

**WORK SESSION  
MUNICIPAL BUILDING**

**February 8, 2022  
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 12, 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. Siciliano, Solicitor, Mr. Winckowski, Engineer, Mr. Bellina, Administrator and Ms. Eggers, Township Clerk.

**GREEN TEAM PRESENTATION**

Deb Hammond stated that she sent an annual report to Ms. Eggers but tonight they would like to update everyone on their community forestry report. This five-year plan which was submitted in 2018 has been extended by the state until 2027. To maintain their accreditation, they must submit an annual report and fulfill the training requirements. They now have two municipal employees and four Green Team volunteers that are core trained. The Green Team has completed their inventory of parks and playgrounds and has the results of that inventory in a Google Map. The inspection assessed the health of 322 trees and includes a picture of each tree. The description of the trees includes the species, the diameter at breast height, and the condition. One benefit of the inventory is that if road or other work is being done in an area where there is a dead tree, we would be able to take care of the problem while equipment and workers are already in the vicinity. Ms. Hammond also stated that the Green Team has planted new trees in the Township. Erica DeMichele at Delran High School will have the FAB Lab create tree tags for each of the new trees.

Also, the new tree ordinance that was passed by Council in December will benefit the Green Team's application for Tree City USA. Mr. Jeney volunteered to be on the tree community.

The Green Team planted seven new trees in honor of Arbor Day in 2021. Delran Middle School students helped with planting two trees at the Municipal Building and some members of Council were able to attend. One of the challenges is that more trees are being removed than are being planted. The Green Team is hoping that the tree bank gets a lot of money and that they will be able to purchase and plant more trees.

Ms. Hammond stated that the Green Team would like to conduct a new diversity survey for all the Council appointments to boards and committees. Council implemented almost all of the recommendations given from a similar survey conducted in 2015.

The Green Team would like to work with Council to do a sustainable land use pledge and a couple of ordinances to support rooftop solar and electric vehicle charging.

Mr. Burrell thanked The Green Team for their work including a donor program and a community garden.

Ms. Hammond stated they would love to work with the municipal engineer's office to create a landscape plan that shows what plants would be best for various areas. That way, when the state announces their stewardship grants, they are ready.

Mr. Winckowski stated that they can definitely coordinate projects with the Green Team.

Mr. Burrell remarked that Council has been very supportive of the Green Team and they will continue to be that way. He thanked them for all of the hard work they do.

Mr. Catrambone stated that he has had discussions with Bill Lunemann, Delran's construction official, regarding EV and EV charging stations in some of the new developments. There is new legislation that requires wiring to at least be present. Mr. Catrambone announced that as new vehicles need to be replaced at the Township, we may be able to purchase electric as well as install a charging station. There are grants and programs that may help us get more vehicles which would be beneficial to the Township as well as the environment.

### **FLOATING HOLIDAYS 2022**

Mr. Burrell asked if this had to be put on the public meeting.

Ms. Eggers explained that Council could do a motion approving the dates.

Mr. Catrambone stated the union sent over these two dates to be alternates in addition to the federal holidays. As we renegotiate the contracts with the unions we'll make sure they continue to do that.

Mr. Lyon made a motion, seconded by Mr. Jeney to approve two floating holidays for Township employees on July 1, 2022 and December 23, 2022.

There being no questions, the roll was called.

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

Ayes: 5

Nays: None

Motion Approved

### **2022 MEETING DATES**

Mr. Burrell presented the possibility to Council of reducing the number of work sessions per month from two to one, scheduling the work session on the third Tuesday of the month.

Mr. Catrambone asked Ms. Eggers if the third Tuesday conflicted with anything else on the calendar.

Ms. Eggers stated not that she was aware of.

Mr. Jeney asked if continuing with the third meeting date as an option if needed would be advantageous. It could be cancelled if not needed.

Ms. Eggers explained that it would be better to advertise the meetings than to have to add a special meeting.

Mr. Catrambone asked if any of the professionals had a conflict.

Mr. Siciliano stated that he did but suggested that the public meeting be moved to the second Tuesday of the month with the work session moved to the fourth Tuesday. He recommended doing an amended meeting notice so people will be aware of the change.

Mr. Smith asked if this would be effective as of March 2022.

Ms. Eggers stated that is what she would suggest. A resolution will be put on for the next meeting amending the previous resolution for the annual meeting notice. All the new dates will be advertised and put on the website.

### **DISCUSSION ON SUPPORT FOR CANNABIS BUSINESSES**

Mr. Catrambone stated that a number of companies are asking for a letter of support from Delran Township.

Mr. Siciliano explained that five companies have expressed interest in opening cannabis businesses in Delran. They are sent a copy of the ordinance and the zoning map showing where cannabis related businesses can operate. A letter is generated by Delran Township if the address of the company is permitted as a conditional use under the ordinance. The letter is sent to the state Cannabis Regulatory Commission (CRC) which is reviewed along with their application. While their application is pending at the state level, the company may need to meet with the mayor or administrator and then possibly the township planning and zoning boards.

Mr. Burrell asked who is making the determination that it fits within the zone.

Mr. Siciliano explained that it is simply by parcel. The township zoning map is used to determine whether the address of a potential business is authorized in that area. So far, we have only had one letter requested. The CRC is behind. After the initial determination, we can get into more of the specific plans and the business can be referred to additional professionals as needed.

Mr. Burrell asked if there are any policy implications that Council should consider.

Mr. Siciliano stated all of the policy implications were handled by Council in the Spring when the ordinance was adopted. The CRC has stopped issuing medical marijuana licensing. It is an evolving area of the law which is changing as it progresses.

Mr. Bellina asked whether it forewarns us if a certain type of business is trying to make their way here, by asking certain questions regarding their business plan.

Mr. Siciliano stated that he encourages the township to do that.

Mr. Jeney suggested that we have a boiler plate letter to maintain consistency.

Mr. Catrambone explained that the number of cannabis licenses in town is limited so even if we send 50 letters to the state, we would then have to approve certain ones to operate in the township.

Mr. Burrell stated that the letter the township issues should clearly state that it doesn't guarantee a license.

Mr. Jeney asked Mr. Siciliano if the license is contingent on the business having a space in the township.

Mr. Siciliano stated that from the state level, he doesn't know at this time.

Mr. Lyon explained that someone was interested in buying his building and reported that an applicant that was filling out the state form informed him that there are different qualifications that are asked for. The more boxes you can check on the application, the quicker you move up the ladder towards being issued the license.

Mr. Burrell stated that we are prepared and asked everyone else if they felt the same. All concurred.

### **WELCOME COMMITTEE**

Mr. Catrambone explained that we are in the process of confirming some of the members of the welcome committee which will include a person from the Delran Business Association and also Chester Woods.

Mr. Burrell responded that we could appoint any members who have already agreed to be on the committee and can add additional members at a later date.

Mr. Lyon made a motion, seconded by Ms. Parejo to appointing the following people to the Welcome Committee: Lynn Jeney, Marlowe Smith, Peggy Kavalkovich, Wendy Mitchell, Gary Catrambone, Brian Baiada, and Kim Bogie.

There being no questions, the roll was called.

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

Ayes: 3

Nays: None

Abstained: 2

## Motion Approved

### **REPORTS**

**Mr. Bellina** – Mr. Bellina announced that there is a redevelopment possibility for one of the marinas in town. A meeting will be arranged and Council will be kept apprised of what the company has in mind.

Mr. Bellina stated that he has started reviewing the budgets. He rode around town with Bryan Mullen, Superintendent of Public Works to look at certain projects that should be done this year. At Delran Community Park, the artificial t-ball field needs repair. There was an improvement project last year for the park and some funds remain that could be used for these repairs. Mr. Bellina is going to check with bond counsel to see if we can move ahead without doing an amendment to the bond ordinance. If we get a green light, the repairs could probably be done before opening day in March.

Mr. Burrell remarked that there is a fields committee that is working diligently to get the fields in order. The committee is taking a proactive approach to managing them.

Mr. Bellina stated that everyone should take a bow because many of the fields have irrigation systems which he has never seen before. It's important that they're maintained and that we have the resources to keep them in good shape.

Mr. Burrell remarked that the public works department does a great job and in recent years the number of fields has increased while the public works employees have decreased.

**Ms. Eggers** – Ms. Eggers reported that we held a blood drive today where every appointment slot was filled.

**Mr. Catrambone** – Mr. Catrambone stated that we were approached by Millbridge Elementary School to do a Story Walk which includes walking and reading. More details will follow as they become available. Also, we are looking closely at opening the building for meetings and events. At the moment, most departments in the building can be accessed as long as people wear a mask.

**Mr. Siciliano** – No report

**Mr. Winckowski** – Mr. Winckowski reported that most projects have a punch list whose completion relies upon when the weather clears. He has been talking with Public Works regarding capital recommendations for next year which mainly focus on the roads. He also met with the RAC to discuss what projects need to be done for the parks and fields. Mr. Winckowski reported that he met with the Army Corp. last week to go over a project management plan that outlines the scope of work for the next phase of the project. Since Mr. Bellina is relatively new to the town, we are going to put off the report until the next work session when we will discuss the next steps for River Drive.

Mr. Burrell asked if Mr. Winckowski was working on the roads list.

Mr. Winckowski responded that yes, everything is on schedule.

**Ms. Parejo** – Ms. Parejo reported that she is very happy to hear that the report from the Army Corp. will be discussed at the next meeting because she feels it's very important to get that going.

**Mr. Smith** – Mr. Smith thanked the Green Team for their fantastic work.

He would also thanked all of the people who donated blood today.

Mr. Smith addressed public comments made at a prior meeting regarding a law suit filed against the Delran Zoning Board. When a position became available for Council, he resigned his seat on the Zoning Board. He then asked if he was able to participate in the case and was given the approval to do so. Mr. Smith pointed out that the Zoning Board was named in the law suit, not him specifically.

**Mr. Jeney** – Mr. Jeney echoed the same comments as Mr. Smith. He then stated that we have 181 acres of parks and recreation areas in Delran and 242 acres of open space that we have not yet developed.

Mr. Jeney reported that he has been working on “We Value our Veterans” which is an award we can earn. There are several ways that we can earn the 145 points needed to gain the award. There are several ways to earn points which include; honoring a veteran quarterly at Council Meetings (Mr. Jeney suggested monthly), sponsoring Memorial Day and Veterans Day ceremonies, honoring veterans on POW/MIA or Gold Star days, and provide veteran resources on our website. Mr. Jeney said he is very excited about moving forward with this. He also explained that questions were included on the 2022 mercantile license application that was sent out to businesses in Delran. The answers received will also assist in receiving points towards the award.

Mr. Burrell thanked Mr. Jeney for taking the lead regarding the veterans and everyone will support your efforts. Mr. Gilbert will be very proud of the work you are doing.

**Mr. Lyon** – Mr. Lyon thanked the Green Team for all they do and is looking forward to purchasing some trees through the tree bank that he will dedicate to loved ones.

He also expressed appreciation to our employees who are stepping up and taking roles that need to be filled.

Mr. Lyon stated that Council is not corrupt and none of its members have done anything wrong. He also believes that the mayor has done nothing illegal and trusts that he has done nothing wrong. Mr. Lyon believes that there is a self-serving, disingenuous person that does not care about Delran or the tax payers. Instead, he cares about promoting himself and making money through potential

law suits. His behavior and that of his lackey was pathetic. That being said, this person has asked pertinent questions that have either not been completely answered or ignored. The mayor should have explained what happened and the sequence of those events. Mr. Siciliano should have stated why, in his opinion, there were no legal missteps. I'm frustrated by the lack of answers by certain individuals on the township side but truly believe that this is not a corrupt Council.

**Mr. Burrell** – Mr. Burrell stated that he has waited for people twice his age to make things right but they haven't. The mayor can and must answer the questions for his own conduct. Council cannot be held to the fire for someone else's conduct. Local government is where we are the closest we can be to our elected officials. The township and Council have been consumed by one individual who is repeatedly litigating the conduct of one person. It has crippled the structure of the township to get anything done. It is extremely frustrating and embarrassing. Council is trying its best to do the job that we need to do. Mr. Burrell stated that he grew up in Delran and wants to stay here. This is the township that he loves and he wants to make it a better place. He is trying very hard to get things accomplished but he will not answer for someone else. Mr. Burrell said that Council will not ask for the mayor's resignation but stresses that the mayor needs to do what is right for the township.

Mr. Burrell then stated that he is deeply concerned about the quality of our legal representation. He is losing faith, trust and confidence in the advice received from Mr. Siciliano. Mr. Siciliano has been asked to articulate his reasoning to the public and Council and that has not happened. Mr. Burrell then asked for the resignation of the solicitor's office. He explained that it was nothing personal but was for the greater good of the Township. If a resignation is not received, Council will use its legislative authority under the Township Code and Title 40. Mr. Burrell asked Council to walk on a closed session item to discuss potential litigation matters.

### **PUBLIC COMMENT**

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

**Patricia Pomeranz**, 21 Alden Avenue – Ms. Pomeranz asked if the Delran Tree Lighting signs that are still around the township be taken down. She asked if Chester Avenue is a county road. Mr. Catrambone and Mr. Burrell stated that it was. Ms. Pomeranz asked when Chester Avenue was going to be repaved.

Mr. Winckowski said that PSE&G has about two more weeks left to finish the service and then they are going to be reconnecting service at the new main. After that, the trench in the road has to settle. Paving should be completed this spring or summer. There will be a meeting next week regarding the condition of the patches, some of which are less than ideal and that will be addressed so the patches will be better than what they are now. We will be talking about possibly moving up the paving date also. The paving will take about a week.

Ms. Pomeranz asked how you become part of the welcome committee.

Mr. Burrell said that it is recommended by the administration and then appointed by Council. He advised that she should contact the mayor's office.

Ms. Pomeranz commended Mr. Burrell on what he just had to say. She doesn't believe that anyone in the township feels that anyone on Council did anything inappropriate. She said she took a lot of abuse when running against Mr. Catrambone. She questioned why Wendy Mitchell was on the welcome committee when she doesn't live in Delran.

Mr. Catrambone said Ms. Mitchell lived in Delran for most of her life. She is currently in the process of finding a place in Delran so she can move back. While he and Mr. Burrell have talked about a welcome committee for a while, Ms. Mitchell has picked up the ball and ran with it.

**Matthew Gabor**, 873 Waterford Drive – Mr. Gabor thanked Mr. Burrell and Mr. Lyon for saying what they did. While he was glad that the parks and fields topic was brought up, he pointed out the following issues with them; the Brown Street Baseball Field is completely neglected, the Summerhill lights in the parking lot were out for a good amount of the football/hockey season, only one of the complexes has a bathroom (DCP). Summerhill is packed during football season and it reflects badly on the township that we only have porta johns available. The scoreboard for the Delran Deck Hockey Rink has been problematic for the last few years. With the help of Mr. DeJoseph and the AA we were able to get a new one. Mr. Gabor said the Township has no interest in monitoring the situation with the scoreboard and needs to take more of an interest.

Mr. Burrell said that Colin Rafferty, the chairman of the Delran Recreation Advisory Committee is taking the lead on a fields committee and has been looking at the fields along with the AA, Mr. Winckowski and Mr. Bellina. Mr. Burrell said that just like we plan our road repairs, we need to look at our open spaces and plan for their upkeep. Mr. Gabor also mentioned a legacy baseball field off Tenby Chase that is not being utilized.

Mr. Gabor asked Mr. Lyon why he was the only dissenting vote on the Dunphy's vote. Mr. Lyon said he is not going to go into the details however there was a lot of frivolous aspects to the lawsuit. Due to that, he felt that Delran should have tried to defend it although he holds no animosity for how things turned out.

**Barbara Littleton**, Delran Resident – Ms. Littleton thanked the Green Team for all of their hard work and congratulated the welcome committee. She suggested that the welcome committee might be a good place to have the veteran resources that Mr. Jeney was talking about in addition to the website. Ms. Littleton also stated that we could tie the Green Team and the veterans together by dedicating donated trees to the veterans which would include a ceremony.

Ms. Littleton congratulated Mr. Lyon on some of the comments he made. She did want to stress that she doesn't necessarily agree that the person Mr. Lyon was speaking of said things for his own

personal gain. He has brought things to our attention, causing us to get involved in the township. Everyone should be appreciative of what he has found.

Ms. Littleton stated that, regardless of the advice they received, she feels that it was a conflict of interest for Mr. Jeney and Mr. Smith to vote on the Dunphy case. She explained that they were both on the zoning board initially and then voted on the settlement case also.

Ms. Littleton applauded Mr. Burrell on his comments. She stated that it is very frustrating that Mr. Siciliano refused to give answers to the tax payers. The mayor is the least transparent person she has ever seen. Ms. Littleton explained that the mayor should have been honest about his mistakes.

Ms. Littleton asked whether the Township notified the insurance company when Dunphy filed an appeal.

Mr. Siciliano explained that this is a question for Jeff Hatcher who was the JIF representative at the time.

Ms. Littleton announced she has been in touch with the insurance company who stated that they were not notified. The Township paid legal costs that the insurance company would have paid if they had been notified.

**Joseph Joyce**, Kathleen Avenue – Mr. Joyce stated that he admired the speeches that Mr. Burrell and Mr. Lyon gave this evening. He then asked whether the mayor reported his actions to state agencies.

Mr. Catrambone said that he has done that. He also stated that along the lines of transparency, Mr. Duff received a response from the DCA on December 2<sup>nd</sup>. The response outlined that Delran Township has a dedication by rider approval for donations for special events. The retirement event would be considered a special event. Also, the local public contracts law does not prohibit using vendors that are related to local officials. Additionally, the Delran quote threshold is \$6,600 so no other quotes were required for this service. Mr. Catrambone did not realize at the time that the agent used to book the entertainment had outsourced that job to an agency owned by the mayor's relative, to get a better price. They will not be using them again in the future but it was not illegal to hire them for the event.

Mr. Joyce congratulated Mr. Burrell on winning the election. The voters spoke. He stated that he and his running mates were beaten up over the course of the campaign and he doesn't want Mr. Catrambone to pretend he is the victim here.

**Mr. Duff** – Mr. Duff asked Mr. Lyon who he was speaking about earlier and where the property he previously spoke about was located. He also asked where the property that has already received a cannabis zoning letter from the township is located.

Mr. Lyon stated that the property is not in Delran and he doesn't own it.

Mr. Siciliano stated that the name and address of the company that received the zoning letter from Delran Township is Larry's Best Buds, 9006 Route 130.

Mr. Duff proclaimed that in regard to the Dunphy statement, the minutes don't reflect the statement that was made. Mr. Duff stated that he is not doing this for financial gain. He also explained that there was no clear response to what the Carli Lloyd event cost. By not asking for the resignation of Mr. Catrambone, you still have the head of the beast who is a liability to the town.

**Wendy Mitchell** – Ms. Mitchell stated that due to the occurrences over the last few months, this is the first time that she can remember when Council, the mayor and township professionals needed a police escort to their cars after public meetings. She also stated that she could not bring her five-year-old son to Delran's Winter Fest because his picture was posted on Mr. Duff's blog and the police department and Council determined that it was probably unsafe to bring him to the event.

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

### **EXECUTIVE SESSION**

At this time, Mr. Burrell asked for a motion to adopt Resolution 2022-45 authorizing the executive session to discuss the following: contract negotiations and walking on potential litigation.

### **TOWNSHIP OF DELRAN RESOLUTION 2022-45**

#### **AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE FOLLOWING: CONTRACT NEGOTIATIONS**

**WHEREAS**, N.J.S.A. 10-4.6 et seq. (Open Public Meeting Act) provides for the exclusion of the public from public meeting for certain reasons; and

**WHEREAS**, it is necessary to close the work session meeting of February 8, 2022 for the following reason:

1. Contract Negotiations – CWA Union
2. Potential Litigation

**NOW THEREFORE BE IT RESOLVED** that the meeting is closed for the reasons above in accordance with the Open Public Meeting Act.

Mr. Jeney made a motion seconded by Mr. Lyon to adopt Resolution 2022-45

There being no questions, the roll was called.

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

Ayes: 5

Nays: None

Motion Approved

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

There was no action taken after executive session.

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

Respectfully submitted,

Jamey Eggers, Township Clerk