

**WORK SESSION
MUNICIPAL BUILDING**

**January 12, 2021
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 7, 2021 and posted on the bulletin board on the same date.

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

ALSO PRESENT: Gary Catrambone, Mayor, Mr. Siciliano, Solicitor, Mr. Hatcher, Administrator and Ms. Eggers were present.

DISCUSSION TO FILL VACANCY FOR WARD 3 COUNCIL

Mr. Burrell stated that he e-mailed Council the names and resumes of the three individuals chosen by the Delran Democratic Committee as potential replacements to fill the vacancy for Ward 3 Council.

Mr. Siciliano explained the process in the order to fill the vacancy for the un-expired term. Council must review the names submitted and determine a replacement. That individual will then be appointed and sworn into office. That individual will then run in the next general election.

Mr. Burrell stated that those three names are as follows:

- Jon Hewko
- John Moore
- Marlowe Smith

After discussion, Council agreed to appoint Marlowe Smith to fill the vacancy as Ward 3 Council.

Mr. Lyon made a motion, seconded by Mr. Jeney to adopt the following Resolution.

**TOWNSHIP OF DELRAN
RESOLUTION 2021-20**

**APPOINTMENT OF MARLOWE SMITH TO TEMPORARILY FILL VACANCY ON
TOWNSHIP COUNCIL DUE TO THE RESIGNATION OF WARD 3 COUNCILMAN
MICHAEL MORMANDO**

WHEREAS, Councilman Michael Mormando has resigned his position as Ward 3 Councilman for the Township of Delran effective December 31, 2020; and

WHEREAS, as required under N.J.S.A. 40A:16-11 the Delran Democratic Committee, in a letter dated January 11, 2020, has provided the names of three nominees for the selection of a successor to fill the vacancy; and

WHEREAS, within thirty days the Governing Body shall appoint one of the nominees to fill the vacancy.

NOW THEREFORE, BE IT RESOLVED that the Township Council of the Township of Delran hereby appoints Marlowe Smith to temporarily fill the vacancy of the Ward 3 Council seat until the seat is filled as required by law.

There being no questions, the roll was called.

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

Ayes: 4

Nays: None

Motion Approved

Mayor Catrambone administered the Oath of Office to Marlowe Smith. Mr. Smith joined the meeting at this time.

COMMUNITY SOLAR

Betsy McBride stated that she represents Solar Landscape with the statewide program called Community Solar. This program is in the second year of a pilot and allows rental of roof space by CRE owners and is accessible by the residents. They are currently looking at 600 & 601 Delran Parkway as potential locations. The residents of Delran have first option to participate in the program and 51% of the electricity generated must be sold to low and moderate income households. Everyone that participates is guaranteed a 20% discount on electricity cost every year. It is an easy enrollment process with no long-term contract and no fees. You can opt into or out of the program any time. Solar Landscape will partner with non-profits in town. This program is not third-party energy or energy aggregation. Solar Landscape was approved for eight projects under the first round and have a job training program. The systems at 600 & 601 Delran Parkway will power more that 280 local homes. Delran can also receive 25 Sustainable Jersey point for supporting Community Solar. Solar Landscape would design, construct, own, operate and maintain the systems for the twenty-year term. They are looking for Council to adopt a Resolution supporting their application for the project.

After questions and discussion, Council agreed to review the information with legal and discuss adopting the Resolution at a future meeting.

CROSS RIVER FIBER

Mr. Burrell asked Mr. Hatcher or Mr. Siciliano to comment on this issue.

Mr. Siciliano stated that he will defer to Mr. Hatcher but during his discussion with Mr. Burrell earlier he indicated that he has seen this right-of-way agreement request in other Burlington County municipalities. The BPU has approved this a number and years ago and his only observation is the agreement is very one sided to their benefit and if Council would like, they can review the agreement and make recommended changes.

Mr. Hatcher stated that he made notes on the draft agreement and will forward those to Mr. Siciliano.

Council will approve the agreement once completed.

TREE ORDINANCE

Mr. Burrell reported that this memo was written by the Green Team last year. The Green Team made recommendations for ordinance changes that Council will need to discuss. Mr. Burrell stated that he is impressed to the compensatory planting portion which provides that if a developer takes down a certain percentage of trees they will either have to replant them or provide funds to the Township to replant on Township parks. The other section was the 20% tree species which limits the planting of same species.

Mr. Jeney stated that there is a lot of good information and he supports preventing further tree removal in the Township. Mr. Jeney suggested the Green Team make a presentation to Council.

Mr. Burrell suggested maybe Mayor and two members of Council meet with the Green Team to discuss the issues.

Mr. Catrambone stated that he agreed the compensatory planting is a great idea and also the shade tree variety. We may just want to be careful overstepping when a resident would like to remove a tree from their own property.

After discussion, Council agreed to form a sub-committee to meet with the Green Team. The sub-committee will include Mr. Burrell, Mr. Jeney and Mayor Catrambone.

STEWART AVENUE STORM SEWER

Mr. Winckowski reported that a sink hole that developed next to an inlet near 40-42 Stewart Avenue. While repairing the sink hole, we discovered that a section of the pipe has deteriorated. The cost to do the necessary repairs is approximately \$50,000-\$60,000. They provided a cost estimate of \$6,000 to prepare the project for public bid and administrate the contract.

Mr. Hatcher stated that if Council wishes to move forward, a temporary capital budget Resolution and Bond Ordinance will need to be prepared. Once that is complete we can authorize the Engineer to move forward.

After discussion, Council agreed to move the forward with Temporary Capital Budget Resolution and Bond Ordinance. Mr. Hatcher stated that we will have the documents prepared for the next

meeting.

STORMWATER CONTROL ORDINANCE

Mr. Winckowski reported that the Township has a permit with the State to operate the storm water system. With that permit were various conditions including adopting the stormwater control ordinance. In 2018, that permit was renewed and the State is requiring new standards and additional requirements. The amended ordinance included in the agenda is a draft ordinance provided by the DEP. The Township is required to adopt the minimum requirements identified in the ordinance by March 2, 2021. NJDEP rules go into effect on the same date as well as RSIS. This ordinance only applies to commercial development projects in Delran that do not require a DEP permit. The changes in the ordinance cap the size of the stormwater basins permitted for new developments. Mr. Winckowski stated that he did add language for non-major developments which our ordinance is currently lacking. Mr. Winckowski reported that there is no engineering oversight on residential properties adding pools or building additions that are not required to obtain site plan approval. Mr. Winckowski is recommending that we allow for that procedure in the ordinance although the Construction Code Official is already requiring engineering approval moving forward for certain projects. This could eliminate residents affecting their neighbors. Mr. Winckowski stated that he can work with Mr. Siciliano on language for ordinance.

Mr. Burrell asked if Mr. Harris is permitted to require the engineering approval without the ordinance in place.

Mr. Hatcher stated that he would like to discuss this further with Jason Harris, Construction Code Official to determine what he is looking for in terms of engineering approval.

Mr. Siciliano agreed that he would like to know what statute Mr. Harris is using to require review.

After discussion, Council agreed to move forward with the introduction of the amended Stormwater Control Ordinance. The ordinance will be on the agenda for the next meeting. Council will address engineering review for residential projects at a future meeting.

ZONING BOARD

Mr. Burrell reported that he would like to add discussion of Zoning Board appointments to the agenda due to the appointment of Marlowe Smith to Council. Mr. Smith will have to resign his position on the Zoning Board effective immediately. We also received a resignation today from Henry Singer.

Mr. Burrell suggested that we appoint Jack Moore to serve on the Zoning Board.

After discussion, Council agreed to adopt the following Resolution.

TOWNSHIP OF DELRAN RESOLUTION 2021-21

APPOINTING ZONING BOARD MEMBERS

BE IT RESOLVED, by the Township Council of the Township of Delran that the following members be appointed to the Delran Township Zoning Board:

- Jack Moore – Alternate 1 for a term to expire 12/31/2022
- Joseph Chasca – Regular Member for a term to expire 12/31/2023
- Marie Iezzi - Regular Member for a term to expire 12/31/2022

BE IT FURTHER RESOLVED that a copy of this Resolution be sent to the Secretary of Zoning Board.

Mr. Lyon made a motion, seconded by Ms. Parejo to adopt Resolution 2021-21.

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

REPORTS

Ms. Eggers – Ms. Eggers reported that earlier tonight we released a road opening deposit for 735 Baylor Street. The applicant has withdrawn their application for a road opening permit and has requested the refund of the \$50 application fee. If Council agrees, we can approve a Resolution at the next meeting to release the application fee. Council agreed.

Ms. Eggers reported that last year we approved waiving the late fees for certain licensing and this issue will likely come up again as we are in the process of mercantile license renewals at this time. Council agreed to discuss this at the next work session.

Mr. Hatcher – Mr. Hatcher stated that the Local Finance Board has approved changes to the statutory deadlines for the 2021 budget process. The Mayor must submit the budget to Council on or before February 26th or the next regular meeting which is March 2nd. The budget must be introduced by March 30th or the next regular meeting which is April 6th. Adoption will take place at the public meeting on May 4th.

Mr. Winckowski – Mr. Winckowski reported that there is a lot planned for this year including items carried over from last year. At the end of last year, PSE&G completed several gas main replacements and moved forward with resurfacing several roads. This week we received road opening permits from NJ American Water for several water main replacements which will start in February. Once that work is complete and settled, there will be a massive road resurfacing project

involving PSE&G, NJ American Water and the Township road program. Mr. Winckowski stated that he will provided a memo outlining this information.

Mr. Winckowski reported that they have been working with the County on the Conrow Road project. The County will be completing work at the bridge over Swedes Run which is why the bid has been delayed.

Mr. Winckowski stated that the designs for the traffic calming improvements along Tenby Chase Drive and Grande Blvd should be completed over the next month.

Mr. Winckowski reported that the County Trail project along River Drive will begin March 1st. Once that is complete the contractor will be back to pave River Drive.

Mr. Winckowski reported that we will work with Mr. Hatcher and Mayor Catrambone on the 2021 road program.

Mr. Winckowski asked Ms. Eggers to reach out to the resident on Baylor Street to let them know that once we do the work on their street there will be a five-year moratorium.

Mr. Siciliano – No report.

Ms. Parejo – Ms. Parejo congratulated Mr. Smith and stated that she is looking forward to working together.

Mr. Smith – Mr. Smith stated that he is honored to be a part of the Council and is looking forward to working together.

Mr. Jeney – Mr. Jeney congratulated Mr. Smith.

Mr. Lyon – Mr. Lyon congratulated Mr. Smith and stated that he loved working together on the Zoning Board. Mr. Lyon congratulated Mr. Siciliano on the appointment as Township Solicitor and looks forward to working with him and continuing to work with Mr. Winckowski.

Mr. Lyon reminder everyone to keep up with the covid safety measures as we continue to see numbers increase.

Mr. Lyon stated that we had a Township employee injured today and he sends his thoughts and prayer to the employee and his family and best wishes for a speedy recovery.

Mr. Burrell – Mr. Burrell welcomed Mr. Smith and is looking forward to working together.

Mr. Burrell echoed the congratulations to Mr. Siciliano and Mr. Winckowski on their appointments.

Mr. Burrell thanked everyone for their vote of confidence in his appointment as Council President. It is an honor to serve.

Mr. Catrambone – Mr. Catrambone reported that we recently lost a resident in his 90's which marks the sixth Township resident to pass away from covid-19. We urge everyone to please continue to wear masks.

Mr. Catrambone stated that starting January 19th, the schools will begin their hybrid schedule so please look out for children while driving.

Mr. Catrambone stated that several residents have inquired about Christmas tree pickup and Public Works will pick up tree through the end of this week. After this week, trees can be dropped off at the municipal building.

Mr. Catrambone stated that we went through our first winter storm recently and thanked Public Works on a great job.

Mr. Catrambone stated he spoke with Mal Anderson from the Delran Historical Society and they discussed meeting with them. We can discuss this at an upcoming meeting.

Mr. Catrambone stated that in the future his plan is to set up a podcast to answer questions from residents which he will post on the website.

Finally, it is a pleasure to welcome Marlowe Smith to Council. He is the first black Councilman to serve in Delran Township which is quite an important milestone.

PUBLIC PORTION

Mr. Lyon made a motion to open the meeting to the public. The motion was 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, the motion was approved.

Ms. Parejo made a motion, seconded by Mr. Lyon to enter into closed session for discussion on the following issues: Personnel Matter; Litigation-Dunphy's Landscaping.

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

There was no action taken after execution session.

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

Respectfully submitted,

Jamey Eggers, Township Clerk