

**PUBLIC MEETING
MUNICIPAL BUILDING**

**March 14, 2023
DELRAN, NJ**

CALL TO ORDER

SALUTE TO THE FLAG

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. Lyon and Mr. Burrell were present. Mr. Smith and Mr. Jeney were absent.

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

PRESENTATION OF PROCLAMATION

Mr. Catrambone presented a proclamation to Corporal Thomas J. Farrell, United States Marine Corps.

ORDINANCE(S) ON SECOND READING

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.

Mr. Lyon made a motion to open the meeting to the public, seconded by Mrs. Apeadu. All were in favor, motion approved.

There were no comments.

Mr. Lyon made a motion to close the public portion, seconded by Mrs. Apeadu. All were in favor, motion approved.

Mrs. Apeadu made a motion, seconded by Mr. Lyon to adopt Ordinance 2023-03 on second reading.

There being no questions, the roll was called.

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

Ayes: 3

Nays: None

Motion Approved

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.

Mrs. Apeadu made a motion to open the meeting to the public, seconded by Mr. Lyon. All were in favor, motion approved.

There were no comments.

Mr. Lyon made a motion to close the public portion, seconded by Mrs. Apeadu. All were in favor, motion approved.

Mr. Lyon made a motion, seconded by Mrs. Apeadu to adopt Ordinance 2023-04 on second reading.

There being no questions, the roll was called.

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

Ayes: 3

Nays: None

Motion Approved

**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.

Mrs. Apeadu made a motion to open the meeting to the public, seconded by Mr. Lyon. All were in favor, motion approved.

There were no comments.

Mr. Lyon made a motion to close the public portion, seconded by Mrs. Apeadu. All were in favor, motion approved.

Mrs. Apeadu made a motion, seconded by Mr. Lyon to adopt Ordinance 2023-05 on second reading.

There being no questions, the roll was called.

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

Ayes: 3

Nays: None

Motion Approved

MINUTES FOR APPROVAL

Mrs. Apeadu made a motion, seconded by Mr. Burrell to approve the minutes for the September 28, 2022 and October 11, 2022, Work and Public Session Meetings.

There being no questions, the roll was called.

Mrs. Apeadu and Mr. Burrell voted aye. Mr. Lyon abstained.

Ayes: 2

Nays: None

Abstain: 1

Motion Approved

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. The minutes for September 28, 2022 and October 11, 2022 were removed from the consent agenda and approved above.
- 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)

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

There being no questions, the roll was called.

Roll Call: Mrs. Apeadu, Mr. Lyon and Mr. Burrell voted aye.

Ayes: 3

Nays: None

Motion Approved

REPORTS

Emergency Services – No report

Mr. Bellina – Mr. Bellina stated that Earle Asphalt began work on Haines Mill Road with anticipated completed date of May 15th. Work on Notre Dame Drive will probably begin within a month, after some unresolved sewer and water issues are taken care of. Residents along both roadways were notified.

Ms. Eggers – No report

Mr. Catrambone – Mr. Catrambone congratulated Corporal Thomas J. Farrell again, stating that he is a great guy and a hard worker. Mr. Catrambone also reported that in cooperation with the Delran Education Association, working with Michelle Reasso and Susan Howard, the new story walk will open on Saturday, April 23, 2023 at 1:00 PM in the Delran Community Park. The story walk allows children and their families to combine reading and exercise at the same time.

Mr. Tabakin – No report

Mrs. Apeadu – Mrs. Apeadu congratulated Corporal Thomas J. Farrell.

Mr. Lyon – Mr. Lyon congratulated Tom Farrell for his dedication to his country and service to his community. Mr. Lyon also wished everyone a Happy St. Patrick's Day.

Mr. Burrell – Mr. Burrell congratulated Corporal Farrell.

PUBLIC PORTION

Mr. Lyon made a motion, seconded by Mrs. Apeadu to open the meeting to the public for any questions. All were in favor; the motion was approved.

Jennifer Reppert, Delran Twp. – Mrs. Reppert questioned why the minutes for the township meetings are behind. Mr. Burrell explained that there have been a lot of other things that had to be prioritized but work is being done to get caught up. He also advised that every meeting is recorded and posted online.

Mrs. Reppert asked what is in the reports from the tax collector and clerk and if they are available to the public. Ms. Eggers explained that the reports cover monthly tax collection and money that was brought in from pet licensing. Both reports are available to anyone who would like to view them.

Joan Kerstetter, 10 River Drive – Ms. Kerstetter asked about the time frame for the reconstruction of Stewart Avenue. Mr. Bellina advised that it is currently undergoing design. PSE&G and NJ American Water are working with the township to coordinate the project. Underground work will

be done in 2023 with the final resurfacing of the road in 2024/2025. Ms. Kerstetter stated that she noticed mark-outs on Stewart Avenue and asked what they were for. Mr. Bellina explained that the mark-outs were for the utility companies and Delran Township.

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

EXECUTIVE SESSION At this time, Mr. Burrell asked for a motion to adopt Resolution 2023-53 authorizing the executive session.

**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.

Mrs. Apeadu made a motion, seconded by Mr. Lyon to adopt Resolution 2023-53.

There being no questions, the roll was called.

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

Ayes: 3

Nays: None

Motion Approved

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