

**PUBLIC MEETING
MUNICIPAL BUILDING**

**JULY 12, 2022
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 March 1, 2022 and posted on the bulletin board on the same date.

ROLL CALL: Mr. Smith, Mr. Jeney, Ms. Parejo, Mr. Lyon and Mr. Burrell were present.

ALSO PRESENT: Mr. Catrambone, Mayor, Mr. Bellina, Administrator, Ms. Larkin, Deputy Clerk, and Ms. Rizzuto, Solicitor,

PRESENTATION OF PROCLAMATION

Mayor Catrambone presented a proclamation to Armani Marino, Special Olympian Gold Medalist.

Mayor Catrambone presented a proclamation to Master Sergeant Ivan D. Anderson.

MINUTES FOR APPROVAL

Mr. Smith made a motion, seconded by Mr. Jeney to approve the minutes for the January 18, 2022, Action and Work Session Meeting

There being no questions, the roll was called.

Mr. Smith, Mr. Jeney, Ms. Parejo, Mr. Lyon and Mr. Burrell voted aye.

Ayes: 5

Nays: None

Motion Approved

Mr. Jeney made a motion, seconded by Mr. Smith to approve the minutes for the January 25, 2022 Action and Work Session Meeting.

There being no questions, the roll was called.

Mr. Smith, Mr. Jeney, Ms. Parejo, Mr. Lyon and Mr. Burrell voted aye.

Ayes: 5

Nays: None

Motion Approved

ORDINANCE(S) ON SECOND READING

**TOWNSHIP OF DELRAN
ORDINANCE 2022-14**

**ORDINANCE AUTHORIZING EXECUTION OF CONTRACT OF SALE BY
TOWNSHIP OF DELRAN TO CONVEY THE AFFORDABLE HOUSING UNIT
AT 133 FOXGLOVE DRIVE, BLOCK 118.21, LOT 1, C0133**

WHEREAS, as part of its Affordable Housing Program, The Township of Delran sometimes re-acquires affordable units to maintain its existing affordable housing stock and to ensure compliance with its Constitutional *Mount Laurel* obligation and existing Judgment of Repeal; and

WHEREAS, the Township of Delran, subsequent to acquisition of an affordable housing unit, resells the dwelling to income qualified applicants for a deed restricted price in accordance with applicable laws and implementing regulations governing the ownership and conveyance of affordable housing units;

WHEREAS, the Township of Delran is the owner of the affordable housing unit located in the Summerhill Development at 133 Foxglove Drive, Block 118.21, Lot , C0133 in the Township of Delran, and desires to enter into a contract of sale (with affordable housing rider and condominium homeowner's association addenda) to a qualified purchaser for \$75,000.00 meeting the sale price and income eligibility requirements of the Uniform Housing Affordability Controls Regulations, *N.J.A.C. 5:80-26.1 et seq.*

NOW THEREFORE, BE IT RESOLVED by the Township of Delran that it hereby authorizes the Mayor to execute the Contract of Sale (with affordable housing rider and condominium homeowner's association addenda), copy attached hereto as Exhibit "A", and to convey such affordable housing unit to an income qualified purchaser.

SECTION 1: All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

SECTION 2: The provisions of this Ordinance shall supersede the terms of any previous site plan approval, to the extent there is any conflict therewith.

SECTION 3: This Ordinance shall take effect as set forth above and upon final passage and publication in accordance with law.

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

There were no comments.

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

Mr. Jeney made a motion, seconded by Ms. Parejo to adopt Ordinance 2022-14 on second reading.

There being no questions, the roll was called.

Roll Call: Mr. Smith, Mr. Jeney, Ms. Parejo, Mr. Lyon, Mr. Burrell voted aye.

Ayes: 5

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
ORDINANCE 2022-15**

AN ORDINANCE ESTABLISHING SALARIES FOR VARIOUS EMPLOYEES OF THE TOWNSHIP OF DELRAN, COUNTY OF BURLINGTON, STATE OF NEW JERSEY AND REGULATING THE MANNER OF PAYMENT OF SAME

BE IT ORDAINED by the Township Council of the Township of Delran in the County of Burlington and State of New Jersey that the Township does hereby establish the following salaries for the employees serving in the following position:

POSITION	2022 ANNUAL SALARY RANGE	PAY PERIOD
PAYROLL CLERK	\$45,000 - \$55,000	Bi-Weekly

Section II Repeal – All Ordinances or part of Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of their inconsistency.

Section III Adoption – This Ordinance shall take effect immediately upon its final adoption and publication according to law.

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

There were no comments.

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

Ms. Parejo made a motion, seconded by Mr. Jeney to adopt Ordinance 2022-15 on second reading.

There being no questions, the roll was called.

Roll Call: Mr. Smith, Mr. Jeney, Ms. Parejo, Mr. Lyon, Mr. Burrell voted aye.

Ayes: 5

Nays: None

Motion Approved

CONSENT AGENDA

- a. **Resolution 2022-126** Authorizing the Execution of a Contract Renewing Membership in the Burlington County Municipal Joint Insurance Fund
- b. **Resolution 2022-127** Supporting CAP Relief
- c. **Resolution 2022-128** Awarding a Non-Fair and Open Contract to Edward Kurth and Sons Inc. for Boiler Repairs in the amount of \$19,850.00
- d. **Resolution 2022-129** Authorizing CME Associates to Perform Engineering Services for the Wastewater Treatment Plant Treatment Tank Improvement Project
- e. **Resolution 2022-130** Authorizing Award of Contract for the CDBG ADA Ramp Improvements for Earle Asphalt Co. in the amount of \$63,913.13
- f. **Resolution 2022-131** Resolution for Municipal Support for Castaway Cannabis, LLC to Receive One (1) Class 5 Cannabis
- g. **Resolution 2022-132** Supporting Development at 10 Rancocas Avenue (Abrasive Alloy) and Authorizing Application to the NJ Hazardous Discharge Site Remediation Fund
- h. **Resolution 2022-133** Authorizing Acceptance of Easement from Home Depot USA, Inc. over a Portion of the Land known as Block 65, Lot 18.02 a/k/a 9000 Route 130 South, Delran, NJ
- i. Authorizing the payment of bills including all purchases made under the Cooperative Purchasing Agreement
- j. Accepting the report of the CFO including the June YTD Revenue Report, YTD Budget Report and June Check Register.
- k. Accepting the report of the Tax Collector and Township Clerk
- l. Motion granting a mercantile license to:
 - Azecar, LLC 209A-4 Carriage Lane

Mr. Jeney made a motion, seconded by Mr. Smith to adopt the above Consent Agenda.

There being no questions, the roll was called.

Roll Call: Mr. Smith, Mr. Jeney, Ms. Parejo, Mr. Lyon, Mr. Burrell voted aye.

Ayes: 5

Nays: None

Motion Approved

REPORTS

Chief Peak, Delran Fire Department – Chief Peak reported that on April 16th DFD assisted Moorestown with a house fire.

On April 20th, Chester Avenue Station went to Station 191 in Pemberton Borough for a coverage assignment while 191 fought a multi-alarm fire.

On April 20th the entire DFD took part in a table top Zoom exercise with PSE&G regarding how to handle potential gas leaks. It was a very informative exercise that gave both organizations the opportunity to witness and then critique how each agency handled the situations.

On April 24th, the DFD assisted Beverly and Delanco while they handled a fire in Beverly.

Response systems have been updated when dealing with over 130 structures in the township that have photovoltaic or solar panel systems installed on their houses or businesses. In case of a fire, this information is important so the fire department knows what kind of fire/weight load they have on those structures.

On May 11th, the DFD along with mutual aid, responded to a fire at the K Building at the Tenby Towne Apartments complex.

On May 19th, the fire department assisted Riverton with a multi-alarm building fire. Their rehab unit was also on the scene offering triage and a dry place to rest. The cascade also filled bottles for all the agencies present.

Six representatives including Chief Peak attended an electric vehicle fire and emergency class. Electric vehicle fires can create a very big issue. Knowing how to handle potential issues is extremely important.

On May 30th, the Bridgeboro Road Station was dispatched for an apartment fire and then were sent to Route 130 and Haines Mill Road for an MVC.

On June 4th, representatives from DFD attended the grand re-opening of Grocery Outlet and a car show at Resurrection Parish. Both events went very well.

The fire department received new automated electronic defibrillator units (AED) that will be onboard all apparatus and command vehicles in case they are needed.

On June 19th, members from the Bridgeboro Road Station helped with a forest fire in Wharton State Forest that burned 13,000 acres. They provided a variety of services and were dispatched to Wharton State Forest again today for additional fires that are currently burning.

On June 20th, the fire department responded to a garage fire on Hartford Road followed by a fatal motor vehicle accident at 8006 Route 130 North.

Mr. Bellina – Mr. Bellina reported that the drainage work at Delran Community Park commenced today and should continue for another three to four weeks.

Also, the contract that was just awarded to Earle Asphalt for the Burlington County Community Development Block Grant will include ADA improvements at Stevens & Lehigh, Stevens & Hunter, Hunter & Lehigh and Lehigh & Ohio State.

Ms. Larkin – No report

Mr. Catrambone – Mr. Catrambone congratulated Kevin & Morgan Peak on their wedding and Ivan Anderson and Armani Marino for their proclamations.

Mr. Catrambone stated that the Delran Police Department would like him to remind all residents that swimming or wading in any township park, playground or recreational area including Swedes Lake and Lake Lonnie is not allowed. Open fires and grills, smoking, drinking or drug use, overnight camping and littering are also prohibited. The police department has been giving out warnings but moving forward, citations will be issued.

Delran Summer Camp will run from July 11th through the 15th and August 1st through the 5th from 10:00 AM – 1:00 PM.

Delran Night Out will be on August 2nd from 6:00 PM – 10:00 PM at Delran Community Park.

Mr. Catrambone reported that Republic has been fined \$53,000 from February through June for issues involving trash pick-up. Currently Delran Township is looking at a variety of long-term solutions. He stressed that he and Council are as upset as everyone else.

Ms. Rizzuto – No report

Mr. Smith – Mr. Smith congratulated Ivan Anderson and his family and announced that any time we get to recognize our veterans, it's a special thing. He also recognized Armani Marino and his family for Armani's accomplishments with Special Olympics.

Mr. Jeney – Mr. Jeney echoed what Mr. Smith stated. He remarked that it is wonderful to highlight individuals in our community that we can learn from and respect. He also stated that it is wonderful that we've seen so much improvement in our infrastructure including roads, gas and water.

Ms. Parejo – Ms. Parejo congratulated Armani Marino. She declared that he is amazing and inspirational. She also congratulated Sgt. Ivan Anderson and thanked him for his service.

Mr. Lyon – Mr. Lyon thanked Melissa Larkin for filling in. He congratulated the Peaks, Armani and Ivan. He reported the streets are getting better and once they're done the fruits of our labor are there. Mr. Lyon reported that the trash is an ongoing issue, affecting many towns but we will get through it and turn the corner to do something long term.

Mr. Burrell – Mr. Burrell congratulated the Peaks. He also congratulated Sgt. Anderson and thanked Mr. Jeney for finding people in town who deserve to be recognized. Mr. Burrell congratulated Armani Marino and noted that it's not often that you find yourself in a room with a gold medal winner which makes tonight extra special.

Mr. Burrell hopes to see everyone at Delran Night Out on August 2nd at Delran Community Park.

PUBLIC PORTION

Mr. Smith made a motion, seconded by Mr. Lyon to open the meeting to the public for any questions. All were in favor; the motion was approved.

Barbara Littleton, Delran resident – Ms. Littleton thanked the mayor and Council for subjecting the trash company to fines and asked that they continue to do so.

Ms. Littleton suggested that the paper agendas only be posted online unless a resident specifically asks for a hard copy.

Ms. Littleton stated that while she doesn't feel like anyone on Council is doing things to purposely harm the residents of Delran, she does feel like there have been bad decisions made which include Dunphy's, the Carli Lloyd event, and hiring a communications director who she feels is unnecessary. She stated that Council is not being transparent when making decisions that effect the residents of Delran.

She assured Mr. Bellina that he is worth the salary he is being paid but suggested that instead of hiring him to be a part time administrator, maybe one of the less experienced applicants for the administrator position could have been trained by Mr. Bellina and brought on board for less money once they were ready to handle the job.

Ms. Littleton explained that she is not a member of a political party and has no agenda other than voluntarily, looking out for the people of Delran.

Ms. Littleton stated that the email she spoke about at a previous meeting was spoofing not fishing. She asked what kind investigation has been done to make sure that the network hasn't been compromised further. Mr. Burrell explained that we have cyber security training and an IT company that manages these types of issues. Mr. Bellina explained that our Joint Insurance Fund considers cyber security to be very important. It is a cost driver for the price of insurance and we

have to complete many criteria in order to be up to snuff.

Lou Marino, 6 Pancoast Blvd. – Mr. Marino thanked everyone for honoring his son. He also explained that as the solid waste inspector for Burlington County he can attest to the fact that all townships are having issues with different trash companies. He thanked the mayor and Council for everything they do.

Mr. Bellina reported that in this area, the percentage of trash employees who call out sick on any given day is 15-20 percent. There is no pool to draw from so employees can get away with not coming to work without risk of being fired.

Patrick Duff, Haddon Heights – Mr. Duff questioned the extremely cold temperature in the court room. Mr. Burrell stated that the Green Team secured a grant that will look into what can be done so that the temperature is even in all areas of the building.

Mr. Duff announced that if he doesn't receive apologies from Mr. Catrambone and Mr. Jeney for past slights, he will name them in his lawsuit.

Mr. Duff questioned the original plan to higher Government Strategies Inc. in order to secure a full-time administrator. He also questioned how many resumes were received.

Mr. Burrell responded that the township received no viable applications initially. The township then consulted with Government Strategies and Mr. Bellina was hired as a part-time interim administrator. Mr. Catrambone stated that, with Mr. Bellina's skill level, he was able to do the job on a part time basis.

Mr. Duff questioned why an RFP did not go out for the administrator position when Mr. Hatcher, the former administrator, retired. Mr. Burrell explained that an RFP was not required to fill that position. An RFP did go out when a consultant company was hired to recruit candidates. Mr. Duff announced that service cost the township \$30,000.

Mr. Duff pronounced that no one cares about the fines that Republic is paying the township and that Mr. Bellina should be on the phone making sure the trash gets picked up.

Mr. Smith made a motion, seconded by Mr. Jeney to close the meeting to the public for any questions. All were in favor; the motion was approved.

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

Submitted,

Jamey Eggers
Municipal Clerk