

**WORK SESSION  
MUNICIPAL BUILDING**

**March 28, 2017  
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 11, 2017 and posted on the bulletin board on the same date.

**ROLL CALL:** Mr. Burrell, Mrs. Kolodi, Mr. Schwartz, Mr. O'Connell and Mr. Catrambone.

**ACTION MEETING**

**TOWNSHIP OF DELRAN  
RESOLUTION 2017-69**

**ADJUSTING THE 2017 QUARTERLY SEWER BILLING  
BLOCK 9 LOT 33 BERK & BERK  
(HUNTERS GLEN APARTMENTS)  
ADDITION OF SIX UNITS**

**MOVED BY \_\_\_\_\_ SECONDED BY \_\_\_\_\_**

Roll Call: Mr. Burrell, Mrs. Kolodi, Mr. Schwartz, Mr. O'Connell,  
Mr. Catrambone

Ayes:  
Nays:  
Approved:

**TOWNSHIP OF DELRAN  
RESOLUTION 2017-70**

**AUTHORIZING REFUND OF SUBSEQUENT PAYMENT  
FOR SEWER LIEN FOR BLOCK 7, LOT 11**

**MOVED BY \_\_\_\_\_ SECONDED BY \_\_\_\_\_**

Roll Call: Mr. Burrell, Mrs. Kolodi, Mr. Schwartz, Mr. O'Connell,  
Mr. Catrambone

Ayes:  
Nays:  
Approved:

**TOWNSHIP OF DELRAN  
RESOLUTION 2017-71**

**AUTHORIZING THE RELEASE OF THE PERFORMANCE  
GUARANTEE FOR SITE IMPROVEMENTS FOR AUTO ZONE**

**MOVED BY \_\_\_\_\_ SECONDED BY \_\_\_\_\_**

Roll Call: Mr. Burrell, Mrs. Kolodi, Mr. Schwartz, Mr. O'Connell,  
Mr. Catrambone

Ayes:  
Nays:  
Approved:

**TOWNSHIP OF DELRAN  
RESOLUTION 2017-72**

**AUTHORIZING THE RELEASE OF INSPECTION ESCROW  
FOR D. R. HORTON (THE GRANDE)**

**MOVED BY \_\_\_\_\_ SECONDED BY \_\_\_\_\_**

Roll Call: Mr. Burrell, Mrs. Kolodi, Mr. Schwartz, Mr. O'Connell,  
Mr. Catrambone

Ayes:  
Nays:  
Approved:

**TOWNSHIP OF DELRAN  
RESOLUTION 2017-73**

**AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:  
LITIGATION BERK & BERK MANAGEMENT AT HUNTER GLEN, CWA CONTRACT  
NEGOTIATIONS, LITIGATION FAIR SHARE HOUSING V. DELRAN TOWNSHIP/STELLWAG  
FARMS REDEVELOPMENT AGREEMENT**

**MOVED BY \_\_\_\_\_ SECONDED BY \_\_\_\_\_**

Roll Call: Mr. Burrell, Mrs. Kolodi, Mr. Schwartz, Mr. O'Connell,  
Mr. Catrambone

Ayes:  
Nays:  
Approved:

**WORK SESSION**

1. Motion to enter into executive session to discuss the following: Litigation Fair Share Housing v. Delran Township/Stellwag Farms Redevelopment Agreement
2. Discussion on potential Chicken Pilot Program

3. TV Drop off
4. Bid Report - Service Truck Bid Report
5. Bid Report – 4 Ton Diesel Fired Road Maintenance Trailer
6. Drop Off Zone for Internet Sale Exchange
7. Sewer Bill Timeframe for Appeals
8. 2017 Budget Power Point
9. Sand Filter Project
10. Sewer Dispute Block 118, Lot 4
11. DEP Inspection
12. Sewer New Owner Block 159, Lot 6
13. Time Capsule
14. Change Order 2015 Road Program
15. Bleachers – Notre Dame Park
16. Mulberry Street Cemetery
17. Motion to enter into executive session for the following items: Litigation Berk & Berk Management at Hunters Glen v. Delran Township, CWA Contract Negotiations

**TOWNSHIP OF DELRAN  
RESOLUTION 2017-69**

**ADJUSTING THE 2017 QUARTERLY SEWER BILLING  
BLOCK 9 LOT 33 BERK & BERK  
(HUNTERS GLEN APARTMENTS)  
ADDITION OF SIX UNITS**

**WHEREAS**, there six additional units were issued a certificate of occupancy on 3/6/17 for Hunter's Glen and the 2017 sewer accounts for Block 9 Lot 33 need to be adjusted as follows;

Sewer account 10940085-0 – Addition of three (3) residential units added to the original account for the 2017 sewer billing.

Sewer account 10940085-2 Addition of three (3) residential units added to the original account for the 2017 sewer billing.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Delran, in the County of Burlington, that the above adjustments be made; and

**BE IT FURTHER RESOLVED** that a signed copy of this resolution be forwarded to the Tax Collector, Chief Financial Officer and the Township Auditor.

**Dated: March 28, 2017**

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**Jamey Eggers  
Municipal Clerk**

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**Gary Catrambone  
President of Council**

**TOWNSHIP OF DELRAN  
RESOLUTION 2017-70**

**AUTHORIZING REFUND OF SUBSEQUENT PAYMENT  
FOR SEWER LIEN FOR BLOCK 7, LOT 11**

**WHEREAS**, there was a lien sold on Block 7 Lot 11, 3A Stewart Avenue to Public Tax Investments LLC, Tax Sale Certificate #15-00013; and

**WHEREAS**, the lien was redeemed by the mortgage company at approximately the same time the lienholder sent in the subsequent delinquent sewer payment of \$105.47; and

**WHEREAS**, the fourth quarter sewer payment in the amount of \$105.47 was accepted and posted to the lien; however the amount of \$105.47 was not included in the redemption amount received; and

**WHEREAS**, because the additional amount of \$105.47 was not included in the redemption of TSC# 15-00013 the payment is to be refunded to Public Tax Investments, LLC.

**NOW THEREFORE, BE IT RESOLVED** that the refund of \$105.47 is to be refunded to Public Tax Investments LLC, PO Box 1030, Brick, NJ 08723.

**Dated: March 28, 2017**

\_\_\_\_\_  
**Township Clerk**

\_\_\_\_\_  
**Gary Catrambone, Council President**

**TOWNSHIP OF DELRAN  
RESOLUTION 2017-71**

**AUTHORIZING THE RELEASE OF THE PERFORMANCE  
GUARANTEE FOR SITE IMPROVEMENTS FOR AUTO ZONE**

**Whereas**, a performance bond in the amount of \$189,492.00, (the "Site Improvement Performance Bond") was previously posted by Auto Zone (the "Applicant") as a performance guarantee, to guarantee the completion of certain site improvements at property known as Block 9, Lot 46.02 on the Tax Map of Delran Township (the "Property"); and

**Whereas**, in a letter dated March 6, 2017, Township Engineer, CME Associates verified that all required site improvements are satisfactorily in place at the Property and authorized the release of Applicant's performance bond; and

**Whereas**, in the same letter dated March 6, 2017, Township Engineer, CME Associates recommended that the maintenance guarantee be waived; and

**Whereas**, as a further condition of the release of the Site Improvement Performance Bond, the Applicant must make payment of any and all outstanding escrow fees; and

**Whereas**, pursuant to N.J.S.A. 40:55D-53 the Township Council can either "approve, partially approve, or reject the improvements on the basis of a report by the Municipal Engineer," and

**Now, therefore, be it resolved** by the Mayor and Council of Delran Township that the Site Improvement Performance Bond for improvements at the Property, for Applicant, Auto Zone, be released upon payment of any and all outstanding escrow fees and that the maintenance guarantee requirement be waived.

**Be it further resolved** that the Township Clerk is hereby directed to forward a signed copy of this Resolution to the Applicant.

**DATED: March 28, 2017**

\_\_\_\_\_  
**Jamey Eggers**  
Township Clerk

\_\_\_\_\_  
**Gary Catrambone**  
President of Council

**TOWNSHIP OF DELRAN  
RESOLUTION 2017-72**

**WHEREAS**, the Township requires an inspection escrow to be filed for applications before the Township; and

**WHEREAS**, the Township Engineer has determined that a remaining balance in certain escrows are no longer necessary as the work has been completed, and

**WHEREAS**, the Township Clerk has confirmed that all outstanding bills have been paid.

**NOW, THEREFORE, BE IT RESOLVED** that the Zoning Board escrow, as stated below, be refunded and a signed copy of the resolution forwarded to be Secretary of the Planning and Zoning Boards.

<u>Name and Address</u>	<u>File #</u>	<u>Amount</u>
D. R. Horton Eight Neshaminy Interplex Suite 15 Trevose, PA 09053	C2016-01	\$2,443.04

**DATED: March 28, 2017**

\_\_\_\_\_  
**TOWNSHIP CLERK**

\_\_\_\_\_  
**Gary Catrambone, President of Council**

**TOWNSHIP OF DELRAN  
RESOLUTION 2017-73**

**CLOSED MEETING RESOLUTION**

**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 28, 2017 for the following reason:

1. Litigation – Berk & Berk Management at Hunters Glen v. Delran Township
2. CWA Contract Negotiations
3. Litigation – Fair Share Housing v. Delran Township/Stellwag Farms Redevelopment Agreement

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

**DATED: March 28, 2017**

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**TOWNSHIP CLERK**

\_\_\_\_\_  
**Gary Catrambone  
President of Council**