



TOWNSHIP OF DELRAN
PUBLIC MEETING
January 23, 2024 7:00 PM

I. Call to Order

II. 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, 2024 and posted on the bulletin board on the same date.

III. Roll Call: Mrs. Apeadu, Mr. Smith, Mr. Jeney, Mr. Lyon, Mr. Burrell

IV. Work Session

- a. PSE&G Project Update
- b. Solar Ordinance Discussion

V. Ordinance(s) on First Reading

- a. **Ordinance 2024-02** Ordinance of the Township of Delran, County of Burlington State of New Jersey, Amending and Supplementing the Municipal Code to Create Chapter 340, Vehicles, Small Unmanned Aircrafts

Moved By _____ Seconded By _____

Roll Call: Mrs. Apeadu, Mr. Smith, Mr. Jeney, Mr. Lyon, Mr. Burrell

Ayes:
Nays:
Approved:

VI. Consent Agenda

- a. **Resolution 2024-32** Authorizing the Cancellation of Taxes of a Totally Disabled Veteran Located at Block 174 Lot 27 Tax Year 2024 And Thereafter
- b. **Resolution 2024-33** Authorizing the Cancellation of Taxes of a Totally Disabled Veteran Located at Block 116.03 Lot 73 tax Year 2024 and Thereafter
- c. **Resolution 2024-34** Authorizing the Award of a Non-Fair and Open Contract for Affordable Housing Administrative Agent Services
- d. **Resolution 2024-35** Amending Resolution 2023-161 Authorizing the Purchase of Office Furniture Through State Contact
- e. **Resolution 2024-36** Approving an Emergency Temporary Appropriation for the Repairs to a Sewer Main Collapse on Leon Avenue

- f. Resolution 2024-37** Emergency Procurement Resolution
- g.** Authorizing the Payment of Bills including all purchases made under the Cooperative Purchasing Agreement
- h.** A motion granting mercantile licenses to:
 - Rota Café, LLC, 4000 Route 130 N. Suite 6
 - Castaway Cannabis, 6006 Route 130
- i.** Approval of the following minutes:
 - Public Meeting December 12, 2023
 - Reorganization Meeting January 2, 2024

Moved By_____ **Seconded By**_____

Roll Call: Mrs. Apeadu, Mr. Smith, Mr. Jeney, Mr. Lyon, Mr. Burrell

Ayes:

Nays:

Approved:

VII. Reports

- a.** Township Administrator – Joseph B. Bellina
- b.** Clerk – Jamey Eggers
- c.** Mayor - Gary Catrambone
- d.** Solicitor – Robert Wright, Esq.
- e.** Engineer – Ed D’Armiento, CME Associates
- f.** Council Members

VIII. Public Comment

IX. Adjournment

TOWNSHIP OF DELRAN

ORDINANCE 2024-02

ORDINANCE OF THE TOWNSHIP OF DELRAN, COUNTY OF BURLINGTON STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING THE MUNICIPAL CODE TO CREATE CHAPTER 340, VEHICLES, SMALL UNMANNED AIRCRAFTS

WHEREAS, the Mayor and Council of the Township of Delran deems it appropriate, necessary, and proper for the protection and privacy of persons and property, and for the protection of the public health, welfare, and safety to adopt certain regulations pertaining to the use of small unmanned aircrafts, commonly referred to as “drones,” within the Township; and

WHEREAS, due to the declining costs of drones, the Township of Delran has seen a rise in the popularity in and availability of drones to private citizens for personal, recreational, and other potential uses; and

WHEREAS, drones and other types of unmanned aircraft can be used in a manner that is inherently dangerous to the public health, welfare, and safety and intrudes in a person’s reasonable expectation of privacy.

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

SECTION 1. The Township Code is hereby amended and supplemented as to create Municipal Code: Chapter 340, Vehicles, Small Unmanned Aircrafts, to read as follows:

§ 340-1 Purpose.

The purpose of this chapter is to regulate small unmanned aircrafts, commonly known as drones, to protect the public health, welfare, safety, and privacy of persons and property.

§ 340-2 Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

DATA COLLECTION

The acquisition of information by use of one or more sensing devices.

DRONE

A small unmanned aircraft that can fly under the control of a remote pilot or by a geographic positions system ("GPS") guided autopilot mechanism, and that is equipped with any sensing device or capable of any data collection.

FAA

The Federal Aviation Administration.

SENSING DEVICE

A device capable of acquiring data from its surroundings, including but not limited to, cameras, microphones, thermal detectors, chemical detectors, radiation gauges and wireless receivers in any frequency (including cellular, Wi-Fi, or other data frequencies).

UNMANNED AIRCRAFT

An unmanned vehicle or device of any size that is capable of remote-control flight by any means and that does not possess any sensing device and is not capable of any data collection.

§ 340-3 Regulations.

- A. Except as otherwise provided in this chapter, persons and entities of small unmanned aircrafts or drones shall not:
- a. Operate above any public schools in the Township providing instruction in pre-kindergarten through and including twelfth grade, inclusive, when students are present and without the permission of the school principal or higher authority or his or her designee or equivalent school authority.
 - b. Operate above any private property where it substantially interferes with the property owner's actual use and enjoyment of the property, unless expressly permitted by the property owner.
 - c. Take off or land on any government or public buildings, property, or parks within the Township unless prior written permission has been granted by the Township for a special event or Township sponsored event.
 - d. Operate out of sight from the operator of the unmanned aircraft.
 - e. Operate in a careless or reckless manner so as to endanger the life or property of another.
 - f. Operate in a manner that interferes with law enforcement, firefighting, ambulance, or any government emergency operations.
- B. All other uses of public property shall have priority over use of public property for the operation of small unmanned aircraft.

§ 340-4 Exceptions.

- A. This chapter shall not prohibit any federal, state, county or municipal agency including, but not limited to, any law enforcement agency or emergency services organization from the use of unmanned aircraft for any lawful and authorized purpose pursuant to and in accordance with applicable regulations.

- B. This chapter shall not prohibit any federal, state, county or municipal agency from the use of drones and unmanned aircraft for any lawful and authorized purpose pursuant to applicable regulation.
- C. This chapter shall not prohibit the authorized and lawful operation and use of unmanned aircraft for commercial, business, educational, scientific, research, environmental, and personal purposes pursuant to and in accordance with applicable regulations.

§ 340-5 Preemption.

The Township recognizes that the FAA has authority to restrict airspace. If any section, subsection, sentence, clause or phrase of this Ordinance is found to be preempted by the FAA, such a decision shall not affect the remaining valid portions of this Ordinance.

§ 340-6 Violations and Penalty.

Any person(s) who is found to be in violation of the provision of this section shall be subject to the penalties provided in § 1-5, Violations and penalties, of the Township Code. Each violation shall constitute a separate offense.

SECTION 2: Ordinances, resolutions, regulations or parts of ordinances, resolutions, and regulations inconsistent herewith are hereby repealed to the extent of such inconsistencies.

SECTION 3: If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such a decision shall not affect the remaining portions of this Ordinance.

SECTION 4: This Ordinance shall take effect immediately upon final passage and publication in the manner according to law.

Vote taken on First Reading and Introduction:

Council Member	Aye	Nay	Abstain	Recuse	Absent
Apeadu					
Burell					
Lyon					
Jeney					
Smith					

Vote taken on Second Reading, Public Hearing and Adoption:

Council Member	Aye	Nay	Abstain	Recuse	Absent
Apeadu					
Burell					
Lyon					

Jeney					
Smith					

Introduced _____, 2024
 Adopted _____, 2024
 Published _____, 2024

SO ORDAINED.

Witnessed and attested by:

TOWNSHIP OF DELRAN

Jamey Eggers, Township Clerk

Mayor Gary Catrambone

Date Signed _____, 2024

CERTIFICATION

I HEREBY CERTIFY the foregoing to be a true copy of the Ordinance adopted by the Council of the Township of Delran at a duly noticed regular meeting held on _____, 2024, after a public hearing was held and all interested persons were given an opportunity to be heard on this ordinance.

**Jamey Eggers, Township Clerk
 Township of Delran**

TOWNSHIP OF DELRAN

ORDINANCE 2024-02

ORDINANCE OF THE TOWNSHIP OF DELRAN, COUNTY OF BURLINGTON STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING THE MUNICIPAL CODE TO CREATE CHAPTER 340, VEHICLES, SMALL UNMANNED AIRCRAFTS

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WHEREAS, due to the declining costs of drones, the Township of Delran has seen a rise in the popularity in and availability of drones to private citizens for personal, recreational, and other potential uses; and

WHEREAS, drones and other types of unmanned aircraft can be used in a manner that is inherently dangerous to the public health, welfare, and safety and intrudes in a person’s reasonable expectation of privacy.

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 - b. Operate above any private property where it substantially interferes with the property owner's actual use and enjoyment of the property, unless expressly permitted by the property owner.
 - c. Take off or land on any government or public buildings, property, or parks within the Township unless prior written permission has been granted by the Township for a special event or Township sponsored event.
 - d. Operate out of sight from the operator of the unmanned aircraft.
 - e. Operate in a careless or reckless manner so as to endanger the life or property of another.
 - f. Operate in a manner that interferes with law enforcement, firefighting, ambulance, or any government emergency operations.
- B. All other uses of public property shall have priority over use of public property for the operation of small unmanned aircraft.

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SECTION 4: This Ordinance shall take effect immediately upon final passage and publication in the manner according to law.

Vote taken on First Reading and Introduction:

Council Member	Aye	Nay	Abstain	Recuse	Absent
Apeadu					
Burell					
Lyon					
Jeney					
Smith					

Vote taken on Second Reading, Public Hearing and Adoption:

Council Member	Aye	Nay	Abstain	Recuse	Absent
Apeadu					
Burell					
Lyon					

Jeney					
Smith					

Introduced _____, 2024
 Adopted _____, 2024
 Published _____, 2024

SO ORDAINED.

Witnessed and attested by:

TOWNSHIP OF DELRAN

Jamey Eggers, Township Clerk

Mayor Gary Catrambone

Date Signed _____, 2024

CERTIFICATION

I HEREBY CERTIFY the foregoing to be a true copy of the Ordinance adopted by the Council of the Township of Delran at a duly noticed regular meeting held on _____, 2024, after a public hearing was held and all interested persons were given an opportunity to be heard on this ordinance.

**Jamey Eggers, Township Clerk
 Township of Delran**

**TOWNSHIP OF DELRAN
BURLINGTON COUNTY
RESOLUTION 2024-32**

**RESOLUTION AUTHORIZING THE CANCELLATION
OF TAXES OF A TOTALLY DISABLED VETERAN
LOCATED AT BLOCK 174 LOT 27
TAX YEAR 2024 AND THEREAFTER**

WHEREAS, the owner of real property located at Block 174 Lot 27 has made application for a Totally Disabled Veteran to the Delran Tax Assessor which has been accepted in accordance with N.J.S.A. 54:4-3.30A and 54:4-3.32, and

WHEREAS, the Delran Tax Assessor has approved the cancellation of taxes for 2024 on real property located at 140 Fox Chase Drive, Delran, NJ 08075, Block 174 Lot 27; and

WHEREAS, the Delran Tax Assessor and Tax Collector have also approved the canceling of taxes from January 1, 2024 (365 days), the date of approval:

1 st Quarter 2024	\$ 2655.56
2 nd Quarter 2024	\$ 2655.56

NOW, THEREFORE BE IT RESOLVED, that the Township Council of the Township of Delran, County of Burlington, State of New Jersey, hereby approves the real owner of real property located at Block 174 Lot 27 for Total Disabled Veteran status, for the cancellation of taxes for 2024 and thereafter and refunds any property taxes overpaid.

BE IT FURTHER RESOLVED that copies of said resolution be forwarded to the Tax Collector, the Tax Assessor, the Treasurer and the County Board of Taxation for their information and any appropriate action.

Council Member	Yes	No	Abstain	Recuse	Absent
Apeadu					
Smith					
Jeney					
Lyon					
Council President Burrell					

Dated: January 23, 2024

Witnessed by:

**Jamey Eggers, Township Clerk
Township of Delran**

**SO RESOLVED.
TOWNSHIP OF DELRAN**

Council President Tyler Burrell

Date signed: January 23, 2024

**TOWNSHIP OF DELRAN
BURLINGTON COUNTY
RESOLUTION 2024-33**

**RESOLUTION AUTHORIZING THE CANCELLATION
OF TAXES OF A TOTALLY DISABLED VETERAN
LOCATED AT BLOCK 116.03 LOT 73
TAX YEAR 2024 AND THEREAFTER**

WHEREAS, the owner of real property located at Block 116.03 Lot 73 has made application for a Totally Disabled Veteran to the Delran Tax Assessor which has been accepted in accordance with N.J.S.A. 54:4-3.30A and 54:4-3.32, and

WHEREAS, the Delran Tax Assessor has approved the cancellation of taxes for 2024 on real property located at 331 Bandon Dunes Court, Delran, NJ 08075, Block 116.03 Lot 73; and

WHEREAS, the Delran Tax Assessor and Tax Collector have also approved the canceling of taxes from January 1, 2024 (365 days), the date of approval:

1 st Quarter 2024	\$ 567.36
2 nd Quarter 2024	\$ 567.36

NOW, THEREFORE BE IT RESOLVED, that the Township Council of the Township of Delran, County of Burlington, State of New Jersey, hereby approves the real owner of real property located at Block 116.03 Lot 73 for Total Disabled Veteran status, for the cancellation of taxes for 2024 and thereafter and refunds any property taxes overpaid.

BE IT FURTHER RESOLVED that copies of said resolution be forwarded to the Tax Collector, the Tax Assessor, the Treasurer and the County Board of Taxation for their information and any appropriate action.

Council Member	Yes	No	Abstain	Recuse	Absent
Apeadu					
Smith					
Jeney					
Lyon					
Council President Burrell					

Dated: January 23, 2024

Witnessed by:

**Jamey Eggers, Township Clerk
 Township of Delran**

**SO RESOLVED.
 TOWNSHIP OF DELRAN**

Council President Tyler Burrell

Date signed: January 23, 2024

**TOWNSHIP OF DELRAN
RESOLUTION 2024-34**

**RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR
AFFORDABLE HOUSING ADMINISTRATIVE AGENT SERVICES**

WHEREAS, Delran Township has entered into a Settlement Agreements with Fair Share Housing Center (“FSHC”) and other participating entities to address and settle its constitutionally mandated Third Round affordable housing obligations; and

WHEREAS, on January 9, 2019, the Honorable Paula T. Dow, P.J.Ch. entered Final Judgment of Compliance and Repose, accepting Delran’s Affordable Housing Plan as reasonable and fair and approving the Settlement Agreements between the Delran and FSHC and Delran and other participating entities; and

WHEREAS, in administering the Township’s Affordable Housing Plan, it will be necessary for the Township to retain a consulting entity to perform the duties and responsibilities of an Administrative Agent for Affordable Housing as required under the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq. and N.J.A.C. 5:80-26-14 of the Uniform Housing Affordability Control Regulations; and

WHEREAS, Triad Advisory Services, Inc. of Vineland, New Jersey (“Triad”) has submitted a proposal to the Township dated March 30, 2022; and

WHEREAS, Triad has previously been appointed by the Township to serve as Administrative Agent for Affordable Housing and has many years of service in the industry with respect to the requirements for provision of affordable housing units to eligible members of the public; and

WHEREAS, the Township has the need to acquire the consulting professional services and/or extraordinary unspecified services from Triad to be provided hereunder as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 or 20.5; and

WHEREAS, it is not expected that the value of the services will exceed \$17,500.00 in 2022; and

WHEREAS, Triad will provide a Business Entity Registration, Insurance Certificate and other required documents, including a Business Entity Disclosure Certification, which certifies that Triad and its employees, principals and agents have not made any reportable contributions to a political or candidate committee in the Township of Delran in the previous one (1) year and that the contract will prohibit Triad from making any reportable contributions through the term of the contract; and

WHEREAS, this appointment is made without competitive bidding as permitted under the provisions of the Local Public Contracts Law, N.J.S.A. 40A:11 et seq., for professional services and/or for extraordinary unspecified services; and

WHEREAS, the Township may supplement this Resolution as necessary in a future Resolution.

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

1. Triad is awarded a contract and appointed to serve the Township of Delran as Administrative Agent for Affordable Housing in accordance with its proposal, fee structure and draft contract provided to the Township on or about March 30, 2022, which documents shall be subject to negotiation and revision between the Township and Triad as undertaken by the office of The Township Solicitor and the Township Administrator;
2. The term of the contract shall be from January 1, 2024 through December 31, 2024 and shall be in an amount not to exceed \$17,500.00 for the term;
3. Triad shall provide all required documents to the Township as requested by the Township Solicitor and Township Administrator;
4. Upon recommendation of the Township Solicitor and the Township Administrator, the Mayor is authorized to execute the contract and the Township Clerk is authorized to witness the Mayor's execution of the contract;
5. The Township Clerk shall publish such notice as required under the law.

Council Member	Yes	No	Abstain	Recuse	Absent
Apeadu					
Smith					
Jeney					
Lyon					
Council President Burrell					

Dated: January 23, 2024

Witnessed by:

Jamey Eggers, Township Clerk
Township of Delran

SO RESOLVED.
TOWNSHIP OF DELRAN

Council President Tyler Burrell

Date signed: January 23, 2024

**TOWNSHIP OF DELRAN
RESOLUTION 2024-35**

**RESOLUTION AMENDING RESOLUTION 2023-161
AUTHORIZING THE PURCHASE OF
OFFICE FURNITURE THROUGH STATE CONTACT**

WHEREAS, the Township of Delran desires to purchase items as follows through State Contract:

VENDOR: CFI Workspace
7001 N. Park Drive
Pennsauken, NJ 08109

CONTRACT #: A81635/G2004

ITEMS: Various Office Furniture

TOTAL COST: \$ 43,799.94

WHEREAS, the Chief Financial Officer has certified in writing that the funds are available.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Delran does hereby authorizes the purchase of the specified items under State Contract.

Council Member	Yes	No	Abstain	Recuse	Absent
Apeadu					
Smith					
Jeney					
Lyon					
Council President Burrell					

Dated: January 23, 2024

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

**Jamey Eggers, Township Clerk
Township of Delran**

Council President Tyler Burrell

Date signed: January 23, 2024

**TOWNSHIP OF DELRAN
RESOLUTION 2024-36**

**APPROVING AN EMERGENCY TEMPORARY APPROPRIATION FOR THE
REPAIRS TO A SEWER MAIN COLLAPSE ON LEON AVENUE**

WHEREAS, an emergent condition has arisen with respect to a sewer main collapse on Leon Avenue and no adequate provision has been made in the 2024 temporary appropriations for the aforesaid purpose, and N.J.S. 40A:4-20 provides for the creation of an emergency temporary appropriation for the purpose above mentioned, and

WHEREAS, the total emergency temporary resolutions adopted in the year 2024 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S. 40A:4-20) including this resolution total \$200,000.00.

NOW, THEREFORE BE IT RESOLVED by the Township of Delran (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the provisions of N.J.S. 40A: 4-20:

1. An emergency temporary appropriation be and the same is hereby made for the repairs to a sewer main collapse on Leon Avenue in the amount of \$150,000.00.
2. That said emergency temporary appropriation will be provided for in the 2024 Sewer budget under the title of: LEON AVENUE SEWER MAIN COLLAPSE or a Sewer Capital bond ordinance.
3. That one certified copy of this resolution be filed with the Director of Local Government Services.

Council Member	Yes	No	Abstain	Recuse	Absent
Apeadu					
Smith					
Jeney					
Lyon					
Council President Burrell					

Dated: January 23, 2024

SO RESOLVED.

Witnessed by:

TOWNSHIP OF DELRAN

Jamey Eggers, Township Clerk

Township of Delran

Council President Tyler Burrell

Date signed: January 23, 2024

**TOWNSHIP OF DELRAN
RESOLUTION 2024 -37**

EMERGENCY PROCUREMENT RESOLUTION

WHEREAS, an emergency has arisen as a result of the sanitary main line collapse on Leon Avenue near the 5th Street intersection; and

WHEREAS, N.J.S. 40A:11-6 provides for the ability to enter into a contract in such an emergency without going through the competitive bidding process which includes Pay to Play regulations; and

WHEREAS, the approximate total amount of emergency is \$150,000.00; and,

WHEREAS, immediate attention is required to safeguard the health and safety of its citizenry; and,

WHEREAS, the Township’s engineer, CME Associates, has determined that this sewer main collapse requires immediate attention.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Delran, Burlington that the Township enter into contracts with J. Fletcher Creamer & Son to make the necessary repairs in conformance with N.J.S.A 40A:11-6.

BE IT FURTHER RESOLVED that the Township has the necessary funds available for this repair in the 2024 Sewer Utility Temporary Operating Budget, Other Expense Account.

Council Member	Yes	No	Abstain	Recuse	Absent
Apeadu					
Smith					
Jeney					
Lyon					
Council President Burrell					

Dated: January 23, 2024

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

**Jamey Eggers, Township Clerk
Township of Delran**

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