

**WORK SESSION
MUNICIPAL BUILDING**

**May 12, 2020
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 10, 2020 and posted on the bulletin board on the same date.

ROLL CALL: Mr. Lyon, Mr. Mormando, Ms. Parejo, Mr. Burrell and Mr. Catrambone.

ACTION MEETING

CONSENT AGENDA

**RESOLUTION 2020-81 VACATING THE RESTRICTION ON ISSUANCE OF ROAD
OPENING PERMIT DREXEL STREET, GENEVA STREET AND
MAIN STREET IN ACCORDANCE WITH CHAPTER 306,
ENTITLED "STREETS AND SIDEWALKS"**

**RESOLUTION 2020-82 AUTHORIZING RELEASING OF PERFORMANCE GUARANTEE
FOR BLOCK 117, LOT 5**

**RESOLUTION 2020-83 AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE
FOLLOWING: NEGOTIATIONS-LBA REALTY 400 DELRAN
PARKWAY, POTENTIAL LITIGATION – 85 STONEHAM DRIVE,
COAH LITIGATION UPDATE/ABRASIVE ALLOYS, LITIGATION
– DELRAN LAND INVESTMENT**

MOVED BY _____ SECONDED BY _____

Roll Call: Mr. Lyon, Mr. Mormando, Ms. Parejo, Mr. Burrell, Mr. Catrambone

Ayes:
Nays:
Approved:

MOTIONS

A motion accepting the report of the CFO including the April YTD Revenue Report, YTD Budget Report and April Check Register.

MOVED BY _____ SECONDED BY _____

Roll Call: Mr. Lyon, Mr. Mormando, Ms. Parejo, Mr. Burrell, Mr. Catrambone

Ayes:
Nays:
Approved:

A motion authorizing the payment of bills including all purchases made under the Cooperative Purchasing Agreement

MOVED BY _____ SECONDED BY _____

Roll Call: Mr. Lyon, Mr. Mormando, Ms. Parejo, Mr. Burrell, Mr. Catrambone

Ayes:

Nays:

Approved:

WORK SESSION

1. Quarterly JIF/MEL Claims Report
2. Sewer Claims
3. Budget Power Point
4. Motion to enter into executive session to discuss the following: Negotiations – LBA Realty 400 Delran Parkway, Potential Litigation – 85 Stoneham Drive, COAH Litigation Update/Abrasive Alloys, Litigation – Delran Land Investment

**TOWNSHIP OF DELRAN
RESOLUTION 2020-81**

**VACATING THE RESTRICTION ON ISSUANCE OF ROAD OPENING PERMIT
DREXEL STREET, GENEVA STREET AND MAIN STREET IN ACCORDANCE WITH
CHAPTER 306, ENTITLED "STREETS AND SIDEWALKS"**

WHEREAS, Section 306-2, entitled "Permit required," of Chapter 306, entitled "Street and Sidewalks," of the Code of the Township of Delran provides that prior to the cutting, breaking, excavation or opening of any street of the Township, a written application must be submitted and permit issued by the Township Clerk; and

WHEREAS, Section 306-3, entitled "Restriction on issuance of permits," of Chapter 306 provides that upon certification by a duly adopted resolution of the Township Council, upon the completion of the construction, reconstruction, maintenance, resurfacing or other like or similar activity upon a roadway or a byway with the Township, the Township Council may, by resolution, provide that a road opening permit shall not be authorized or allowed to be issued for a specified period of time, not exceeding five years, in order to preserve and protect the interests of the Township in such roadway or byway; and

WHEREAS, in 2017 the Township repaved Drexel Street, Geneva Street and Main Street in accordance with its annual road improvement program; and

WHEREAS, the Township adopted Resolution 2020-32 pursuant to Section 306-3, providing that a road opening permit shall not be authorized for Drexel Street, Geneva Street and Main Street for a period of five years in order to preserve and protect the interests of the Township which will expire on October 31, 2022.; and

WHEREAS, PSE&G has submitted a written application for a road opening permit for Drexel Street, Geneva Street and Main Street, to construct and/or install certain improvements; and

WHEREAS, the Township Engineer has recommended that the moratorium on be waived to make the necessary improvements and that the Township Clerk issue a road opening permit to PSE&G for Drexel Street, Geneva Street and Main Street; and

WHEREAS, in accordance with the Township Engineer's recommendations, Township Council hereby deem the issuance of the road opening permits to be in the best interests of the residents of the Township of Delran.

NOW THEREFORE, BE IT RESOLVED by the Township Council of the Township of Delran that the Township Clerk is hereby authorized to issue a road opening permit to PSE&G for Drexel Street, Geneva Street and Main Street in accordance with the recommendation from the Township Engineer.

Dated: May 12, 2020

Jamey Eggers, Municipal Clerk

Gary Catrambone, Council President

**TOWNSHIP OF DELRAN
RESOLUTION 2020-82**

**AUTHORIZING RELEASING OF PERFORMANCE GUARANTEE
FOR BLOCK 117, LOT 5**

Whereas, a performance bond in the amount of \$991,912.43 (the "Site Improvement Performance Bond") was previously posted by WF Delran (the "Applicant") as a performance guarantee, to guarantee the completion of certain site improvements at property known as Block 117, Lot 5 on the Tax Map of Delran Township (the "Property"); and

Whereas, in a letter dated May 6, 2020 the Township Engineer verified that all required site improvements are satisfactorily in place at the Property and authorized the release of Applicant's performance bond; and

Whereas, as a 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, WF Delran is hereby refunded upon posting of a Maintenance Bond is the amount of \$298,910.55 and payment of any and all outstanding escrow fees.

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

DATED: May 6, 2020

**Jamey Eggers
Township Clerk**

**Gary Catrambone
President of Council**

**TOWNSHIP OF DELRAN
RESOLUTION 2020-83**

**AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE FOLLOWING: NEGOTIATIONS-
LBA REALTY 400 DELRAN PARKWAY, POTENTIAL LITIGATION – 85 STONEHAM DRIVE,
COAH LITIGATION UPDATE/ABRASIVE ALLOYS, LITIGATION – DELRAN LAND
INVESTMENT**

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 May 6, 2020, for the following reason:

1. Negotiations – LBA Realty 400 Delran Parkway
2. Potential Litigation – 85 Stoneham Drive
3. COAH Litigation Update/Abrasive Alloys
4. Litigation – Delran Land Investment

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

Dated: May 6, 2020

Jamey Eggers
Township Clerk

Gary Catrambone
President of Council