

**WORK SESSION
MUNICIPAL BUILDING**

**March 26, 2024
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 4, 2024 and posted on the bulletin board on the same date.

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

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

GREEN TEAM - MEMORIAL TREE DEDICATION

Mayor Catrambone read the names of the first eleven people to be recognized on the Green Team's Tree of Honor.

JOE HENRY, HARDENBERGH INSURANCE GROUP – ANNUAL SAFETY

Mr. Henry discussed safety within the township focusing on accident investigation. He stressed the importance of identifying the root cause of accidents so steps can be taken to avoid them happening again. Mr. Henry also stated that incidents should be reported as quickly as possible. He continued to review the proper handling of accidents including securing the scene, taking pictures, questioning witnesses, and taking corrective measures.

2024 BUDGET DISCUSSION

Mr. Catrambone presented his fourth budget to council, noting that it has no municipal tax increase. He reported that the township auditor advised Delran is in the best financial shape in its history.

OPERATING BUDGET

Mr. Bellina reviewed the 2024 operating budget highlighting some differences from last year in the areas of cyber security, storm drainage, the planning board, police, trash collection, and an approximate 12 percent increase in insurance premiums.

Mr. Bellina reported that construction revenue was down in 2023. He advised that the township may see a revenue increase in 2024 due to the opening of cannabis retail establishments.

CAPITAL BUDGET

Mr. Bellina explained that some of the capital budget will include funds for phase two of the Stewart Avenue project (we have a \$300,000 grant from the NJ DOT to help minimize the cost), municipal building security improvements, a dump truck with a grapple attachment that will make branch collection easier, assorted sewer repairs and lighting at Vermes Field.

STEWART AVENUE CONSTRUCTION SCHEDULE

Mr. D'Armiento reported that test pits will begin tomorrow and should be done by the end of the week. Work will then resume around mid-April and continue for approximately three to four months culminating

in a fully resurfaced road in July from River Drive to just past Frederick Avenue. A town hall meeting will be held where residents can ask questions regarding how the project will impact their homes. The tentative date for the meeting is April 15 at 6:30 p.m. Letters will be mailed notifying residents.

2024 SEWER CLAIMS

Ms. Eggers provided council with a memo outlining the 2024 sewer claims. She explained that there will be a resolution at the public meeting.

ORDINANCE(S) ON SECOND READING

**TOWNSHIP OF DELRAN
ORDINANCE 2024-04**

AN ORDINANCE TO ESTABLISH SALARIES FOR VARIOUS EMPLOYEES WITHIN 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 salaries of all employees covered under the Delran Patrolman’s Association Agreement will be as follows per annum, per year indicated. These annual salaries are paid on a biweekly basis.

Year	Academy Recruit	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
2024	\$42,141	\$53,202	\$59,632	\$66,065	\$72,497	\$78,929	\$85,360	\$91,794

Year	Step 8	Step 9	Step 10
2024	\$98,223	\$104,657	\$111,092

- B. The base salaries of all employees listed below will be as follows.

POSITIONS	2024
Business Administrator	120,063
Sr. Police Records Clerk	64,236
Personnel Assistant	47,393
PW Superintendent	105,319

Recycling Coordinator	2,397
Assistant PW Superintendent	84,778
Tax Collector	36,864
Assistant Tax Collector	21,064
Secretarial Assistant 1	58,712
Secretarial Assistant 2 (5 years)	64,236

Municipal Court Judge	34,437
Court Administrator	80,127
Municipal Clerk	94,791
Deputy Municipal Clerk	64,236
Registrar	5,483
Tax Assessor	30,281
Chief Financial Officer	88,255
Emergency Management	5,200
Zoning/Code Official	26.95 per hour
Construction Code Official	80,964
Sewer Executive Dir. Of Operations	103,608
Sewer Asst. Superintendent	84,648
Sewer Search Officer	674
Tax Search Officer	706
Fire Sub-Code Official	40.00-55.00 per hour
Electrical Sub-Code Official	40.00-55.00 per hour
Building/Plumbing Sub-Code Official	40.00-55.00 per hour
Building Sub-Code HHS Official	46.00-55.00 per hour
Fire Inspector	40.00-55.00 per hour
Plumbing Inspector	40.00-55.00 per hour
School Traffic Guard	37.38
Secretary of Recreation	1,197
Violation Clerk	5,483
Summer Help	13.00-25.00 per hour

Section II Repeal – All Ordinances or part 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 January 1, 2024.

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

There were no comments.

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

Mr. Smith made a motion, seconded by Mr. Jeney to adopt Ordinance 2024-04 on second reading. There being no questions, the roll was called.

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

Ayes: 4

Nays: None

Motion Approved

TOWNSHIP OF DELRAN

ORDINANCE 2024-05

AUTHORIZING AND APPROVING THE SALE OF THIRD-PARTY OWNED PROPERTIES KNOWN AS 97 FOXGLOVE DRIVE, 75 FOXGLOVE DRIVE AND 217 ROSEBAY COURT TO THE SALT AND LIGHT COMPANY, INC. AND CONVERSION OF SAID AFFORDABLE UNITS TO RENTAL UNITS

WHEREAS, U.S. Bank National Association owns property located at 97 Foxglove Drive, identified on the Tax Map as Block 118.21, Lot 1, Qualifier C0097, Federal National Mortgage Association owns property located at 75 Foxglove Drive, identified on the Tax Map as Block 118.21, Lot 1, Qualifier C0075 and Magerick, LLC owns property located at 217 Rosebay Court, identified on the Tax Map as Block 118.21, Lot 1, Qualifier C0217 (“the Properties”); 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 and moderate-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, the Properties are currently designated as sales units in the Township Affordable Housing Program; and

WHEREAS, to help satisfy the Township's affordable housing obligation, The Salt and Light Company, Inc. ("Purchaser") has indicated its desire to purchase the Properties and convert them to Affordable Housing rental units; and

WHEREAS, the Township wishes to declare its support of Purchaser's purchase of the Properties and conversion of same to Affordable Housing Program rental unit.

NOW, THEREFORE BE IT ORDAINED, by the Council of the Township of Delran, County of Burlington, State of New Jersey that the Council hereby approves the sale of the properties commonly known as 97 Foxglove Drive, 75 Foxglove Drive and 217 Rosebay Court to The Salt and Light Company, Inc. and the conversion of same to rental units subject to the Affordable Housing Program regulations on rental units; and

BE IT FURTHER ORDAINED that the Purchaser shall notify the Homeowner's Association of Summerhill Condominiums of the foregoing; 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 necessary to implement said unit conversion on behalf of the Township of Delran.

Mr. Jeney 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. Smith 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. Smith to adopt Ordinance 2024-05 on second reading.

There being no questions, the roll was called.

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

Ayes: 4

Nays: None

ORDINANCE(S) ON FIRST READING

Ordinance 2024-06 An Ordinance Amending Chapter 269 Rental Properties, of the Code of the Township of Delran to add Article III Entitled “Lead Based Paint Inspections And Certifications”

Mr. Smith made a motion, seconded by Mrs. Apeadu.

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

Ayes: 4

Nays: None

Motion Approved

Ordinance 2024-07 An Ordinance Amending Chapter 12 Traffic, Attachment 1, Schedule IV, No Stopping or Standing of the Code of the Township of Delran

Mr. Jeney made a motion, seconded by Mrs. Apeadu.

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

Ayes: 4

Nays: None

Motion Approved

CONSENT AGENDA

- a. **Resolution 2024-69** Authorizing the Award of a Non-Fair and Open Contract for Community Energy Plan
- b. **Resolution 2024-70** Resolution Authorizing the Cancellation of Taxes of a Totally Disabled Veteran Located at Block 37.01 Lot 30 Tax Year 2024 and Thereafter
- c. **Resolution 2024-71** Ratifying the Contract between the Township of Delran and CWA Local 1036 (CWA)
- d. **Resolution 2024-72** Authorizing Township to Participate in and enter into an Agreement with the Department of the Army for the Emergency Streambank and Shoreline Erosion Protection of Public Works (Section 14) Feasibility Study for the Rancocas Creek
- e. **Resolution 2024-73** Emergency Temporary Appropriations N.J.S.A. 40A:4-20 Extending the Temporary Budget Period Through May 14, 2024
- f. **Resolution 2024-74** Authorizing the Release of Performance Guarantee for Chester Avenue Developers, LLC

- g. **Resolution 2024-75** Refunding Sewer Connection Application and Escrow Fee for 814 Chester Avenue
- h. Authorizing the Payment of Bills including all purchases made under the Cooperative Purchasing Agreement
- i. A motion granting a mercantile license to:
 - Top Selection Auto Group, LLC – 150-3 Carriage Lane
 - Tony S Golden Cars, Inc. – 150A-28 Carriage Lane
- j. Approval of the following minutes
 - March 12, 2024 – Public Meeting

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

There being no questions the roll was called.

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

Ayes: 4

Nays: None

Motion Approved

REPORTS

Mr. Bellina – Mr. Bellina discussed the severity of the Route 130 sewer situation and cautioned that it may have to be declared an emergency repair.

Ms. Eggers – No report

Mr. Catrambone – Mr. Catrambone reminded residents that the “Her Story” event will be taking place in Willingboro on March 27th from 11:00 am to 1:30 pm. The event will discuss mental health issues of female veterans and an RSVP is required and can be submitted through the event website.

He also reported that Sciacca’s Upholstering will be celebrating their 80th year in business with an event on March 27th.

The mayor announced that the township egg hunt has been rescheduled to 10:00 am on Saturday, March 30th at Delran Community Park.

Mr. Catrambone reported that Castaway Cannabis and Zacate are the first two dispensaries to open in Delran and will be models for how these types of businesses will run in Delran.

He announced that Delran Township has recycled 2,864,974 pounds of paper, cardboard, bottles and cans, saving \$136,144 in landfill fees. He advised residents to consult the Recycle Coach page on the township website or download the app for recycling information.

Mr. Wright – No report

Mr. D’Armiento – Mr. D’Armiento reported that the 2024 CDBG project along Suburban Boulevard has been advertised with bids expected in a few weeks. The 2024 road program, which includes Paddock Way, Tech Drive and Coopers Kill Road, will be advertised soon.

Mrs. Apeadu – Mrs. Apeadu thanked township employees and volunteers for helping to make the township run smoothly. She also thanked everyone involved in getting the budget together in a timely fashion.

Mr. Smith – Mr. Smith thanked the Green Team for their hard work, particularly with the Tree of Honor program. He also reminded residents that school will be out for spring break soon and cautioned drivers to be mindful of children playing outdoors. Mr. Smith thanked everyone involved in the preparation of the budget.

Mr. Jeney – Congratulated everyone who worked on the budget. He pointed out that there has been no increase in the municipal tax again this year.

Mr. Jeney congratulated the Green Team for the Tree of Honor unveiling. He thanked his daughter and son in-law for purchasing trees for his wife and himself, stating that having trees planted in township parks is very special. Mr. Jeney announced that the Green Team park clean up event has been rescheduled for 10:00 AM on Saturday, March 30th at Princeton Park, the wildflower garden at the Chester Avenue jughandle and Lake Lonnie.

Mr. Burrell – Mr. Burrell congratulated and thanked everyone involved in creating the 2024 budget. When residents pay their tax bill, only 25 percent is designated for municipal tax. This amount covers many township services including construction, police, and court to name a few.

Mr. Burrell congratulated the Green Team on the Tree of Honor unveiling and commented on the hard work involved in bringing an idea like this to fruition.

He also announced that the egg hunt has been rescheduled and will take place at 10:00 am, Saturday, March 30th at Delran Community Park. He cautioned residents to arrive promptly since the event goes very quickly.

PUBLIC COMMENT

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

Donald and Janice Powell, 4308 Bridgeboro Road – Mr. Powell informed council that there is a

flooding issue on Bridgeboro Road due to the construction of the Congressional development. He remarked that the mayor has been helpful and was on site to observe the issue. Mr. Powell stated that the newly installed sidewalk is creating a dam of stagnant water. Mrs. Powell reported that during a recent storm, Bridgeboro Road flooded creating hazardous conditions for vehicles traveling on the roadway. She is also concerned that any stagnant water will draw mosquitos in the warmer weather. In addition to this, trees on her property have been sitting in water for days and will die if nothing changes. Mr. D'Armiento stated that the designer of the Congressional development has been contacted in an effort to address the problem. He will also reach out to Burlington County to advise them of the issue.

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

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

Submitted,

Jamey Eggers
Municipal Clerk