

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, Mr. Lyon and Mr. Burrell were present.

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

NJ DOT BICYCLE/PEDESTRIAN SAFETY IMPROVEMENT PROGRAM

Representatives from French and Parrello Associates reviewed their plan for a bicycle/pedestrian safety improvement project. The project will extend from the intersection of Main Line Drive and Andover Road in Cinnaminson to the Rancocas Creek Bridge in Delran. Improvements will include ADA curb ramps, the completion of missing sidewalks and driveway crossings. Traffic signals will be updated, bicycle safety and intersection lighting will be improved. There will be a public information session in May 2024 and construction will hopefully begin in the spring of 2029. The process for right-of-way was reviewed. The project will be financed from both federal and state funds.

Questions were asked about the right of way that might be needed for the project. The response was that the township will be contacted, and a price will be negotiated. Right of way decisions are made throughout the process.

Mr. Catrambone asked about traffic at the Chester Avenue and Haines Mill Road jughandles. A project is currently underway that should help with that issue.

Mr. Lyon asked if a fence could be put up on the median to prevent pedestrians from jumping over it. This idea was initially presented to subject matter experts who reported that they have data that would suggest this not be done. They will revisit this idea.

Mr. Jeney questioned what bicycle considerations will be in place. There will be a shared use path on the northbound side of Route 130 which will be a ten-foot-wide area that will accommodate pedestrians and bicycles.

Mr. Smith asked about any changes with bus stops along the highway. Bus stops will remain in the same spots but hopefully will be easier to access.

NJ DEP MS4 STORM DRAINAGE TRAINING ELECTED OFFICIALS

Mr. D'Armiento explained that township elected officials must watch a 45 minute, interactive,

training video to fulfill state requirements regarding the NJ DEP MS4 Storm Drainage Permit.

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 in May.

ORDINANCE(S) ON SECOND READING

ORDINANCE 2024-03

**AN ORDINANCE OF THE TOWNSHIP OF DELRAN, BURLINGTON COUNTY,
NEW JERSEY, AMENDING THE TOWNSHIP OF DELRAN CODE CHAPTER
355 “ZONING” TO PROVIDE REGULATIONS FOR SOLAR ENERGY
SYSTEMS**

WHEREAS, the Township of Delran is committed to advancing the sustainability profile of the community and wishes to encourage the use of renewable energy sources in order to promote an environmentally sustainable community; and

WHEREAS, the Township of Delran Code (the “Township”) does not currently provide standards, regulations, or requirements for solar energy systems; and

WHEREAS, in order to further the sustainability of the Township and encourage alternative energy production through mechanisms such as solar energy systems, the Township seeks to amend the Zoning Code to ensure that proper regulations are in place to permit solar energy systems in appropriate locations; and

WHEREAS, in coordination with the Township’s Green Team, the Council wishes to amend the zoning code to expressly permit solar energy systems as accessory uses on rooftops, or above parking lots and other previously disturbed surfaces; and

WHEREAS, the Township wishes to permit commercial scale solar energy systems as principal uses in appropriate locations such as industrial properties, but to discourage the clearing of green fields and forested lands to make way for such systems; and

WHEREAS, adoption of an ordinance to amend the Township’s Zoning Code to provide regulatory standards and permissions for solar energy systems is consistent with the stated goal of the Master Plan to encourage and promote policies and standards for sustainable development; and

WHEREAS, the Township Council finds and determines that amending the Township Zoning Code so as to establish appropriate standards for solar energy systems in appropriate locations is in the best interests of the residents of the Township of Delran.

NOW THEREFORE, BE IT ORDAINED by the Township Council of the Township of Delran, County of Burlington, State of New Jersey, that Chapter 355 “Zoning” of the Code of the Township of Delran, is hereby amended to incorporate the following additions:

New text is added in bold italic and underlined font

Article II Terminology

§355-6 Definitions

SOLAR ENERGY SYSTEM

One or more solar panels and all associated equipment involved in the conversion of solar radiation to electrical energy.

SOLAR ENERGY SYSTEM, ACCESSORY

A SOLAR ENERGY SYSTEM whose primary purpose will be to supply power to the principal use of the property whereon said system is to be located, and shall not be for the generation of energy for commercial uses.

SOLAR ENERGY SYSTEM, COMMERCIAL

A SOLAR ENERGY SYSTEM that serves as the primary use of land which consists of one or more cell(s), panel(s), or array(s) designed to collect and convert solar power into another form of energy, such as electricity or heat, that will be connected to the utility grid, and used for the generation of power for the sale of energy to other users

not on site.

SOLAR PANEL

A structure containing one or more receptive cells or collector devices, the purpose of which is to convert solar energy into usable electrical energy by way of a SOLAR ENERGY SYSTEM.

Article IV Agricultural Zoning District A-1

§355-10 Permitted uses.

G. Accessory solar energy systems

§355-13 Residential area and bulk standards.

I. Accessory use area and bulk standards. Unless elsewhere specifically specified to the contrary, accessory buildings and uses shall conform to the following standards:

(13) Accessory solar energy systems shall be permitted as an accessory use and structure only as rooftop mounted solar panels.

§355-11 Conditional uses.

A. Schools (including religious schools), churches, chapels, synagogues, mosques or similar houses of worship, convents and monasteries.

(3) Solar energy systems. Accessory solar energy systems shall be permitted as an accessory use and structure for any school, church, chapel, synagogue, mosque, or similar house of worship subject to the requirements of §355-99.1.A.

B. Hospitals

(3) Permitted accessory uses:

[6] Accessory solar energy systems, subject to the requirements of §355-99.1.A.

Article IVA Agricultural District A-1 (Residential Cluster Provisions)

§355-13.3 Permitted uses and definitions.

C. Accessory solar energy systems shall be permitted as an accessory use and structure only as rooftop mounted solar panels. No ground mounted solar energy systems shall be permitted.

Article V Single-Family Residence District R-1

§355-15 Permitted uses.

F. Accessory solar energy systems

§355-16 Conditional uses.

- A. Schools (including religious schools), churches, chapels, synagogues, mosques or similar houses of worship, convents and monasteries.

(3) Solar energy systems. Accessory solar energy systems shall be permitted as an accessory use and structure for any school, church, chapel, synagogue, mosque, or similar house of worship subject to the requirements of §355-99.1.A.

- B. Nursing homes, life-care facilities, convalescent care facilities, senior-citizen assisted living facilities, or such similar use.

(3) Accessory uses on tracts of 10 acres or more.

(a) Permitted accessory uses:

[6] Accessory solar energy systems, subject to the requirements of §355-99.1.A.

§355-18 Area and bulk standards.

- I. Accessory use area and bulk standards. Unless elsewhere specifically specified to the contrary, accessory buildings and uses shall conform to the following standards:

(13) Except where stated otherwise, accessory solar energy systems shall be permitted as an accessory use and structure only as rooftop mounted solar panels. No ground mounted solar energy systems shall be permitted.

Article VI One-and Two-Family Residence District R-2

§355-20 Permitted uses.

G. Accessory solar energy systems

§355-21 Conditional uses.

- A. Nursing homes, life-care facilities, convalescent care facilities, senior citizen assisted living facilities, or such similar use.

(3) Accessory uses on tracts of 10 acres or more.

(a) Permitted accessory uses:

[6] Accessory solar energy systems, subject to the requirements of §355-99.1.A.

§355-23 Area and bulk standards

I. Accessory use area and bulk standards. Unless elsewhere specifically specified to the contrary, accessory buildings and uses shall conform to the following standards:

(13) Except where stated otherwise, accessory solar energy systems shall be permitted as an accessory use and structure only as rooftop mounted solar panels. No ground mounted solar energy systems shall be permitted.

Article VII Multifamily Residence District R-3

§355-26.1 Accessory solar energy systems.

Accessory solar energy systems shall be permitted subject to the requirements of §355-99.1.A.

Article VIII Neighborhood Commercial District NC-1

§355-28 Permitted and prohibited uses.

E. Accessory solar energy systems, subject to the requirements of §355-99.1.A.

Article IX Neighborhood Commercial District NC-2

§355-33 Permitted and prohibited uses.

E. Accessory solar energy systems, subject to the requirements of §355-99.1.A.

Article X Limited Retail and Service District C-1

§355-38 Permitted and prohibited uses.

N. Accessory solar energy systems, subject to the requirements of §355-99.1.A.

Article XI General Commercial District C-2

§355-43 Permitted, conditional, and prohibited uses.

D. Accessory solar energy systems are permitted, subject to the requirements of §355-99.1.A.

Article XII Limited Commercial and Institutional District C-3

§355-49 Permitted and prohibited uses.

K. Accessory solar energy systems, subject to the requirements of §355-99.1.A.

Article XIII Planned Commercial Development District PCD

§355-54 Permitted, conditional, and prohibited uses.

D. Accessory solar energy systems are permitted, subject to the requirements of §355-99.1.A.

Article XIV O-1 Office 1 Zone

§355-59 Permitted uses.

D. Accessory solar energy systems, subject to the requirements of §355-99.1.A.

Article XV Limited Industrial and Office Zoning District M-1

§355-65 Permitted uses.

F. Accessory solar energy systems, subject to the requirements of §355-99.1.A.

G. Commercial solar energy systems, subject to the requirements of §355-99.1.B.

Article XVI General Industrial and Commercial Zoning District M-2

§355-70 Permitted and prohibited uses.

A. The following uses are permitted in this zone:

(13) Accessory solar energy systems, subject to the requirements of §355-99.1.A.

(14) Commercial solar energy systems, subject to the requirements of §355-99.1.B.

Article XVII Special Industrial and Commercial Zoning District M-3

§355-75 Permitted uses.

I. Accessory solar energy systems, subject to the requirements of §355-99.1.A.

J. Commercial solar energy systems, subject to the requirements of §355-99.1.B.

Article XVIII Harbor District H

§355-80 Permitted uses.

G. Accessory solar energy systems.

§355-81 Conditional uses.

A. Hotels and motels.

(2) Solar energy systems. Accessory solar energy systems shall be permitted as an accessory use and structure subject to the requirements of §355-99.1.A.

§355-83 Area and bulk standards (for permitted uses).

I. Except where stated otherwise, accessory solar energy systems shall be permitted as an accessory use and structure only as rooftop mounted solar panels. No ground mounted solar energy systems shall be permitted.

Article XIX Supplemental Regulations

§355-99.1 Solar energy systems

Where permitted, solar energy systems shall be subject to the following additional standards and regulations:

A. Accessory solar energy systems

- (1) A zoning permit and building permit shall be required of any accessory solar energy facilities that would otherwise require an electrical permit from the Township under the Uniform Construction Code (UCC).**
- (2) Any solar energy facility that does not require an electrical permit from the Township under the requirements of the Uniform Construction Code (UCC), shall be exempt from the requirements of this chapter.**
- (3) Accessory solar energy systems shall be permitted on the roof of any principal structure or accessory structure.**
- (4) Ground-mounted solar energy systems shall not be permitted as accessory structures within the R-1, R-2, or R-3 residential zoning**

districts.

- (5) In any non-residential zoning district or any legally permitted non-residential use located within a residential district, accessory solar energy systems shall be permitted as ground mounted systems within a side or rear yard only. No accessory ground mounted solar energy systems shall be permitted to be located in a front yard area except as otherwise stated in this chapter.
- (6) Ground-mounted accessory solar energy systems may be permitted within a front yard in the following circumstances:
 - i. When located within a parking lot or related circulation spaces on any property used for non-residential purposes or for a multi-family development, and raised above the parking stalls or circulation drive aisles.
 - ii. When located on the roof of a canopy above the fuel pumps of an automobile service station.
- (7) Any accessory solar energy system that is roof-mounted shall be permitted to exceed the maximum height of the zoning district by no more than 7 feet.
- (8) Any ground-mounted accessory solar energy system structure shall adhere to all required setbacks for parking and circulation spaces. In no instance shall any ground mounted accessory solar energy system structure be located within 5 feet of any side or rear property line, or within 10 feet of a front property line.
- (9) Ground mounted accessory solar energy systems shall have a maximum structure height of 7 feet.
- (10) Accessory solar energy system structures shall have a maximum height of 17 feet if installed on supports raised above a parking area, loading area, or other circulation space.

B. Commercial solar energy systems

- (1) The minimum lot area shall be 5 acres.
- (2) The location of any ground-mounted solar panels, panel arrays, or free-standing solar collector systems shall be setback a minimum of 100 feet from any property line.
- (3) The maximum permitted height of any ground mounted solar energy system structures shall be 14 feet.
- (4) A landscaped buffer with a minimum width of 50 feet shall be provided between all property lines and the solar energy system structures. Said buffer shall be composed of

a dense mixture of evergreen trees and shrubs so as to provide a year-round visual screen.

- (5) A landscaped berm with a minimum height of 5 feet shall be provided between all property lines and the solar energy system structures. Said berm may be incorporated as a part of the required landscaped buffer.
- (6) The commercial solar energy system shall be enclosed by a perimeter security fence of at least 8 feet in height. Said fence shall be located between the solar energy system structures and the required landscaped buffer.
- (7) Building coverage limitations of the zoning district shall not apply to any commercial solar energy facility.
- (8) All areas of the property not utilized for landscaped buffers, berms, or support structures for solar panels and associated equipment shall
- (9) Any application for site plan approval for a commercial solar energy system shall include a decommissioning plan for the facility addressing the following:
 - i. The decommissioning process for removal of all structures on site related to the commercial solar energy facility.
 - ii. A plan for disassembly or breaking down of components into manageable units that can be reused or recycled.
 - iii. All projects shall be decommissioned within 180 days of the end of the project's operational life.
 - iv. A plan for the restoration and revegetation of the site after removal of all structures related to the commercial solar energy facility.
 - v. A cost estimate for the demolition and/or removal of structures on the site, prepared by a professional engineer or contractor. Any salvage value shall not be considered when determining the cost of decommissioning.
 - vi. As a part of site plan approval, a decommissioning bond shall be provided to the Township to ensure that the decommissioning of the facility is financially assured. Such bond shall be in an amount determined by the Township Engineer prior to the issuance of any building permits, based on the cost estimate of removal as provided by the applicant.
- (10) All commercial solar energy facilities shall include signage on or near any access point identifying the facility's owners, operators, and

any parties responsible for maintenance of the site.

Article XXVI Inclusionary Development-1 District (ID-1)

§355-112 Permitted accessory uses.

J. Accessory solar energy systems, subject to the requirements of §355-99.1.A.

Article XXVIII Affordable Housing District

§355-144 Permitted accessory uses.

D. Accessory solar energy systems, subject to the requirements of §355-99.1.A.

Mr. Jeney made a motion to open the meeting to the public, seconded by Mr. Smith. 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 2024-03 on second reading.

There being no questions, the roll was called.

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

Ayes: 5

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
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”**

WHEREAS, P.L. 2021, c. 182 (N.J.S.A. 52:27D-437.1 *et seq.*) (the “Law”) requires a municipality to be responsible for inspecting every single-family, two-family, and multiple rental dwelling within that municipality for lead-based paint hazards; and

WHEREAS, the Law requires a municipality to designate a permanent local agency or lead evaluation contractor to perform the inspections mandated thereby; and

WHEREAS, a municipality must assess a fee against the owner of a rental dwelling

at the time of inspection that is insufficient to cover the cost of inspecting the rental dwelling at the time of inspection for purposes of the Lead Hazard Control Assistance Act, P.L. 2002, c. 311; and

WHEREAS, the Township Council of the Township of Delran seeks to be compliant with the Law.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Council of the Township of Delran, County of Burlington, State of New Jersey that Chapter 269, Rental Property of the Township of Delran Code shall be amended and supplemented as follows:

SECTION 1: ADD Article III Lead Based Paint Inspections and Certifications Sections 269-14 through 269-20, which shall read as follows:

Article II Lead-Based Paint Inspections and Certificates

269-14 Definitions All words and terms used within this Article shall have the meaning set forth in P.L. 2021, c. 182 (N.J.S.A. 52:27D-437.16 *et seq.*) and N.J.A.C. 5:28A-1.1 *et seq.* unless the context clearly indicates otherwise.

MUNICIPAL INSPECTOR shall mean the Township Code Enforcement Officer or designee.

269-15 Applicability.

1. All single-family, two-family, and multiple rental dwellings must be inspected for lead-based paint hazards in accordance with this Article except for the following:
 - a. Dwellings constructed during or after 1978;
 - b. Single-family and two-family seasonal rental dwellings that are rented out less than six months per year by tenants that do not have consecutive lease renewals;
 - c. Dwellings that have been certified to be free of lead-based paint pursuant to N.J.A.C. 5:17-3.16(b) either after an abatement is completed or an evaluation has confirmed that there is no lead-based paint in the dwelling;
 - d. Multiple rental dwellings that have been registered with the Department of Community Affairs for at least ten years and have no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the "Hotel and Multiple Dwelling Law (N.J.S.A. 55:13A-1); and
 - e. Dwellings with a valid lead-safe certificate issued pursuant to the RLPIL (lead-safe certificates are valid for two years from the date of issuance).

2916: Lead-Based Paint Inspections.

2. Initial inspection. The owner shall have every dwelling unit, as defined under this Article, inspected for lead-based paint hazards upon tenant turnover or within two years of the effective date of P.L. 2021, c. 182, July 22, 2022, whichever is sooner
3. Subsequent Inspection. After initial inspection, the owner shall have all such dwelling units inspected for lead-based paint hazards every three years or upon tenant turnover, whichever is earlier, except that an inspection shall not be required at

tenant turnover, if the dwelling unit owner has a valid lead-safe certification for the dwelling unit.

4. Coordination with the Municipal Inspector. Every owner of dwelling unit subject to this Article shall be responsible for obtaining the required inspection and paying the applicable inspection fees, as provided in Section 269-20. The owner must give the Municipal Inspector at least thirty calendars' days-notice of the scheduled tenant turnover to schedule the required inspection.

(A) Option for inspection performed by a licensed lead inspector / risk assessor or contractor. If an owner so chooses, a dwelling unit owner may directly hire a lead evaluation contractor to conduct the periodic lead-based paint inspections for lead-based paint. Inspections shall be performed consistent with this Article.

(B) The municipality shall have the authority to conduct inspections or investigations of owners that directly hire lead evaluation contractors to ensure that periodic lead-based paint inspections are being performed, in accordance with this Article.

(C) The municipality shall have the authority to prohibit an owner from directly hiring a lead evaluation contractor to conduct a periodic lead-based paint inspection in the following situations:

- (a) An owner, who previously opted to hire a lead evaluation contractor to perform the periodic lead-based paint inspection, failed to have the inspection completed; or
- (b) The municipality determines there is a conflict of interest between the owner and their lead-evaluation contractor of choice.

5. Inspections shall be conducted pursuant to N.J.A.C. 5:28A-2.3.

268-16: Lead Safe Certificate.

If no lead-based paint hazards are identified upon inspection, the Municipal Inspector or a hired Licensed Lead Inspector / Risk Assessor or Contractor shall certify the dwelling as lead-safe on the form prescribed from the Department of Community Affairs. A lead-safe certificate shall be valid for two years from the date of issuance. A copy of the lead-safe certificate shall be filed with

the Township Code Enforcement Officer. If the inspection is performed by a hired Licensed Lead Inspector/Risk Assessor or Contractor, said inspector shall inform the Township of the results.

269-17 : Identification of a Lead-Based Paint Hazard.

1. If lead-based paint hazards are identified upon inspection, the inspector shall notify the Department of Community Affairs for review of the findings, in accordance with

the Lead Hazard Control Assistance Act.

2. If a lead-based paint hazard is identified in an inspection of one of the dwelling units in a building consisting of two or more dwelling units, then the lead contractor or Municipal Inspector shall inspect the remainder of the building's dwelling units, with the exception of those dwelling units that have been certified to be free of lead-based paint or which have a valid lead-safe certification.

269-18 : Responsibility for Remediation of Lead-Based Paint Hazards.

The owner of the dwelling unit shall be solely responsible for remediation of the lead-based paint hazard and clearance testing. Remediation and any inspections required following remediation must be conducted consistent with N.J.A.C. 5:28A-2.5. Documentation of such remediation and testing shall be provided to the Municipal Inspector.

269-19 : Owner Responsibility.

1. The owner of a dwelling that is subject to this Article shall provide the tenant and the township evidence of a valid lead-safe certification obtained pursuant to this Article at the time of tenant turnover. The owner shall also affix a copy of any such certification as an exhibit to the tenant's lease.
2. The owner of a multiple dwelling that is subject to this Article shall provide evidence of a valid lead-safe certification obtained pursuant to this Article, as well as evidence of the most recent tenant turnover, at the time of any cyclical inspection performed pursuant to the Hotel and Multiple Dwelling Law, N.J.S.A. 55:13A-1 et seq.
3. The owner of a dwelling that is subject to this Article shall maintain a record of the lead-safe certification, which shall include the name or names of a unit's tenants, if the inspection was conducted during a period of tenancy.
4. The owner of any dwelling subject to this Article shall inform the Township of all tenant turnover activity to ensure any required inspection may be scheduled. The owner must provide thirty-day notice to the Municipal Inspector to coordinate the necessary inspection.

The owner of a dwelling shall provide a copy of this Article, and any lead-safe certifications issued pursuant thereto, along with the accompanying guidance document "Lead-Based Paint in Rental Dwellings," to any prospective owners of the dwelling during a real estate transaction, settlement, or closing.

269-20 : Fees

1. Prior to inspection, the owner must pay two fees to the Township

- (A) \$200 for cost of a *visual* inspection, which shall be used for implementation and enforcement of this Article;
 - (B) The landlord shall be responsible for hiring and paying a Certified Lead Evaluation Contractor should Delran Township require Dust Wipe Sampling in the future
 - (C) \$20 per unit for purposes of the Lead Hazard Control Assistance Act, P.L. 2002, c. 311.
2. In a common interest community, any inspection fee charged pursuant to this Article shall be the responsibility of the unit owner and not the homeowners' association, unless the association is the owner of the unit.

269-21 : Violations and Penalties

1. Pursuant to N.J.S.A. 52:27D-437.6 and N.J.A.C. 5:28A-4.1, the Municipal Inspector is authorized to conduct investigations and issue penalties in order to enforce an owner's failure to comply with this Article.
2. The owner shall be given a period of 30 days to cure any violation by conducting the required inspection or initiating any required remediation efforts.
3. If the owner has not cured the violation after 30 days, the owner shall be subject to a penalty not to exceed \$1,000 per week until the required inspection has been conducted or the remediation efforts have been initiated.

- (A) Remediation efforts shall be considered to be initiated when the owner has hired a lead abatement contractor or other qualified party to perform lead-hazard control methods.

SECTION II: Repealer, Severability, and Effective Date.

1. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
2. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not be affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
3. This Ordinance shall become effective 20 days upon adoption and publication in the manner prescribed by law.

Mr. Jeney made a motion to open the meeting to the public, seconded by Mr. Smith. 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. Jeney made a motion, seconded by Mr. Smith to adopt Ordinance 2024-06 on second reading.

There being no questions, the roll was called.

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

Ayes: 5

Nays: None

**TOWNSHIP OF DELRAN
ORDINANCE 2024-07**

**AN ORDINANCE AMENDING CHAPTER 12 TRAFFIC, ATTACHEMENT 1,
SCHEDULE IV NO STOPPING OR STANDING OF THE CODE OF THE
TOWNSHIP OF DELRAN**

WHEREAS, it is within the police power of the Township of Delran to regulate traffic on the streets of the Township, including parking, in order to ensure the safety of the public, including pedestrians; and

WHEREAS, the Township Police have observed unsafe conditions on Chester Avenue near the Delran Middle School related to parked vehicles; and

WHEREAS, the Township Engineer and Chief of Police have reviewed the parking on Chester Avenue, and recommend restricting parking on a portion of Chester Avenue as set forth herein; and

WHEREAS, the Township Council of the Township of Delran accepts the recommendation of the Chief of Police and Township Engineer.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Council of the Township of Delran, County of Burlington, State of New Jersey that Chapter 12, Traffic, Attachment 1, Schedule IV No Stopping or Standing of the Township of Delran Code shall be amended as follows:

SECTION I: AMEND Chapter 12 Traffic, Attachment 1, Schedule IV No Stopping or Standing as follows:

Name of Street	Side	Location
Chester Avenue	Both	From a point 100 feet east of its intersection with Greenwood Avenue to a point 1,200 feet east thereof

SECTION II: All other provisions of Chapter 12 Traffic, Attachment 1, Schedule IV No Stopping or Standing, not directly in conflict with Section I of the Ordinance

shall remain unchanged.

SECTION III: Repealer, Severability, and Effective Date.

1. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
2. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not be affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
3. This Ordinance shall become effective 20 days upon adoption and publication in the manner prescribed by law.

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

Mr. Lyon made a motion, seconded by Mrs. Apeadu to adopt Ordinance 2024-07 on second reading.

There being no questions, the roll was called.

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

Ayes: 5

Nays: None

ORDINANCE(S) ON FIRST READING

Ordinance 2024-12 An Ordinance Amending Chapter 12 of the Township Code of the Township of Delran, Burlington County, New Jersey to Remove Yield Signs and to add Stop Signs at Specified Township Intersections

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

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

Ayes: 5

Nays: None

Motion Approved

Ordinance 2024-13 Authorizing and Approving the Sale of Third-Party Owned Property Known as 173 Natalie Road to the Salt and Light Company, Inc. and Conversion of said Affordable Unit to a Rental Unit

Mr. Jeney made a motion, seconded by Mr. Smith.

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

Ayes: 5

Nays: None

Motion Approved

Ordinance 2024-14 An Ordinance Amending Chapter 150 "Fees" Section 150-18 "Cannabis Municipal Tax", of the Cole of the Township of Delran to add Provisions for the Payment of Applicable Taxes

Mr. Jeney made a motion, seconded by Mr. Smith.

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

Ayes: 5

Nays: None

Motion Approved

CONSENT AGENDA

- a. **Resolution 2024-83** Authorizing Award of Contract for St. Mihiel Storm Sewer Outfall Replacement to R.E. Pierson Construction Co., Inc. in the amount of \$407,185.00
- b. **Resolution 2024-84** Authorizing Dental Insurance Contract
- c. **Resolution 2024-85** Endorsing Submission of Municipal Recycling Tonnage Grant Application for 2023
- d. **Resolution 2024-86** Approving Raffle License 649-650 for PTO of Holy Cross Preparatory Academy
- e. **Resolution 2024-87** Refunding Mulch Payment 107 Main Street
- f. **Resolution 2024-88** Ratifying the Contract between the Township of Delran and the Delran Sergeant's Association (2021-2024)
- g. Authorizing the Payment of Bills including all purchases made under the Cooperative Purchasing Agreement

h. Approval of the following minutes

- March 26, 2024, Work Session Meeting
- April 9, 2024, Public Meeting

Mrs. Apeadu 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. Mr. Lyon abstained.

Ayes: 4

Nays: None

Abstain: 1

Motion Approved

REPORTS

Mr. Bellina – No report

Ms. Eggers – No report

Mr. Catrambone – Mr. Catrambone reported that the reason only a section of Tenby Chase Drive has been repaved is because the State of New Jersey owns that area and decided it needed to be done.

He also informed residents that the Delran Historical Society is having their annual spring hoagie sale. Tickets are available for \$6.00 until June 30th and can be redeemed at Vid's Deli.

Mr. Wright – No report

Mr. D'Armiento – Mr. D'Armiento stated that construction began on Stewart Avenue today. All work should be completed by mid-July.

He informed council that the 2024 road program has been advertised. Bids should be received in a couple of weeks with the hope of construction beginning in June.

Mrs. Apeadu – Mrs. Apeadu met with Congressman Andy Kim's office regarding flooding problems in the township and was able to get some contact information that may be helpful when dealing with this issue.

She also explained that she attended a ceremony honoring fire fighters at Delran Fire Company #1. She congratulated everyone who was recognized.

Mr. Smith – Mr. Smith reminded residents to contact 811 prior to doing any home improvement projects that require digging so lines can be marked out.

Mr. Jeney – Mr. Jeney reported that the Delran Green Team in conjunction with kindergarten students, celebrated Earth Day by planting three trees in a kindergarten grove at Millbridge Elementary School.

He also reported that he witnessed the fire department ceremony honoring Francis Leusner, Horace McCurdy, Ronald Hubbs and Dave Leusner. Mr. Jeney stated that we are very fortunate to have volunteers like this in our township.

Mr. Lyon – Mr. Lyon thanked everyone who was involved in addressing some recent issues in the vicinity of Mulberry Street and Bridgeboro Road.

He also reported that he has been working on some parking problems in the Summerhill development with other township employees. He is hopeful that the area will be safer for pedestrians without negatively impacting parking.

Mr. Lyon also congratulated the fire department honorees.

Mr. Burrell – No report

PUBLIC COMMENT

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

Raymond Vranich, 209 Leon Avenue – Mr. Vranich explained that he applied to the township for assistance with his insurance deductible after a recent sewer back up. Mr. Vranich believes that the sewer issue was due to negligence and the township shouldn't be protected from assisting affected residents with their insurance deductibles. He asked council to recommend that the JIF pay for his deductible. Mr. Burrell assured Mr. Vranich that he will discuss the issue with Mr. Bellina.

Mary Janus, Westover Drive – Ms. Janus inquired about the affordable housing obligation of Delran Township. Mr. Burrell explained that the township is currently on the third out of four rounds and is on track to complete the obligation which is regulated by the State of New Jersey.

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

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

Submitted,

Jamey Eggers
Municipal Clerk