

**REGULAR TOWNSHIP MEETING  
MUNICIPAL BUILDING**

**September 4, 2018  
DELRAN, NJ**

**CALL TO ORDER**

**SALUTE TO THE FLAG**

**SUNSHINE STATEMENT:** Be advised the Township Council has given notice in accordance with the sunshine law in the following manner. Notice published in the Burlington County Times and Camden Courier Post on January 16, 2018 and posted on the bulletin board on the same date.

**ROLL CALL:** Ms. Parejo, Mr. Burrell, Mrs. Kolodi, Mr. O'Connell and Mr. Catrambone were present.

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

Burlington County Clerk Timothy Tyler presented Mayor and Council with the KIA flag to be displayed at the Municipal Building.

**APPROVAL OF MINUTES**

Mr. O'Connell made a motion, seconded by Mrs. Kolodi to approve the minutes for the July 10, 2018 Action and Work Session Meeting.

There being no questions, the roll was called.

Mr. Burrell, Mrs. Kolodi, Mr. O'Connell and Mr. Catrambone voted aye. Ms. Parejo abstained.

Ayes: 4

Nays: None

Abstained: 1

Motion Approved

**ORDINANCE ON FIRST READING**

**TOWNSHIP OF DELRAN  
ORDINANCE 2018-12**

**ORDINANCE OF THE TOWNSHIP OF DELRAN AMENDING CHAPTER 394 OF THE CODE  
OF THE TOWNSHIP OF DELRAN, ENTITLED "FOOD AND BEVERAGE VENDING  
MACHINES"**

Mr. Burrell made a motion, seconded by Mr. O'Connell to adopt Ordinance 2018-12 on first reading.

There being no questions, the roll was called.

Ms. Parejo, Mr. Burrell, Mrs. Kolodi, Mr. O'Connell and Mr. Catrambone voted aye.

Ayes: 5  
Nays: None

Motion Approved

**ORDINANCE OF SECOND READING**

**TOWNSHIP OF DELRAN  
BURLINGTON COUNTY, NEW JERSEY  
BOND ORDINANCE NUMBER 2018-08**

**BOND ORDINANCE PROVIDING FOR THE  
CONSTRUCTION/UNDERTAKING OF A SERVICE WATER  
SYSTEM UPGRADE AND AN AERATION BLOWER  
REPLACEMENT PROJECT, BY THE TOWNSHIP OF DELRAN,  
IN THE COUNTY OF BURLINGTON, STATE OF NEW JERSEY;  
APPROPRIATING \$1,950,000 THEREFOR AND AUTHORIZING  
THE ISSUANCE OF \$1,950,000 BONDS OR NOTES OF THE  
TOWNSHIP TO FINANCE THE COST THEREOF**

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

There were no comments.

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

Mr. O'Connell made a motion, seconded by Mrs. Kolodi to adopt Ordinance 2018-08 on second reading.

There being no questions, the roll was called.

Ms. Parejo, Mr. Burrell, Mrs. Kolodi, Mr. O'Connell and Mr. Catrambone voted aye.

Ayes: 5  
Nays: None

Motion Approved

**RESOLUTIONS**

**TOWNSHIP OF DELRAN  
RESOLUTION 2018-160**

**AUTHORIZING VARIOUS 2018 SEWER ADJUSTMENTS  
FOR BLOCK 118, LOT 4, C361**

Mr. Burrell made a motion, seconded by Mr. O'Connell to adopt Resolution 2018-160.

There being no questions, the roll was called.

Ms. Parejo, Mr. Burrell, Mr. Kolodi, Mr. O'Connell and Mr. Catrambone voted aye.

Ayes: 5

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN  
RESOLUTION 2018-161**

**RESOLUTION AUTHORIZING GRASS CUTTING FOR  
15 MULBERRY STREET**

Mrs. Kolodi made a motion, seconded by Ms. Parejo to adopt Resolution 2018-161.

There being no questions, the roll was called.

Ms. Parejo, Mr. Burrell, Mr. Kolodi, Mr. O'Connell and Mr. Catrambone voted aye.

Ayes: 5

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN  
RESOLUTION 2018-162**

**APPROVING RAFFLE LICENSE #550 FOR  
FRIENDS OF RON, INC.**

Mr. Burrell made a motion, seconded by Mr. O'Connell to adopt Resolution 2018-162.

There being no questions, the roll was called.

Ms. Parejo, Mr. Burrell, Mr. Kolodi, Mr. O'Connell and Mr. Catrambone voted aye.

Ayes: 5

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN  
RESOLUTION 2018-163**

**A RESOLUTION REJECTING SOLE BID RECEIVED FOR THE DELRAN COMMUNITY  
PARK, PHASE V – JAKE'S PLACE PLAYGROUND PROJECT  
PURSUANT TO NJSA 40A:11-13.2(a) AND AUTHORIZING RE-ADVERTISING AND RE-  
BIDDING**

Mr. O'Connell made a motion, seconded by Ms. Parejo to adopt Resolution 2018-163.

There being no questions, the roll was called.

Ms. Parejo, Mr. Burrell, Mr. Kolodi, Mr. O'Connell and Mr. Catrambone voted aye.

Ayes: 5  
Nays: None

Motion Approved

### **MOTIONS**

Mrs. Kolodi made a motion authorizing the payment of bills including all purchases made under the Cooperative Purchasing Agreement. The motion was seconded by Mr. O'Connell.

There being no questions, the roll was called.

Ms. Parejo, Mr. Burrell, Mr. Kolodi, Mr. O'Connell and Mr. Catrambone voted aye.

Ayes: 5  
Nays: None

Motion Approved

Mrs. Kolodi made a motion, seconded by Mr. Burrell to accept the report of the Tax Collector and the Township Clerk.

There being no questions, the roll was called.

Ms. Parejo, Mr. Burrell, Mr. Kolodi, Mr. O'Connell and Mr. Catrambone voted aye.

Ayes: 5  
Nays: None

Motion Approved

Mr. Burrell made a motion accepting the report of the CFO including the August YTD Revenue Report, YTD Budget Report and August Check Register. The motion was seconded by Ms. Parejo.

There being no questions, the roll was called.

Ms. Parejo, Mr. Burrell, Mr. Kolodi, Mr. O'Connell and Mr. Catrambone voted aye.

Ayes: 5  
Nays: None

Motion Approved

Mrs. Kolodi made a motion, seconded by Mr. Burrell granting the mercantile licenses listed below.

1. Jay's Landscaping, 3003 Bridgeboro Road
2. Best Cut Lawn Care, 130 Hartford Road

There being no questions, the roll was called.

Ms. Parejo, Mr. Burrell, Mr. Kolodi, Mr. O'Connell and Mr. Catrambone voted aye.

Ayes: 5

Nays: None

Motion Approved

## **REPORTS**

**Ms. Eggers** – Ms. Eggers thanked everyone who donated at the recent Blood Drive. It was a very successful drive and the next drive take place in November.

**Mr. Hatcher** – Mr. Hatcher reminded residents that recycling will be collected on Thursday this week due to the Labor Day holiday. Monday trash collection was also postponed. If your trash collection was scheduled for Monday or Tuesday and you were missed please leave it out as they will be finishing those routes tomorrow.

Mr. Hatcher reported that we had preconstruction meeting on August 30<sup>th</sup> with respect to the Route 130 Sidewalk Phase II grant program. They anticipate beginning the week of September 10<sup>th</sup> with final completion within 60 days.

**Solicitor** – Mr. Riso reported that their office continues to work with Mr. Hatcher on personnel issues and updated to the personnel manual.

**Fire Commissioners** – Commission Bauer reported on the Summerhill hill fire in the condo section. The fire started in the vent in the bathroom which is above the sprinkler system. It eventually burned through the sprinkler system piping which set off the sprinklers and put the fire out.

Mr. Bauer reported on the Montclair Drive garage fire. The fire official has not determined a cause.

**Ms. Parejo** – No report.

**Mr. Burrell** – No report.

**Mrs. Kolodi** – No report.

**Mr. O'Connell** – Mr. O'Connell stated that he hopes everyone enjoyed the three day holiday. On Friday, he was fortunate enough to attend breakfast for Labor leader Peter McGuire which many credit with the founding of Labor Day. Peter McGuire proposed the holiday in 1882 and it was finally enacted in 1894. Peter McGuire resided in Camden and was buried in Pennsauken. After the breakfast they went to the cemetery and a wreath was placed on his grave by organized labor. Governor Murphy, Senator Menendez and other political leaders were also in attendance. The grave has been placed on the list of historical places in the State and Congressman Donald Norcross is spearheading a campaign to get it on the national register. In addition to promoting the Labor Day holiday, Peter McGuire is also responsible for helping enacted the eight hour work day and is one of the original founders of the American Federation of Labor which is half of the AFL-CIO.

Mr. O'Connell reminded residents that school is open and will keep that in mind while driving through town.

**Mr. Catrambone** – Mr. Catrambone stated as a kid he lived not far from the cemetery where Peter McGuire is buried.

Mr. Catrambone echoed Mr. O'Connell's comments and reminded everyone that school starts tomorrow.

**Mr. Paris** – No report.

### **PUBLIC PORTION**

Mr. O'Connell made a motion, seconded by Mrs. Kolodi to open the meeting to the public for any questions. All were in favor, the motion was approved.

Jeff Bodnar, 116 Kathleen Avenue, stated that he watched the final portion of the last work session and understands that the Council approved a tax abatement for the Stellwag Farms property and another development. What bothered him was that the Mayor has been in the newspaper amount connections to Stellwag Farms and then Council is giving a tax break for this project. To him it is nuts to give any residential project a tax break, he is fine with commercial project. Any time you build residential developments you are raising taxes. Mr. Bodnar asked Council to explain why they are providing a tax abatement.

Mr. Catrambone explained that this is all part of the COAH agreement. We had a sign agreement in place for the development of Stellwag Farms and the Township was then sued by Fair Share Housing and along with the developer for the Stellwag Farms property because Fair Share Housing wanted additional low to moderate units in town. They started out by asking for 1300 low to moderate units and through negotiations we were able to work that number down to 365 and we needed help from everyone involved. The developers for the Stellwag Farms property accommodated us by providing units onsite that were still age restricted. Mr. Catrambone stated that he cannot get too deep into the conversation because the entire case has not been settled just this one piece has been. Mr. Catrambone stated that the bottom line is we needed help to provide units and the only way they could do that was through this short term abatement phased in over five years. The abatement will not impact the land or the affordable units.

Mr. Bodnar asked if there is another development that is also included in the abatement.

Mr. Catrambone stated no, there is another development that we have reached a settlement with but they are not included in the abatement.

Mr. Paris stated that he may have seen a lot on Facebook, he wants to be clear that he had no ties with the development. In this form of government he doesn't even vote on the project.

Mr. Bodnar stated that it just seems nuts to him to give the developer a tax break.

Mr. Catrambone stated if we didn't already have an agreement with the developer for the Stellwag property and then needed them to include affordable units to settle the law suit. This wasn't something that we went after or wanted to do. We spent many hours negotiation with Fair Share Housing, the developer for the Stellwag property, and two other interveners. The two other interveners did not already have agreements with the Township.

Mr. Bodnar asked if the low to moderate units pay the same amount in taxes as their neighbor that paid regular price.

Mr. Catrambone stated that they pay the tax rate based on the valuation of the home.

Mr. Bodnar stated that the valuation of the home would be the same they just pay less.

Mr. Hatcher stated that the low to moderate property and not the identical to the market rate property. They are smaller and have different amenities.

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

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

Submitted,

Jamey Eggers  
Municipal Clerk