

**WORK SESSION
MUNICIPAL BUILDING**

**January 24, 2023
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 6, 2023 and posted on the bulletin board on the same date.

ROLL CALL: Mrs. Apeadu, Mr. Jeney, and Mr. Lyon and Mr. Burrell were present. Mr. Smith was absent.

ALSO PRESENT: Mr. Catrambone, Mayor, Mr. Tabakin, Solicitor, Mr. D'Armiento, Engineer Mr. Bellina, Administrator, and Ms. Eggers, Township Clerk

Rancocas Substation Project – Caren Freyer, Regional Public Affairs Manager for PSE&G expressed gratitude regarding the planning and outside plant work of the Rancocas Substation Project. She then introduced Warren Reichle, Senior Project Manager for PSE&G. Mr. Reichle explained that Delran Township does not currently have their own substation. At the moment, Willingboro and Cinnaminson are where the primary feeds come from and they are overloaded. This project will establish a substation in Delran Township at 130 Hartford Road. Vegetation will be planted so that the view of the substation will be minimized. Mr. Reichle thanked the township for their participation in assisting PSE&G learn the workings of Delran.

Mr. Reichle explained that a variety of methods are used to keep the residents in the area informed of the project. These methods include, letters, door hangers, signs, and an internet site and telephone hotline that are both monitored 24/7.

Mr. Reichle gave an overview of the plan which could shift a little bit as the project progresses. Input from the township is always welcomed. Mr. Reichle explained that restoration work will be completed and the DEP is also participating in the process to make sure all goes well.

Redevelopment Analysis of Harbor District – Mr. Tabakin, Township Solicitor explained that the recent presentation for the possible redevelopment of the harbor district was one idea for that area and is not binding. He briefly covered the process for redevelopment which, in actuality, is lengthy, transparent and subject to public hearings.

CONSENT AGENDA

- a. **Resolution 2023-30** Refunding Various Outside Employment Escrows
- b. **Resolution 2023-31** Refunding Road Opening Permit Deposit RO-2827
- c. **Resolution 2023-32** Authorizing the Township of Delran to Accept a Grant from the State of New Jersey Department of Law and Public Safety, Office of the Attorney General in the Amount of \$32,400 Under the Fy2023 Safe and Secure Communities

Program, Subaward Grant 23-0310 and Authorizing Mayor Gary Catrambone and Captain Matthew Gasper to Execute and The Township Clerk to Attest to a Subgrant Award and any and all Documents in Connection with this Grant

- d. **Resolution 2023-33** Authorizing CME Associates to Perform Engineering Services for Stewart Avenue Roadway Improvements
- e. **Resolution 2023-34** Authorizing CME Associates to Perform Engineering Services for the 2023 Road Program
- f. Authorizing the Payment of Bills including all purchases made under the Cooperative Purchasing Agreement

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

There being no questions the roll was called.

Mrs. Apeadu, Mr. Jeney, Mr. Lyon, and Mr. Burrell voted aye.

Ayes: 4

Nays: None

Motion Approved

COUNCIL'S APPOINTMENTS TO THE ZONING BOARD

Brian Baiada to the **Zoning Board** for a term to expire **December 31, 2024**.

Tim Weir to the **Zoning Board** for a term to expire **December 31, 2025**.

Mrs. Apeadu made a motion, seconded by Mr. Lyon to approve the above appointments.

There being no questions the roll was called.

Mrs. Apeadu, Mr. Jeney, Mr. Lyon, and Mr. Burrell voted aye.

Ayes: 4

Nays: None

Motion Approved

REPORTS

Mr. Bellina – The work for the emergency repair work on Route 130 has been successfully

completed for less money than was originally anticipated. There will be some restoration work in the Spring.

Ms. Eggers – No report

Mr. Catrambone – Mr. Catrambone reported the passing of Chief Dan Pfeiffer after a long illness. He was a member of the fire department and served the town for many years.

Mr. Tabakin – No report

Mr. D’Armiento – Mr. D’Armiento stated that the plans for the painting of the municipal building are being finalized. We will be advertising for bid in the coming weeks and anticipate the work being done in April.

The Route 130 sewer project is being revamped and should be advertised and rebid in the next couple of weeks.

Mr. Burrell asked about the audio and video issues in the courtroom. Mr. D’Armiento explained that he is working with Mr. Bellina to resolve the problems.

Mrs. Apeadu – Mrs. Apeadu expressed her condolences to the family of Dan Pfeiffer.

Mr. Jeney – Mr. Jeney stated that Dan Pfeiffer served our community well, may he rest in peace.

Mr. Lyon – Mr. Lyon echoed the sentiments of his fellow councilmembers regarding the death of Dan Pfeiffer.

Mr. Lyon reported that many people from Delran Township raised \$8,000 for Special Olympics this year by participating in The Polar Bear Plunge.

Mr. Burrell – Mr. Burrell sent condolences to Chief Pfeiffer’s family. He explained that The Delran Defenders is the name of the Polar Bear Plunge team from Delran. Mr. Burrell stated that the team consists mostly of first responders in town who have been participating in the event for years. They should be proud of their accomplishments and he was happy to have been a part of the experience.

PUBLIC COMMENT

Mr. Jeney 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.

Kim Custer, 48 Norman Avenue – Ms. Custer stated that she is very concerned about the proposed redevelopment plan for the harbor district. She explained that it was difficult to hear the council meeting when the plans were presented and impossible to see the plans from the video footage.

Mr. Tabakin explained that the public is more than welcome to view any of the plans that were shown during the presentation. Mr. Burrell stated that the township is working on getting the audio

issue fixed. Mr. Catrambone thanked Mr. Burrell for fixing a bad wire that was causing the buzzing sound on the audio and stated that more will be done to improve the sound. He reiterated that the plans shown were just plans and there is no obligation to proceed with them.

Mr. Robert Gaven, 38 Norman Avenue – Mr. Gaven explained that the area where he lives is currently zoned for residential and marine use. He stated that the building of more than four units would constitute a commercial property. A variance would be required and he hopes that it would be up to the residents of the area as to whether the variance would be approved.

Joan Kerstetter, 10 River Drive – Ms. Kerstetter asked if there was an update regarding the Army Corps of Engineers. Mr. Bellina explained that there have been countless attempts to follow up and the township may reach out to our congressman for assistance. Mr. Catrambone explained that it's a slow process.

Ms. Kerstetter questioned the status of the grant for the work needed on Stewart Avenue. Mr. Bellina explained that we already received the grant and a contract was awarded to our engineering firm to proceed with the design for that project. The work will cover underground utility work as well as a resurfacing of the roadway and will proceed in phases. More information will become available in the next month.

Bob Falato, 34 Norman Avenue – Mr. Falato questioned two comments made during the presentation for the harbor district. The first involved the impact on the surrounding area and the residents. The second was the phrase “eminent domain” which was upsetting to the residents. Mr. Catrambone explained that if council decides to see what can be done to improve the area, the township engineers will take a look and offer suggestions. The suggestions may not even be close to the ideas presented at the December 20, 2022 meeting.

Bob Gilbert, 75 Stewart Avenue – Mr. Gilbert reported the passing of the co-founder of VVA 899 making him the 17th member of VVA 899 that passed away over the last year.

Mr. Gilbert also stated that regarding the flooding in Riverside Park, there needs to be more storm drains, a bulkhead and the rebuilding of the riverbank. Mr. Gilbert stated that the area should be made a priority, stating that he fears the sewer plant is in danger of falling into the Rancocas Creek.

Richard Grockenberger, 84 Alden Avenue – Mr. Grockenberger expressed his concerns about the flooding. He also stated he hopes that the development planned for the harbor district doesn't go through.

George Orfe, 69 Stewart Avenue – Mr. Orfe stated that he feels that residents should be kept informed about everything going on including the possible harbor district development, the flooding problems, issues with the sewer plant and the township sewer workers' contract.

Jeffrey Baron, Attorney for the proposed harbor district contract – Mr. Baron explained that an idea was presented to pay for dredging and maintaining facilities that would benefit his client. He assured the concerned residents that he would be happy to show the existing, proposed plans to anyone who is interested and that they welcome an open dialogue with the town regarding the

project. Mr. Catrambone thanked Mr. Baron for coming in and explaining his position.

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

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

Submitted,

Jamey Eggers
Municipal Clerk