

**REGULAR TOWNSHIP MEETING
MUNICIPAL BUILDING**

**December 1, 2020
DELRAN, NJ**

CALL TO ORDER

SALUTE TO THE FLAG

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, Mr. Catrambone

MINUTES FOR APPROVAL

Approval of the minutes for the October 13, 2020 Action and Work Session Meeting

MOVED BY _____ SECONDED BY _____

Roll Call: Mr. Lyon, Mr. Mormando, Ms. Parejo, Mr. Burrell, Mr. Catrambone

Ayes:
Nays:
Approved:

ORDINANCES ON SECOND READING

**TOWNSHIP OF DELRAN
ORDINANCE 2020-14**

**AN ORDINANCE OF THE TOWNSHIP OF DELRAN AUTHORIZING THE ACQUISITION BY
GIFT OF CERTAIN PROPERTY FROM RICHARD M. OTT**

PUBLIC HEARING

MOVED BY _____ SECONDED BY _____

Roll Call: Mr. Lyon, Mr. Mormando, Ms. Parejo, Mr. Burrell, Mr. Catrambone

Ayes:
Nays:
Approved:

CONSENT AGENDA

- RESOLUTION 2020-171 REFUNDING SEWER OVERPAYMENT**
- RESOLUTION 2020-172 CANCEL PREMIUM FROM OUTSIDE LIENHOLDER
FORECLOSURE ON TAX TITLE LIEN CERTIFICATE NO.16-
00029**
- RESOLUTION 2020-173 AUTHORIZING CANCELLATION OF MUNICIPAL TAX SALE
CERTIFICATE**
- RESOLUTION 2020-174 CANCEL PREMIUM FROM OUTSIDE LIENHOLDER
FORECLOSURE ON TAX TITLE LIEN CERTIFICATE NO.17-
00145**
- RESOLUTION 2020-175 APPROVING RAFFLE LICENSE #590 FOR HOLY CROSS
PREP ACADEMY**
- RESOLUTION 2020-176 AUTHORIZING ACCEPTANCE OF THE IMPROVEMENTS FOR
THE CDBG FY2019 ADA RAMP IMPROVEMENT PROJECT
AND AUTHORIZING FINAL PAYMENT TO DIAMOND
CONSTRUCTION**
- RESOLUTION 2020-177 AUTHORIZING TOWNSHIP ADMINISTRATOR, JEFFREY S.
HATCHER TO SIGN THE INTERMUNICIPAL SLUDGE
MANAGEMENT AGREEMENT BETWEEN THE TOWNSHIP OF
DELRAN AND THE BURLINGTON COUNTY BOARD OF
CHOSEN FREEHOLDERS**
- RESOLUTION 2020-178 REQUESTING THE DELRAN TOWNSHIP PLANNING BOARD
TO REOPEN THE REVIEW OF THE TOWNSHIP MASTER
PLAN TO ADDRESS MARIJUANA**
- RESOLUTION 2020-179 AUTHORIZING 2020 BUDGET TRANSFERS**

MOVED BY _____ SECONDED BY _____

Roll Call: Mr. Lyon, Mr. Mormando, Ms. Parejo, Mr. Burrell, Mr. Catrambone

Ayes:

Nays:

Approved:

MOTIONS

A motion accepting the report of the Tax Collector and Township Clerk

MOVED BY _____ SECONDED BY _____

Roll Call: Mr. Lyon, Mr. Mormando, Ms. Parejo, Mr. Burrell, Mr. Catrambone

Ayes:
Nays:
Approved:

REPORTS

Clerk

Administrator

Solicitor

Fire Commissioners

Members of Council

Mayor

Public Portion of the meeting – Motion to open the meeting to the public

Motion to adjourn the meeting

MOVED BY _____ SECONDED BY _____

Roll Call: Mr. Lyon, Mr. Mormando, Ms. Parejo, Mr. Burrell, Mr. Catrambone

Ayes:
Nays:
Approved:

**TOWNSHIP OF DELRAN
ORDINANCE 2020-14**

**AN ORDINANCE OF THE TOWNSHIP OF DELRAN AUTHORIZING THE
ACQUISITION BY GIFT OF CERTAIN PROPERTY FROM RICHARD M. OTT**

WHEREAS, the Township of Delran (“Township”) is a municipal entity organized and existing under the laws of the State of New Jersey and located in Burlington County; and

WHEREAS, Richard M. Ott is the owner of the real property four (4) acre parcel located on Hartford road and more particularly described as Block 118, Lot 3 on the Delran Township Municipal Tax Map (the “Real Property”); and

WHEREAS, Richard M. Ott desires to donate the aforesaid property to the Township for municipal use; and

WHEREAS, municipalities are vested with the authority to acquire real property by gift pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-5; and

WHEREAS, the Township and Richard M. Ott intend to enter into the attached Land Donation Agreement to set the terms and requirements for the donation; and

WHEREAS, for the reasons set forth above, the Governing Body has determined that it is in the best interest of the Township to accept this generous gift.

NOW, THEREFORE BE IT ORDAINED, by the Mayor and Township Council of the Township of Delran, County of Burlington, and State of New Jersey that the acquisition by way of gift of the property known as Block 118, Lot 3 from Richard M. Ott is hereby authorized; and

BE IT FURTHER ORDAINED, that the Mayor of the Township of Delran and the Municipal Clerk be and they are hereby authorized to execute all documents necessary to implement said transaction on behalf of the Township of Delran, including the Land Donation Agreement attached hereto.

MEMBERS OF COUNCIL	AYE	NAY	ABSENT
Mr. Burrell			
Mr. Mormando			
Mrs. Parejo			
Mr. Lyon			
Mr. Catrambone			

Introduced: _____, 2020

Adopted: _____, 2020

JAMEY EGGERS, MUNICIPAL CLERK

KEN PARIS, MAYOR

**TOWNSHIP OF DELRAN
BURLINGTON COUNTY
RESOLUTION 2020-171**

REFUNDING SEWER OVERPAYMENT

WHEREAS, the Tax Collector certifies to the Mayor and the Township Council of the Township of Delran, that the sewer records reflect an overpayment for the following accounts:

Sewer Account #	Address	Make Check Payable to	Amount
80068000-0	5 Creekside Trail	Usmani, Rehan & Aniq 112 Country Club Drive Moorestown, NJ 08057	\$192.74

BE IT RESOLVED that copies of said resolution be forwarded to the Tax Collector, Township Auditor, and the Treasurer for their information and any appropriate action.

Dated: December 1, 2020

Jamey Eggers, Township Clerk

Gary Catrambone, Council President

**TOWNSHIP OF DELRAN
RESOLUTION 2020-172**

**CANCEL PREMIUM FROM OUTSIDE LIENHOLDER FORECLOSURE ON
TAX TITLE LIEN CERTIFICATE NO.16-00029**

WHEREAS, Tax Sale Certificate #16-00029 was sold at the August 7, 2014 Tax Sale to: US B BANK NA AS CUSTODIAN FOR BV002 TRST & CRDTRS. The certificate was in the amount of \$9,129.23 at 0% interest and a premium of \$16,600.00 was collected and deposited into the lien redemption account.

WHEREAS, US BANK NA AS CUSTODIAN FOR BV002 TRST & CRDTRS continued to pay subsequent Taxes, Sewer charges and Interest on the certificate up to the 3rd quarter of 2020:

WHEREAS, on November 6, 2020 the Tax Collector's Office has received the recorded copy of the Final Judgment for foreclosure on Certificate #16-00029 Block: 85 Lot: 9 known as: 12 Lehigh Dr. which was filed by the assigned lien holder: BV002 REO BLOCKER, LLC ; and

WHEREAS, according to the order of the final judgment, certificate #16-00029 has been cancelled and BV002 REO BLOCKER, LLC took title to the above property.

WHEREAS, the premium amount of \$16,600.00 should be turned over to Delran Township since there was no actual redemption of the above certificate.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Delran, County of Burlington, State of New Jersey that the Tax Collector is authorized to transfer the full amount of \$16,600.00 premium from the Tax Collectors Lien Redemption Account to the General Fund and the Tax Collector to adjust her records accordingly.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Township Treasurer and Tax Collector.

Dated: December 1, 2020

**Jamey Eggers
Municipal Clerk**

**Gary Catrambone
Council President**

**TOWNSHIP OF DELRAN
BURLINGTON COUNTY
RESOLUTION 2020-173**

**RESOLUTION AUTHORIZING CANCELLATION OF
MUNICIPAL TAX SALE CERTIFICATE**

WHEREAS, Certificate of Sale #20-00009 was issued to Delran Township for delinquent taxes on Block 6 Lot 6 1 ST MIHIEL DR, at a tax sale held on NOVEMBER 13, 2020; and

WHEREAS, the assessed owner OLV INVESTMENTS LLC has redeemed certificate #20-00009 by paying the full amount of the delinquency.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Municipal Clerk of Delran Township are hereby authorized to endorse Certificate of Sale #20-00009 for cancellation.

Dated: December 1, 2020

Jamey Eggers, Township Clerk

Gary Catrambone, Council President

**TOWNSHIP OF DELRAN
RESOLUTION 2020-174**

**CANCEL PREMIUM FROM OUTSIDE LIENHOLDER FORECLOSURE ON
TAX TITLE LIEN CERTIFICATE NO.17-00145**

WHEREAS, Tax Sale Certificate #17-00145 was sold at the August 24, 2017 Tax Sale to: USBANK CUST/PRO CAP 4 & CRDTRS. The certificate was in the amount of \$560.02 at 0% interest and a premium of \$1,000.00 was collected and deposited into the lien redemption account.

WHEREAS, USBANK CUST/PRO CAP 4 & CRDTRS continued to pay subsequent Taxes, Sewer charges and Interest on the certificate up to the 3rd quarter of 2020:

WHEREAS, on November 12, 2020 the Tax Collector's Office has received the recorded copy of the Final Judgment for foreclosure on Certificate #17-00145 Block: 7 Lot: 23 known as: 24 Alden Ave. which was filed by the assigned lien holder: PC4REO, LLC ; and

WHEREAS, according to the order of the final judgment, certificate #17-00145 has been cancelled and PCREO, LLC took title to the above property.

WHEREAS, the premium amount of \$1,000.00 should be turned over to Delran Township since there was no actual redemption of the above certificate.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Delran, County of Burlington, State of New Jersey that the Tax Collector is authorized to transfer the full amount of \$1,000.00 premium from the Tax Collectors Lien Redemption Account to the General Fund and the Tax Collector to adjust her records accordingly.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Township Treasurer and Tax Collector.

Dated: December 1, 2020

Jamey Eggers
Municipal Clerk

Gary Catrambone
Council President

**TOWNSHIP OF DELRAN
RESOLUTION 2020-175**

**APPROVING RAFFLE LICENSE #590
FOR HOLY CROSS PREP ACADEMY**

BE IT RESOLVED that the application for raffle license pursuant to the Legalized Games of Chance Act of the State of New Jersey set forth below is hereby approved.

Raffle License 590
Holy Cross Prep Academy

Dated: December 1, 2020

**Jamey Eggers
Township Clerk**

**Gary Catrambone
President of Council**

**TOWNSHIP OF DELRAN
RESOLUTION 2020-176**

**AUTHORIZING ACCEPTANCE OF THE IMPROVEMENTS FOR
THE CDBG FY2019 ADA RAMP IMPROVEMENT PROJECT AND
AUTHORIZING FINAL PAYMENT TO
DIAMOND CONSTRUCTION**

WHEREAS, Diamond Construction has completed improvements for the CDBG FY2019 ADA Ramp Improvement Project; and

WHEREAS, the Township Engineer has recommended that the Township authorize acceptance of the improvements and final payment to Diamond Construction; and

NOW, THEREFORE, BE IT RESOLVED by the Township of Delran that the hereby authorizes acceptance of the CDBG FY2019 ADA Ramp Improvement Project.

BE IT FURTHER RESOLVED that the Township Council authorizes final payment in the amount of \$62,274.80 to Diamond Construction, 35 Beaverson Blvd., Suite 12C, Brick, NJ 08723.

DATED: December 1, 2020

TOWNSHIP CLERK

Gary Catrambone, President of Council

**TOWNSHIP OF DELRAN
RESOLUTION 2020-177**

**AUTHORIZING TOWNSHIP ADMINISTRATOR, JEFFREY S. HATCHER
TO SIGN THE INTERMUNICIPAL SLUDGE MANAGEMENT AGREEMENT
BETWEEN THE TOWNSHIP OF DELRAN AND THE
BURLINGTON COUNTY BOARD OF CHOSEN FREEHOLDERS**

WHEREAS, Township Council has determined that it is in the best interest of the Township to enter into a five year Intermunicipal Sludge Management agreement with the Burlington County Board of Chosen Freeholders to expire on December 31, 2025.

NOW, THEREFORE BE IT RESOLVED that the Township Council hereby authorizes and directs Jeffrey S. Hatcher, Township Administrator to execute the agreement on behalf of the Township of Delran.

Dated: December 1, 2020

Jamey Eggers, Municipal Clerk

Gary Catrambone, Council President

**TOWNSHIP OF DELRAN
RESOLUTION 2020-178**

**REQUESTING THE DELRAN TOWNSHIP PLANNING BOARD TO REOPEN
REVIEW OF THE TOWNSHIP MASTER PLAN TO ADDRESS CANNABIS**

WHEREAS, N.J.S.A. 40:55D-89 provides that each municipality shall perform a reexamination of its master plan at least once every ten (10) years; and

WHEREAS, the Delran Township Planning Board recently completed review and adoption of the 2020 Master Plan Re-Examination; and

WHEREAS, the Township Council wishes to have the Delran Planning Board reopen the examination of the Master Plan to evaluate and address cannabis as a result of recent and pending legislation.

NOW THEREFORE, BE IT RESOLVED by the Township Council of the Township of Delran, County of Burlington and State of New Jersey as follows:

1. The Township Council requests the Delran Planning Board reopen the examination of the Master Plan to evaluate and address recent and pending cannabis legislation.
2. The Township Planning Board shall take all necessary steps to review and adopt amendments to the Master Plan Reexamination Report in accordance herewith as soon as is conveniently possible.

Dated: December 1, 2020

Jamey Eggers, Municipal Clerk

Gary Catrambone, Council President

**TOWNSHIP OF DELRAN
RESOLUTION NO. 2020-178**

AUTHORIZING 2020 BUDGET TRANSFERS

WHEREAS, there are certain 2020 Budget Appropriations of the Township of Delran, which are insufficient to meet the requirements for operating affairs of the Township, and

WHEREAS, there are other 2020 Budget Appropriations where there are unexpended balances which will not be needed for such purposes, and

WHEREAS, the Revised Statutes N.J.S.A. 40A: 4-58 provides for the transfers from such accounts that have unexpended balances; now during the last two months of the year;

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Delran in the County of Burlington that the following sums AS OF 12/31/2020:

From	Account #	Amount
Collections S/W	0-01-20-145-000-100	\$4,000.00
Recreation O/E	0-01-28-370-000-200	\$39,800.00
Social Security	0-01-36-472-000-299	\$77,000.00
Total		\$120,800.00
To		Amount
Collections O/E	0-01-20-145-000-200	\$4,000.00
Treasurer S/W	0-01-20-130-000-100	\$5,500.00
Township Solicitor O/E	0-01-20-155-000-200	\$9,500.00
Township Engineer O/E	0-01-20-165-000-200	\$6,500.00
Zoning S/W	0-01-21-185-000-100	\$500.00
Zoning O/E	0-01-21-185-000-200	\$15,000.00
Telephone O/E	0-01-31-440-000-276	\$2,800.00
Landfill Municipal	0-01-32-465-000-299	\$77,000.00
Total		\$120,800.00

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Township Council of the Township of Delran, in the County of Burlington, State of New Jersey, at a Regular Meeting thereof, held on December 1, 2020.

Jamey Eggers, RMC
Municipal Clerk