

**WORK SESSION  
MUNICIPAL BUILDING**

**July 28, 2020  
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 10, 2020 and posted on the bulletin board on the same date.

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

**ALSO PRESENT:** Mr. Paris, Mayor, Mr. Platt, Solicitor, Mr. Hatcher, Administrator and Ms. Eggers were present.

**AUGUST MEETINGS**

Mr. Catrambone stated that Council needs to determine what meetings we will hold in August and whether we will continue with Zoom or return to in-person meetings. The Zoning Board recently held an in-person meeting and the Planning Board is scheduled to hold their August meeting in-person.

After discussion, Council agreed to cancel the August 11<sup>th</sup> work session meeting if it is not needed and to hold the August 4<sup>th</sup> meeting in-person. All public attendees will be required to wear face coverings. The Township will provide coverings if necessary.

**TOWING CONTRACT**

Mr. Catrambone stated that he had a new vendor take over next year and we have the ability to renew for an additional year. The cost will remain the same for the additional year. Mr. Catrambone asked Mr. Hatcher if there have been any issues.

Mr. Hatcher reported that he spoke with the Chief regarding the contract. There have not been many issues and the Chief has no objection to renewing the contract for an additional year.

After discussion, Council agreed to extend the contract for an additional year. A Resolution will be on the public meeting agenda for approval.

**REQUEST FROM TRI-STATE VENDING**

Mr. Catrambone reported that we received a request from Tri-State vending to waive the \$50 late for their vending license due to the Covid-19 pandemic. Mr. Catrambone stated that this could set a precedence moving forward.

Mr. Burrell asked if other businesses have paid a late fee during the pandemic.

Ms. Eggers stated yes, and this is the only waiver request we have received during this timeframe.

Mr. Burrell stated that businesses were shut down for a period of time and it may have been difficult to get the information. Mr. Burrell suggested that we maybe we waive all late fees during this pandemic.

After discussion, Council agreed to waive the late fees for various 2020 licenses due to the

pandemic. A Resolution will be on the public meeting agenda for approval. Council also agreed to look into the amount of the late fee.

### **SHARED SERVICES AGREEMENT CENTRAL COMMUNICATION/911**

Mr. Catrambone stated that this agreement is renewed every five years. Unless, Council has any questions or concerns, a Resolution will be on the agenda for the public meeting. Council agreed.

### **REPORTS**

**Ms. Eggers** – No report.

**Mr. Hatcher** – Ne report.

**Mr. Platt** – No report.

**Mr. Winckowski** – Mr. Winckowski reported that we are waiting on PSE&G to move the street light at Fairview Blvd. to move forward with the project.

Mr. Winckowski reported that the DOT is reviewed the plans for Conrow Road. We are waiting on their authorization for a bid schedule.

Mr. Winckowski reported that the netting has been installed at Community Park and we are processing their final invoice.

**Ms. Parejo** – Ms. Parejo thanked Ms. Eggers for all her help while Mr. Hatcher was out and welcomed Mr. Hatcher back.

**Mr. Lyon** – Mr. Lyon welcomed Mr. Hatcher back and thanked everyone that stepped up in his absence.

**Mr. Mormando** – Mr. Mormando echoed the comments from other Council members in welcoming Mr. Hatcher back.

**Mr. Burrell** – Mr. Burrell thanked Ms. Eggers and all the employees for their work during Mr. Hatcher's absence and welcomed back Mr. Hatcher.

**Mr. Catrambone** – Mr. Catrambone reported that it is good to have Mr. Hatcher back to work and thanked Mr. Paris for handling all the administrative work in his absence.

**Mr. Paris** – Mr. Paris welcomed Mr. Hatcher back and stated that they need to catch up on what has been going on in his absence.

Mr. Paris congratulated the Class of 2020.

Mr. Paris reported that we have had an issue with trash at apartment complexes and also in the Summerhill development. The Construction Office and Zoning Officer are working on this issue.

### **PUBLIC PORTION**

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

There were no comments.

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

Ms. Parejo made a motion, seconded by Mr. Mormando to enter into closed session for discussion on the following issue: Litigation Affordable Housing Matters.

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

Mr. Catrambone asked for a motion authorizing the following Resolution.

**TOWNSHIP OF DELRAN  
RESOLUTION 2020-112**

**RESOLUTION AUTHORIZING THE TOWNSHIP OF DELRAN TO ENTER INTO  
NEGOTIATIONS WITH THE MICHAELS ORGANIZATION WITH REGARD TO THE  
ABRASIVE ALLOYS SITE IN ACCORDANCE WITH THE TOWNSHIP'S AFFORDABLE  
HOUSING PLAN**

**WHEREAS**, on July 6, 2015, Delran Township (hereinafter "Township") filed a declaratory judgment action in accordance with the New Jersey Supreme Court's decision in In Re Adoption of N.J.A.C. 5:96 and 5:97 by NJ Council on Affordable Housing, 221 N.J. 1 (2015) ("Mount Laurel IV") seeking a Judgment of Compliance and Repose of its Third Round affordable housing obligations through July 2025; and

**WHEREAS**, the Council of the Township of Delran approved a Settlement Agreement with FSHC dated October 23, 2018 ("Settlement Agreement"); and

**WHEREAS**, the Township caused the preparation of a Housing Element and Fair Share Plan as an amendment to the Township's Master Plan prepared by CME Associates ("Housing Plan Element and Fair Share Plan"); and

**WHEREAS**, on November 16, 2018 the Court conducted a Fairness Hearing and entered an Order dated January 7, 2019 declaring that the Township's Settlement Agreement as reasonable and fair to the region's low and moderate income population; and

**WHEREAS**, the Township adopted various ordinances, resolutions and took other action in accordance with the Court's January 7, 2019 Order; and

**WHEREAS**, on January 9, 2020, the Court entered into a Final Judgment of Compliance and Repose for the Township of Delran ("Judgment"); and

**WHEREAS**, as part of the Township's Settlement Agreement, Housing Plan Element and Fair Share Plan and Judgment, a total of sixty-five (65) affordable units are proposed at the municipally owned property located at 10 Rancocas Avenue, also known as the Abrasive Alloys site ("Abrasive Alloys Site"); and

**WHEREAS**, in accordance with the Judgment, the Township is required to demonstrate the reasonable availability of the Abrasive Alloys Site as being feasible for development into a

sixty-five (65) unit affordable housing project by August 31, 2020;

**WHEREAS**, the Township has entertained proposals by various affordable housing developers with respect to the Abrasive Alloys Site; and

**WHEREAS**, the Township has determined that the Michaels Organization is the best qualified affordable housing developer to assist it in developing the Abrasive Alloys Site in accordance with the Judgment.

**NOW THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Delran, County of Burlington and State of New Jersey that it hereby authorizes the Township and its professionals to enter into negotiations with the Michaels Organization for the purposes of compliance with the Judgment with respect to the Abrasive Alloys Site in an effort to determine and appoint the Michaels Organization as the developer for the Abrasive Alloys Site;

**BE IT FURTHER RESOLVED** that the Mayor of the Township of Delran is hereby authorized to take any and all necessary action in accordance with this Resolution.

Mr. Lyon made a motion, seconded by Ms. Parejo to adopt Resolution 2020-112.

There being no questions, the roll was called.

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

Ayes: 5

Nays: None

Motion Approved

Mr. Lyon made a motion to adjourn the meeting, seconded by Mr. Mormando. All were in favor, the meeting was adjourned.

Respectfully submitted,

Jamey Eggers, Township Clerk