



TOWNSHIP OF DELRAN

PUBLIC MEETING

MARCH 14, 2023 | 7:00 PM

I. Call to Order

II. Salute to the flag

III. 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.

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

V. Presentation of Proclamation: Corporal Thomas J. Farrell

VI. Ordinance(s) on Second Reading

a. Ordinance 2023-03 Authorizing and Approving the Sale of Township Owned Property Known as 109 Foxglove Drive to The Salt and Light Company, Inc.

i. PUBLIC HEARING

Moved By_____ **Seconded By**_____

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

Ayes:

Nays:

Approved:

b. Ordinance 2023-04 Authorizing and Approving the Sale of Township Owned Property Known as 133 Foxglove Drive to The Salt and Light Company, Inc.

i. PUBLIC HEARING

Moved By_____ **Seconded By**_____

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

Ayes:

Nays:

Approved:

- c. **Ordinance 2023-05** An Ordinance to Establish Salaries for Various Employees within the Delran Township Police Department in the Township of Delran, County of Burlington, State of New Jersey and Regulating the Manner of Payment of Same

i. PUBLIC HEARING

Moved By_____ Seconded By_____

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

Ayes:

Nays:

Approved:

VII. CONSENT AGENDA

- a. **Resolution 2023-51** Establishing the 2023 Quarterly Sewer Billing Block 9 Lot 33 Berk & Berk @ Hunters Glen, LLC
- b. **Resolution 2023-52** Authorizing Close Out Change Order and Final Payment to Pioneer Pipe Contractors, Inc. for 2019 Roadway Improvement Program
- c. Approval of Minutes
- September 28, 2022 Work Session
 - October 11, 2022 Public Meeting
- d. Accepting the report of the CFO including the February YTD Revenue Report, YTD Budget Report and February Check Register.
- e. Accepting the report of the Tax Collector and Township Clerk
- f. A motion granting mercantile licenses to:
- M D Auto Sales, Inc., 150 A-29 Carriage Lane
 - Auto Toy Store, 207-9 Carriage Lane (Change of Address)

Moved By_____ Seconded By_____

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

Ayes:

Nays:

Approved:

VIII. Reports

- a. Emergency Services
- b. Administrator – Joseph Bellina
- c. Clerk – Jamey Eggers
- d. Mayor - Gary Catrambone
- e. Solicitor – Mark A. Tabakin, Esq.
- f. Council Members

IX. Public Comments

- X. Executive Session: Resolution 2023-53** Authorizing Executive Session to discuss the following: Contract Negotiations – CWA, Litigation Update – Duff v. Delran Township

XI. Adjournment

**TOWNSHIP OF DELRAN
RESOLUTION 2023-51**

**ESTABLISHING THE 2023 QUARTERLY SEWER BILLING
BLOCK 9 LOT 33 BERK & BERK @ HUNTERS GLEN, LLC**

WHEREAS, after review of the usage and supporting documentations provided the 2023 quarterly billing for sewer on the following accounts for Block 9 lot 33 need to be adjusted as follows:

- Sewer account 10940085-0 (Residential) \$65,562.38 Quarterly
- Sewer account 10940085-1 (Commercial) \$1827.20 Quarterly
- Sewer account 10940085-2 (Residential) \$65,562.38 Quarterly; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Delran, the Tax Collector is hereby authorized to make the above adjustments.

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

Dated: March 14, 2023

Witnessed by:

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

**SO RESOLVED.
TOWNSHIP OF DELRAN**

Council President Tyler Burrell

Date signed: March 14, 2023

**TOWNSHIP OF DELRAN
RESOLUTION 2023-52**

**AUTHORIZING CLOSE OUT CHANGE ORDER
AND FINAL PAYMENT TO PIONEER PIPE CONTRACTORS, INC. FOR
2019 ROADWAY IMPROVEMENT PROGRAM**

WHEREAS, in order to close out the contract for the 2019 Roadway Improvement Program it is necessary to make changes in the final contract amount; and

WHEREAS, the Change Order was developed to itemize and authorize those changes; and

WHEREAS, approval has been received by the Township Engineer in a letter dated February 21, 2023;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Delran that Close Out Change (Final) is hereby authorized and approval is hereby granted to revise the final contract amount from \$987,735.00 to \$979,069.05 (Reduction of \$8,665.83)

BE IT FURTHER RESOLVED that Township Council authorizes final payment to Pioneer Pipe Contractors, Inc. in the amount of \$65,310.09

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

Dated: March 14, 2023

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

Council President Tyler Burrell

Date signed: March 14, 2023

**TOWNSHIP OF DELRAN
RESOLUTION 2023-53**

**AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:
CONTRACT NEGOTIATIONS – CWA, LITIGATION – DUFF V. DELRAN
TOWNSHIP**

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 March 14, 2023 for the following reasons:

1. Contract Negotiations – CWA
2. Litigation – Duff v. Delran Township

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

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

Dated: March 14, 2023

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

Council President Tyler Burrell

Date signed: March 14, 2023

TOWNSHIP OF DELRAN

ORDINANCE 2023-03

**AUTHORIZING AND APPROVING THE SALE OF TOWNSHIP OWNED PROPERTY
KNOWN AS 109 FOXGLOVE DRIVE TO THE SALT AND LIGHT COMPANY, INC.**

WHEREAS, the Township of Delran has determined that certain Township-owned property, located at 109 Foxglove Drive, identified on the Tax Map as Block 118.21, Lot 1, Qual C0109 (“the Property”), is no longer needed for public purposes as contemplated by N.J.S.A. 40A:12-13; and

WHEREAS, pursuant to the Fair Housing Act (P.L. 1985, c. 222) (the “Act”), municipalities in the State of New Jersey are required to provide their fair share of housing that is affordable to low-income households in accordance with the provisions of the Act; and

WHEREAS, the Township administers the Township Affordable Housing Program for the purpose of meeting its fair share affordable housing obligation in accordance with the provisions of the Act; and

WHEREAS, the Act requires that municipalities ensure that such designated housing remains affordable to low and moderate-income households for a designated period of time; and

WHEREAS, to help satisfy its affordable housing obligation, the Township entered into a Contract of Sale to sell the Property to The Salt and Light Company, Inc. (“Purchaser”) for Ninety-Three Thousand Three Hundred and Sixty-Three Dollars (\$93,363.00); and

WHEREAS, the Purchaser agreed to terms for the purchase of the Property and is willing to purchase the Property based upon the terms authorized by Council as set forth in a Contract of Sale, including that the Property shall be for sale to a low-income qualifying owner, consistent with State UHAC regulations; and

WHEREAS, the Purchaser has demonstrated the financial ability to consummate the purchase of the Property for use in conformance with the terms in the Contract of Sale; and

WHEREAS, the Purchaser agreed to the basic terms proposed by the Township as set forth in the Contract of Sale drafted, a copy of which is attached hereto as Exhibit “A”.

NOW, THEREFORE BE IT ORDAINED, by the Council of the Township of Delran, County of Burlington, State of New Jersey that the Contract of Sale for 109 Foxglove Drive to The Salt and Light Company, Inc., upon the terms and conditions as stated herein is hereby authorized and approved;

BE IT FURTHER ORDAINED that the Township Solicitor on behalf of the Mayor and Township Council along with Township staff is authorized to take all steps necessary and legally required to conclude and close the purchase of the Property and subject to the provisions set forth in this Ordinance; and

BE IT FURTHER ORDAINED that the Mayor of the Township of Delran and other necessary Township officials shall be and hereby are authorized to execute the appropriate documents including, but not limited to an Agreement or Contracts of Sale for the purchase of the Property and all other documents necessary to implement said transaction on behalf of the Township of Delran.

Vote taken on First Reading and Introduction:

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

Vote take on Second Reading, Public Hearing and Adoption:

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

Introduced _____, 2023
Adopted _____, 2023
Published _____, 2023

SO ORDAINED.

Witnessed and attested by:

TOWNSHIP OF DELRAN

Jamey Eggers, Township Clerk
Township of Delran

Mayor Gary Catrambone

Date Signed: _____, 2023

EXHIBIT "A"

CONTRACT OF SALE

L:\23-0037 - Delran Township COAH 2023\Salt and Light\109 Foxglove Drive\Ordinance.docx

TOWNSHIP OF DELRAN

ORDINANCE 2023-04

**AUTHORIZING AND APPROVING THE SALE OF TOWNSHIP OWNED PROPERTY
KNOWN AS 133 FOXGLOVE DRIVE TO THE SALT AND LIGHT COMPANY, INC.**

WHEREAS, the Township of Delran has determined that certain Township-owned property, located at 133 Foxglove Drive, identified on the Tax Map as Block 118.21, Lot 1, Qual C0133 (“the Property”), is no longer needed for public purposes as contemplated by N.J.S.A. 40A:12-13; and

WHEREAS, pursuant to the Fair Housing Act (P.L. 1985, c. 222) (the “Act”), municipalities in the State of New Jersey are required to provide their fair share of housing that is affordable to low-income households in accordance with the provisions of the Act; and

WHEREAS, the Township administers the Township Affordable Housing Program for the purpose of meeting its fair share affordable housing obligation in accordance with the provisions of the Act; and

WHEREAS, the Act requires that municipalities ensure that such designated housing remains affordable to low and moderate-income households for a designated period of time; and

WHEREAS, to help satisfy its affordable housing obligation, the Township entered into a Contract of Sale to sell the Property to The Salt and Light Company, Inc. (“Purchaser”) One Hundred and One Thousand And Seventy-Six Dollars (\$101,076.00); and

WHEREAS, the Purchaser agreed to terms for the purchase of the Property and is willing to purchase the Property based upon the terms authorized by Council as set forth in a Contract of Sale, including that the Property shall be for sale to a low-income qualifying owner, consistent with State UHAC regulations; and

WHEREAS, the Purchaser has demonstrated the financial ability to consummate the purchase of the Property for use in conformance with the terms in the Contract of Sale; and

WHEREAS, the Purchaser agreed to the basic terms proposed by the Township as set forth in the Contract of Sale drafted, a copy of which is attached hereto as Exhibit “A”.

NOW, THEREFORE BE IT ORDAINED, by the Council of the Township of Delran, County of Burlington, State of New Jersey that the Contract of Sale for 133 Foxglove Drive to The Salt and Light Company, Inc., upon the terms and conditions as stated herein is hereby authorized and approved;

BE IT FURTHER ORDAINED that the Township Solicitor on behalf of the Mayor and Township Council along with Township staff is authorized to take all steps necessary and legally required to conclude and close the purchase of the Property and subject to the provisions set forth in this Ordinance; and

BE IT FURTHER ORDAINED that the Mayor of the Township of Delran and other necessary Township officials shall be and hereby are authorized to execute the appropriate documents including, but not limited to an Agreement or Contracts of Sale for the purchase of the Property and all other documents necessary to implement said transaction on behalf of the Township of Delran.

Vote taken on First Reading and Introduction:

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

Vote take on Second Reading, Public Hearing and Adoption:

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

Introduced _____, 2023
Adopted _____, 2023
Published _____, 2023

SO ORDAINED.

Witnessed and attested by:

TOWNSHIP OF DELRAN

Jamey Eggers, Township Clerk
Township of Delran

Mayor Gary Catrambone

Date Signed: _____, 2023

**TOWNSHIP OF DELRAN
ORDINANCE 2023-05**

AN ORDINANCE TO ESTABLISH SALARIES FOR VARIOUS EMPLOYEES WITHIN THE DELRAN TOWNSHIP POLICE DEPARTMENT IN 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:

SECTION I. ANNUAL SALARIES

- A. The base salary for the Delran Police Department Captain will be as follows per annum, per year indicated. These annual salaries are paid on a biweekly basis.

Year	Annual Salary
2022 (Effective 2/1/2022)	\$134,023.24
2023	\$137,373.82
2024	\$141,495.04

Section II Repeal - All Ordinances or parts 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. This Ordinance is retroactive to February 1, 2022.

Vote taken on First Reading and Introduction:

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

Vote take on Second Reading, Public Hearing and Adoption:

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

Introduced February 28, 2023
Adopted _____, 2023
Published _____, 2023

SO ORDAINED.

Witnessed and attested by:

TOWNSHIP OF DELRAN

Jamey Eggers, Township Clerk
Township of Delran

Mayor Gary Catrambone

Date Signed: _____, 2023