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 4, 2019 and posted on the bulletin board on the same date.

**ROLL CALL:** Mr. Mormando, Ms. Parejo, Mr. Burrell and Mr. Catrambone were present. Mr. Lyon was absent

**ALSO PRESENT:** Mr. Paris, Mayor, Mr. Arnautovic, Solicitor and Ms. Eggers, Municipal Clerk.

**LIEN REDEMPTION PAYMENT PLAN BLOCK 1, LOT 33.01**

This item was moved to executive session.

**CLAY STREET PUMP STATION**

Mr. Winckowski reported that they are ready to advertise the project as we have received all the necessary outside agency approvals. This project will take a year to complete and we would like to advertise right away and open bids in approximately one month. The cost estimate is under the budgeted amount so we should be good to go.

Mr. Catrambone asked for a motion to approve the following Resolution.

**TOWNSHIP OF DELRAN  
RESOLUTION 2019-172**

**AUTHORIZING TOWNSHIP ENGINEER TO  
ADVERTISE CLAY STREET PUMP STATION  
REHABILITATION PROJECT**

**BE IT RESOLVED** that the Township Council of the Township of Delran hereby authorizes James Winckowski, Township Engineer to advertise the notice to bidders for the Clay Street Pump Station Rehabilitation Project.

**BE IT FURTHER RESOLVED** that a copy of this Resolution be forwarded to the Township Engineer for their records.

Mr. Mormando made a motion, seconded by Mr. Burrell to adopt Resolution 2019-172.

There being no questions, the roll was called.

Mr. Mormando, Ms. Parejo, Mr. Burrell and Mr. Catrambone voted aye.

Ayes: 4

Nays: None

Motion Approved

## **2019 COUNTY PARK GRANT APPLICATION**

Mr. Winckowski reported that the County is soliciting applications for the next round of County Park Grant. The grant amount is up to \$250,000. It is a non-matching grant but they do not cover soft costs. There are a few projects for we could apply for with this round. They are sports lighting for the last field, final surfacing of the parking lot and access driveway and the installation of additional parking. We also envisioned a multi-purpose field in the open area but not sure that is the direction we want to move at this time. We also discussed the netting that was damaged. There were two options for the replacement. One was to replace netting with the same system which will cost approximately \$60,000 and the other was to replace it with a more practical system that includes vertical nets that will last longer. The cost estimate for the vertical nets was \$250,000.

Mr. Paris stated that he would also like to get a kiosk installed at the park.

Mr. Winckowski stated that with the sports lighting there would be an expenditure of the Township. With the additional parking, if Council did not want to appropriate additional funding, we could work around that.

After discussion, Council agreed to apply for parking lot and pedestrian improvements.

### **TOWNSHIP OF DELRAN RESOLUTION 2019-173**

#### **AUTHORIZING TOWNSHIP ENGINEER TO PREPARE AN APPLICATION FOR FY19 BURLINGTON COUNTY MUNICIPAL PARK GRANT FOR PEDESTRIAN AND PARKING LOT IMPROVEMENTS AT DELRAN COMMUNITY PARK AND AUTHORIZING JEFFREY HATCHER, BUSINESS ADMINISTRATOR TO EXECUTE THE APPLICATION**

**WHEREAS**, the Burlington County Board of Chosen Freeholders has approved the Open space, Recreation, Farmland and Historic Preservation Trust Fund ("Trust Fund") and established a Municipal Park Development Program ("Program") to provide grant funds in connection with municipal acquisition of lands for County park, recreation, conservation and farmland preservation purposes as well as for municipal public park and recreation development purposes; and

**WHEREAS**, the governing body of the Township of Delran desires to obtain Municipal Park Development Program funds in the amount of \$250,000 to fund pedestrian walkway and parking improvements at Delran Community Park; and

**WHEREAS**, the Township of Delran is the owner of and controls the project site; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Delran that:

1. Jeffrey S. Hatcher is authorized to make an application to the County of Burlington for Municipal Park Development Program Funds, (b) provide additional application information and furnish such documents as may be required for the Municipal Park Development Program and (c) act as the municipal contact person and correspondent of the above named municipality;

2. If awarded a grant by the County of Burlington under the Municipal Park Development Program, the municipality will use the approved funds in accordance with the Municipal Park Development Program policy and Procedure Manual, and applicable federal, state, and local government rules, regulations and statutes thereto; and
3. Jeffrey S. Hatcher is hereby authorized to sign and execute any required documents, agreements, and amendments thereto with the County of Burlington for the approved Funds; and
4. This resolution shall take effect immediately.

Mr. Burrell made a motion, seconded by Ms. Parejo to adopt Resolution 2019-173.

There being no questions, the roll was called.

Mr. Mormando, Ms. Parejo, Mr. Burrell and Mr. Catrambone voted aye.

Ayes: 4

Nays: None

Motion Approved

### **PROPOSAL FOR AFFORDABLE HOUSING SERVICES**

Mr. Winckowski stated that Mika Apte, Township Planner, is seeking additional authorization in the amount of \$10,5000 to close out the affordable housing litigation and Housing Plan.

Mr. Hatcher stated that in the July 31<sup>st</sup> memorandum she lists the limitations and inclusions on what the additional services will provide. The services will be paid for from the Affordable Housing Trust fund so there will be no impact to the budget.

### **TOWNSHIP OF DELRAN RESOLUTION 2019-174**

#### **AUTHORIZING ADDITIONAL FUNDING FOR THE 2019 AFFORDABLE HOUSING PLANNING SERVICES TO BE PROVIDE BY THE TOWNSHIP AS OUTLINED IN THE JULY 31<sup>ST</sup> MEMORANDUM**

**WHEREAS**, in a memorandum dated July 31, 2019 CME Associates, Township Planner, has requested additional funds for the affordable housing planning services: and

**WHEREAS**, the Township of Delran has sufficient funds in the 2019 budget for Affordable Housing Services; and

**WHEREAS**, the Township Council desires to have CME Associates, the Township Planner, perform the additional services for an amount not to exceed \$10,500.00; and

**WHEREAS**, the CFO has provided a certification of funds for the Affordable Housing services.

**NOW THEREFORE, BE IT RESOLVED** that the Township Council authorizes and directs the Township Planner to provide the above mentioned services.

Mr. Mormando made a motion, seconded by Mr. Burrell to adopt Resolution 2019-174.

There being no questions, the roll was called.

Mr. Mormando, Ms. Parejo, Mr. Burrell and Mr. Catrambone voted aye.

Ayes: 4

Nays: None

Motion Approved

### **TENBY CHASE DRIVE**

Mr. Catrambone stated that this discussion was predicated on an email sent by John Napoli regarding the safety concerns on Tenby Chase Drive. We have asked the Chief and the Township Engineer to provide some background information.

Chief Parente stated that there report shows that 85% of the vehicles are traveling 32 MPH or less. The 85<sup>th</sup> percentile is normally what the speed limit is set at.

Mr. Winckowski stated that safety and speeding is a very subjective matter. In general, we normally look at the 85<sup>th</sup> percentile to set the speed limit. Mr. Winckowski reported that Tenby Chase Drive is a relatively wide road. Mr. Winckowski review several traffic calming measures. Speed humps, which have their pros and cons, are costly to install and maintain, cause delays for emergency services and can have noise impact. Another item we looked at were chicanes, where you bump in the curbs at strategic locations.

Mr. Catrambone stated that he likes the idea of chicanes especially at the crosswalk between the two sports complexes.

Mr. Catrambone stated that they also looked at flashing radar signs but those tend to only be effective at first.

Mr. Winckowski stated that the chicanes would be their recommendation.

Mr. Catrambone offered Mr. Napoli an opportunity to comment.

Mr. Napoli, 272 Tenby Chase Drive, thanked Council for discussing this issue and the Mayor for always returning his call when he has an issue. Mr. Napoli also thanked the Police Department. Mr. Napoli stated that he feels there is a speeding issue on Tenby Chase Drive. He stated that he sent a picture of his vehicle which was destroyed while parked on the street and there was a good chance the individual was going faster than 25 MPH. Mr. Napoli suggested that with the speed study they spread it out along Tenby Chase Drive and not limit it to in front of the fields. There is a disregard for the safety. Mr. Napoli suggested temporary speed humps during soccer season. He understands that this is a town wide issue that doesn't just include speeding but driver's being distracted.

Mr. Paris stated that Grande Blvd. was also an area of concern brought to our attention. Mr. Napoli stated that he also feels there should be a stop sign at Parry and Tenby Chase just like Cinnaminson put one at New Albany and Parry.

Mr. Winckowski stated that stop signs fall under the MUTCP, which is a federal manual for uniform traffic control. There is specific language that states that you cannot use a stop sign for speed control and there are certain warrants on when and where to install a stop sign. Mr. Winckowski stated that he can reach out to the Engineer for Cinnaminson to ask if they did a study and what their findings were.

Mr. Catrambone stated that we are all concerned about the safety of the children but we want to make sure that we are looking at this and doing something that will be effective and not create a negative impact.

Mr. Winckowski stated that he sent the Mayor and Mr. Hatcher an e-mail with a link that provides statistics on the effectiveness and cost estimates of the different options. We can circulate that information and discuss this further.

Mr. Burrell stated that his biggest concern is vehicles going around other vehicles that our dropping kids off at the fields.

Mr. Catrambone discussed a potential drop off lane for the fields along with the chicanes.

Mr. Winckowski stated that you will lose parking if you install a drop off lane.

Mr. Paris stated that his biggest concern is safety, not the parking.

Mr. Catrambone asked Mr. Winckowski to please distribute the link and discuss with other Engineers the effectiveness of each option and combine the information into a report for further discussion.

Mr. Catrambone stated that funding for any project would not be until next year. Mr. Catrambone stated that we should also consider if fog lines would help.

Mr. Winckowski stated that it is something to consider and they can provide an estimate.

Mr. Napoli stated that he feels fog lines would be a good idea. They make the road feel condensed.

Mr. Winckowski will provide a more detailed analysis focusing on chicanes and fog lines.

### **ASBESTOS INSPECTION ABRASIVE ALLOY**

Mr. Hatcher stated that we are currently working to identify pollutants on the property. One item that we can still move forward on is looking at the possibility of having a company demolish the existing structure in exchange for the materials. One of the first things we would have to do is identify the area of asbestos.

Mr. Winckowski stated if the Township hires the contractor, Environmental Connection directly, the cost estimate is approximately \$7,400.00. If we were to use them under CME's umbrella the cost estimate would be \$8,500.00. Mr. Winckowski stated that the contractor needs this

information in order to provide a proper bid proposal for demolition.

Mr. Hatcher stated that we have the funding in the engineering budget to cover the cost.

After discussion, Council agreed to pass a Resolution to authorize the services.

**TOWNSHIP OF DELRAN  
RESOLUTION 2019-175**

**AUTHORIZING CME ASSOCIATES TO PERFORM ENGINEERING SERVICES  
FOR ASBESTOS INSPECTION AT ABRASIVE ALLOY PROPERTY,  
10 RANCOCAS STREET  
IN AN AMOUNT NOT TO EXCEED \$8,510.00**

**WHEREAS**, the Township of Delran has sufficient funds in the 2019 budget for engineering services; and

**WHEREAS**, the Township Council desires to have CME Associates, the Township Engineer, to perform engineering services for an asbestos inspection at Abrasive Alloy property, 10 Rancocas Street, in an amount not to exceed \$8,510.00; and

**WHEREAS**, the CFO has provided a certification of funds for the engineering services.

**NOW THEREFORE, BE IT RESOLVED** that the Township Council authorizes and directs the Township Engineer to provide the above mentioned services.

Mr. Burrell made a motion, seconded by Ms. Parejo to adopt Resolution 2019-175

There being no questions, the roll was called.

Mr. Mormando, Ms. Parejo, Mr. Burrell and Mr. Catrambone voted aye.

Ayes: 4

Nays: None

Motion Approved

**ENERGY AGGREGATION**

Mr. Hatcher stated that he doesn't have a lot of additional information since the last meeting. Most of the municipalities that did not join in last time are not joining again for the same reason which is that they don't like the opt out only option. One municipality that did participate last time will likely participate again but indicated the savings were minimal and they did take some grief with regards to the opt out only.

After discussion, Council agreed to that they do not wish to join at this time.

**REPORTS**

**Chief Parento** - No report.

**Ms. Eggers** – Ms. Eggers stated that at the last meeting she discussed that the Delran Seniors wished to hold a chronic pain management class in the Community Room. That class has already been held for the Delran Seniors and this request was actually for the Delanco Seniors. The class is held by RCBC and is open to all seniors including residents of Delran.

Council approved the request.

**Mr. Hatcher** – Mr. Hatcher stated that we have a conference call tomorrow with S&P to discuss issues with regards to our financial background for the upcoming bond sale. Everything looks good we are hoping for a good bond rating.

**Mr. Winckowski** – Mr. Winckowski reported that there is a pre-construction meeting scheduled for this Thursday for the Road Program. We talked with Pioneer Pipe and they want to get started right away and we will have a schedule after the meeting. We will keep everyone posted.

**Mr. Arnautovic** – No report.

**Mr. Burrell** – No report.

**Ms. Parejo** – No report.

**Mr. Mormando** – No report.

**Mr. Catrambone** – Mr. Catrambone stated that he is starting to see election signs on public areas. We do have an ordinance in place that prohibits them until 29 days prior to an election. Mr. Catrambone asked that we follow up with the zoning officer.

**Mr. Paris** – Mr. Paris congratulated Stumpy's on their grand opening.

Mr. Paris stated that he received a letter from a resident at 79 Hartford Road complaining about issues at the intersection of Hartford and Conrow. Mr. Paris stated that he would like this on a future agenda for discussion.

## **PUBLIC PORTION**

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

Sharon Coryell, 7 Marsha Drive, stated that number one on the agenda was the lien redemption request and she assumes that it is a property tax lien.

Mr. Hatcher stated that it is a municipal lien.

Mrs. Coryell asked if the lien is recorded because she could not locate it.

Ms. Eggers stated that she get that information from the Tax Office.

Mrs. Coryell stated that the owner is listed as A & M Capital Management and asked if the land is vacant and if it is a commercial property. Mrs. Coryell also asked why this issue was moved to executive session.

Mr. Catrambone stated that the reason it was moved is because there is a potential for negotiation but no action will be taken in executive session.

Mr. Hatcher stated that the property is vacant.

Mrs. Coryell stated that according to her research the property is also in foreclosure and ask if the Township was going to entertain an agreement with a property owner that cannot pay their mortgage.

Mr. Arnautovic stated that is a private matter between the property owner and the third party lender. That is not the nature of our discussion tonight. The tax agreement that will be discussed tonight it not the traditional redemption process that is statutorily enforced it will be a custom agreement.

Mrs. Coryell asked if the exception is made in the interest of some business correlation.

Mr. Arnautovic stated no it is made in the interest of the pros and cons to the Township and the residents as a whole. These matters are of a deliberative matter and that is why the discussion will take place in executive session. To enter into an agreement a resolution will need to be adopted.

Mrs. Coryell stated that it was mentioned that a study was going to be completed regarding asbestos on the Abrasive Alloys property. She stated that from the old study there was silica contamination found. She asked if the study will only be for finding of asbestos or if it will be a universal study for contaminants.

Mr. Winckowski stated that the study will be for hazardous or toxic building materials. There is another study being completed for contaminants on the grounds.

Chuck Stahl, 184 Natalie Road, stated that it sounds like Council approved vacating the road opening moratorium for Hartford Road.

Mr. Catrambone stated that the Resolutions states that the developer must repaved the entire area curb to curb within any area of disturbance. A map of the defined area is attached to the Resolution.

Mr. Arnautovic stated that the Township Engineer will oversee the process. The work will be covered under the bond for the project.

Mr. Stahl stated that in the Garden Club there is an issue at Lawrence and Natalie Road were a sink hole has developed due to a leak in the drain line. The property manager contacted the Sewer Department and they indicated that it is something Public Works would handle. The property manager will be reaching out to them.

Mr. Winckowski stated that all the roads, sidewalks and curbs in the condo sections are private and the responsibility of the HOA to maintain.

Mr. Stahl asked if that includes the storm drains and the pipes underneath the curbing.

Mr. Winckowski stated yes.

Mr. Mormando made a motion to close the public portion, seconded by Mr. Burrell. All were in favor, the motion was approved.

Mr. Mormando made a motion, seconded by Ms. Parejo to enter into closed session for discussion on the following issue: Negotiations – Tax Payment Agreement

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

There was no action taken after executive session.

Mr. Mormando 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