



**TOWNSHIP OF DELTRAN**

**WORK SESSION**

**JUNE 28, 2022 | 7:00 PM**

**I. Call to Order**

**II. 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 March 1, 2022 and posted on the bulletin board on the same date.

**III. Roll Call:** Mr. Smith, Mr. Jeney, Ms. Parejo, Mr. Lyon, Mr. Burrell

**IV. Ordinance(s) on First Reading**

**a. Ordinance 2022-14** Authorizing Execution of Contract of Sale by Township of Delran to convey the Affordable Housing unity at 133 Foxglove Drive

Moved By \_\_\_\_\_ Seconded By \_\_\_\_\_

Roll Call: Mr. Smith, Mr. Jeney, Ms. Parejo, Mr. Lyon, Mr. Burrell

Ayes:

Nays:

Approved:

**b. Ordinance 2022-15** Establishing Salaries for Various Employees of the Township of Delran, County of Burlington, State of New Jersey and Regulating the Manner of Payment of Same

Moved By \_\_\_\_\_ Seconded By \_\_\_\_\_

Roll Call: Mr. Smith, Mr. Jeney, Ms. Parejo, Mr. Lyon, Mr. Burrell

Ayes:

Nays:

Approved:

**V. Consent Agenda**

**a. Resolution 2022-115** Authorizing the Release of the Maintenance Bond for Walton Farm – WF Delran

- b. Resolution 2022-116** Authorizing the Cancellation of Taxes of a Totally Disabled Veteran Located at Block 90, Lot 17 Partial Tax Year 2022 and Thereafter
- c. Resolution 2022-117** Authorizing Grass Cutting for Various Properties
- d. Resolution 2022-118** Authorizing 2022-2023 Liquor License Renewals
- e. Resolution 2022-119** Awarding Contract for Animal Control Services to M&R Wildlife Removal, Inc.
- f. Resolution 2022-120** Authorizing the Award of a Non-Fair and Open Contract for Affordable Housing Administrative Agent Services
- g. Resolution 2022-121** Authorizing CME Associates to Perform Engineering Services for the Bikeway Improvement Project
- h. Resolution 2022-122** Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the FY-2023 Delran Community Park Bike Path Improvements Phase 2
- i. Resolution 2022-123** Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Stewart Avenue Roadway Improvements 2023 project
- j. Resolution 2022-124** Authorizing Transfer of a 2005 Ford Crown Victoria to the Township of Riverside
- k.** Authorizing the payment of bills including all purchases made under the Cooperative Purchasing Agreement
- l.** A motion granting a mercantile license to:

- Caner Transportation, 199 Carriage Lane

Moved By \_\_\_\_\_ Seconded By \_\_\_\_\_

Roll Call: Mr. Smith, Mr. Jeney, Ms. Parejo, Mr. Lyon, Mr. Burrell

Ayes:

Nays:

Approved:

**VIII. Work Session**

- a. Chicken Advisory Board
- b. CAP Legislative Relief Resolution
- c. Burlington County Municipal Joint Insurance Fund Renewal
- d.

**IX. Reports**

- a. Township Administrator – Joseph B. Bellina
- b. Clerk – Jamey Eggers
- c. Mayor - Gary Catrambone
- d. Solicitor – Mark A. Tabakin, Esq.
- e. Engineer – Jim Winckowski, CME Associates
- f. Council Members

**X. Public Comments**

- XI. Executive Session: Resolution 2022-125** Authorizing Executive Session to discuss the following: Litigation/Contract Negotiations –Affordable Housing, Contract Negotiations – Delran Patrolman’s Association

**XII. Adjournment**

**TOWNSHIP OF DELRAN  
ORDINANCE 2022-14**

**ORDINANCE AUTHORIZING EXECUTION OF CONTRACT OF SALE BY  
TOWNSHIP OF DELRAN TO CONVEY THE AFFORDABLE HOUSING UNIT  
AT 133 FOXGLOVE DRIVE**

**WHEREAS**, as part of its Affordable Housing Program, The Township of Delran sometimes re-acquires affordable units to maintain its existing affordable housing stock and to ensure compliance with its Constitutional *Mount Laurel* obligation and existing Judgment of Repose; and

**WHEREAS**, the Township of Delran, subsequent to acquisition of an affordable housing unit, resells the dwelling to income qualified applicants for a deed restricted price in accordance with applicable laws and implementing regulations governing the ownership and conveyance of affordable housing units;

**WHEREAS**, the Township of Delran is the owner of the affordable housing unit located at 133 Foxglove Drive in the Township of Delran, and desires to enter into a contract of sale (with affordable housing rider and condominium homeowner's association addenda) to a qualified purchaser for \$75,000.00 meeting the sale price and income eligibility requirements of the Uniform Housing Affordability Controls Regulations, *N.J.A.C. 5:80-26.1 et seq.*

**NOW THEREFORE, BE IT RESOLVED** by the Township of Delran that it hereby authorizes the Mayor to execute the Contract of Sale (with affordable housing rider and condominium homeowner's association addenda), copy attached hereto as Exhibit "A", and to convey such affordable housing unit to an income qualified purchaser.

**SECTION 1:** All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

**SECTION 2:** The provisions of this Ordinance shall supersede the terms of any previous site plan approval, to the extent there is any conflict therewith.

**SECTION 3:** This Ordinance shall take effect as set forth above and upon final passage and publication in accordance with law.

<b>MEMBERS OF COUNCIL</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>
<b>Mr. Smith</b>			
<b>Mr. Jeney</b>			
<b>Ms. Parejo</b>			
<b>Mr. Lyon</b>			
<b>Mr. Burrell</b>			

**Introduced: June 28, 2022**

**Adopted:**

\_\_\_\_\_  
**JAMEY EGGERS, MUNICIPAL CLERK**

\_\_\_\_\_  
**GARY CATRAMBONE, MAYOR**

**TOWNSHIP OF DELRAN  
ORDINANCE 2022-15**

**AN ORDINANCE ESTABLISHING SALARIES FOR VARIOUS EMPLOYEES OF 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 the Township does hereby establish the following salaries for the employees serving in the following position:

<b>POSITION</b>	<b>2022 ANNUAL SALARY RANGE</b>	<b>PAY PERIOD</b>
<b>PAYROLL CLERK</b>	<b>\$45,000 - \$55,000</b>	<b>Bi-Weekly</b>

**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.

<b>MEMBERS OF COUNCIL</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>
<b>Mr. Smith</b>			
<b>Mr. Jeney</b>			
<b>Ms. Parejo</b>			
<b>Mr. Lyon</b>			
<b>Mr. Burrell</b>			

**Date of Introduction: June 28, 2022**

**Date of Final Adoption:**

\_\_\_\_\_  
**JAMEY EGGERS, MUNICIPAL CLERK**

\_\_\_\_\_  
**GARY CATRAMBONE, MAYOR**

**TOWNSHIP OF DELRAN  
RESOLUTION 2022-115**

**AUTHORIZING THE RELEASE OF THE MAINTENANCE BOND FOR  
WALTON FARM - WF DELRAN**

**Whereas**, maintenance bond in the amount of \$298,910.55, (the "Site Improvement Maintenance Bond") was posted by WF Delran (the "Applicant") as a maintenance guarantee for site improvements at property known as Orchard Farms, Pear Tree and Peach Tree Subdivision (the "Property"); and

**Whereas**, in a letter dated June 22, 2022, the Township Engineer, CME Associates verified that all required site improvements are satisfactorily in place at the Property and authorized the release of Applicant's maintenance bond; and

**Whereas**, as a condition of the release of the Maintenance Bond, the Applicant must make payment of any and all outstanding escrow fees.

**Now, therefore, be it resolved** by the Mayor and Council of Delran Township that the Maintenance Bond for improvements at the Property, for Applicant, WF Delran be released upon 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: June 28, 2022**

---

**Jamey Eggers**  
Township Clerk

---

**Tyler Burrell**  
President of Council

**TOWNSHIP OF DELRAN  
BURLINGTON COUNTY  
RESOLUTION 2022-116**

**RESOLUTION AUTHORIZING THE CANCELLATION  
OF TAXES OF A TOTALLY DISABLED VETERAN  
LOCATED AT BLOCK 90 LOT 17  
PARTIAL TAX YEAR 2022 AND THEREAFTER**

**WHEREAS**, the owner of real property located at Block 90 Lot 17 has made application for a Totally Disabled Veteran to the Delran Tax Assessor which has been accepted in accordance with N.J.S.A. 54:4-3.30A and 54:4-3.32, and

**WHEREAS**, the Delran Tax Assessor has approved the cancellation of taxes for partial 2022 on real property located at 21 Navy Drive, Delran, NJ 08075, Block 90 Lot 17; and

**WHEREAS**, the Delran Tax Assessor and Tax Collector have also approved the canceling of taxes from June 8, 2022 (22 Days), the date of approval:

2<sup>nd</sup> Quarter 2022 \$565.45

**NOW, THEREFORE BE IT RESOLVED**, that the Township Council of the Township of Delran, County of Burlington, State of New Jersey, hereby approves the real owner of real property located at Block 90 Lot 17 for Total Disabled Veteran status, for the cancellation of taxes for partial year 2022 and thereafter and refunds any property taxes overpaid.

**BE IT FURTHER RESOLVED** that copies of said resolution be forwarded to the Tax Collector, the Tax Assessor, the Treasurer and the County Board of Taxation for their information and any appropriate action.

**Dated: June 28, 2022**

---

**Jamey Eggers, Township Clerk**

---

**Tyler Burrell, Council President**



**TOWNSHIP OF DELRAN  
RESOLUTION 2022-117**

**RESOLUTION AUTHORIZING GRASS CUTTING FOR  
VARIOUS PROPERTIES**

**WHEREAS**, Chapter 89 of the Code of the Township of Delran provides that all properties shall be clear of weeds and high grass in order to provide better health protection; and

**WHEREAS**, when the property owners shall refuse or neglect to clear such high grass and weeds as required by 89-1 within ten days, the Township has determined to take action to declare this a “health hazard” and immediately authorize the Public Works Department to arrange for the cutting of the grass at these properties and to put a lien on taxes in the amounts listed below for the initial cleanup as well as the follow-up costs for providing grass cutting during the season to insure that the health hazard does not return during the course of the year.

<u>Address</u>	<u>Initial Cutting/Yard Cleanup</u>	<u>Follow-up Cutting</u>
830 Drexel Avenue	\$250.00	\$55.00
6A Stewart Avenue	\$150.00	\$50.00

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of Delran does authorize the Public Works Department to take the necessary action to provide for the cutting of the grass at the following properties as attached to this resolution and provide for this information to be forwarded to the Tax Office in order to put a lien on these properties until such time as they are maintained by the owners or responsible parties.

**Dated: June 28, 2022**

\_\_\_\_\_  
**Jamey Eggers, Municipal Clerk**

\_\_\_\_\_  
**Tyler Burrell  
President of Council**

**TOWNSHIP OF DELRAN  
RESOLUTION 2022-118**

**AUTHORIZING 2022-2023 LIQUOR LICENSE RENEWALS**

**WHEREAS**, the following named applicants have applied to the Township of Delran for the renewal of their Alcoholic Beverage Licenses for the forthcoming year (2022-2023):

**WHEREAS**, they have duly filed the proper application;

**NOW, THEREFORE, BE IT RESOLVED** that the following named applicants be and are hereby granted the renewal of their Alcoholic Beverage Licenses in accordance with number appearing after their names.

<b>HOME ASSOCIATION OF DELRAN</b>	<b>0310-31-007-001</b>
<b>CRAB DU JOUR OF DELRAN, INC.</b>	<b>0310-33-006-014</b>
<b>POLISH AMERICAN CLUB</b>	<b>0310-31-010-001</b>
<b>DREDGE HARBOR BOAT CENTER</b>	<b>0310-31-014-001</b>

**BE IT FURTHER RESOLVED** that the Clerk of the Township of Delran is hereby authorized to sign the applications and is hereby further directed to forward a copy of said approval and applications to the Alcoholic Beverage Control Commission.

**DATED: June 28, 2022**

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

\_\_\_\_\_  
**Tyler Burrell, President of Council**

**TOWNSHIP OF DELRAN  
RESOLUTION 2022-119**

**AWARDING CONTRACT FOR ANIMAL CONTROL SERVICES  
TO M&R WILDLIFE REMOVAL, INC.**

**WHEREAS**, the Township of Delran received RFP's for the Animal Control Services; and

**WHEREAS**, M&R Wildlife Removal, Inc. provided a proposal for \$9,000 per year for costs which includes any dog or cat picked up Monday-Friday 8:00 am to 4:00 pm with additional charges after hours, weekends and holidays; and

**WHEREAS**, it was determined to be in the best interest of the Township of Delran to contract with M&R Wildlife Removal, Inc. for a one-year period from July 1, 2022 through June 30, 2022

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council hereby authorizes the Administrator to sign a contract with M&R Wildlife Removal, Inc., 908 Cinnaminson Avenue, Palmyra, NJ 08065 for a one-year period beginning July 1, 2022.

**DATED: June 28, 2022**

\_\_\_\_\_  
**Jamey Eggers, Municipal Clerk**

\_\_\_\_\_  
**Tyler Burrell, Council President**

**TOWNSHIP OF DELRAN  
RESOLUTION 2022-120**

**A RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN  
CONTRACT FOR AFFORDABLE HOUSING ADMINISTRATIVE AGENT SERVICES**

**WHEREAS**, Delran has entered into a Settlement Agreement with Fair Share Housing Center (“FSHC”) to address and settle its constitutionally mandated Third Round affordable housing obligations; and

**WHEREAS**, by Order dated January 7, 2019, the Honorable Paula T. Dow, P.J.Ch. entered an Order that Delran’s proposed Affordable Housing Plan is reasonable and fair and approved the Settlement Agreement between the Delran and FSHC; and

**WHEREAS**, in administering the Township’s Affordable Housing Plan it will be necessary for the Township to retain a consultant to perform the duties and responsibilities of an administrative agent as are governed under the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq. and Section 5:80-26-14 of the Uniform Housing Affordability Control Regulations); and

**WHEREAS**, Triad Advisory Services, Inc. of Vineland, New Jersey (“Triad”) has submitted a proposal to the Township dated March 30, 2022, attached hereto and made a part hereof as Exhibit “A” (“Proposal); and

**WHEREAS**, the Township has the need to acquire the professional services from Triad to be provided hereunder as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 or 20.5; and

**WHEREAS**, it is not expected that the value of the services will exceed \$17,500 in 2022; and

**WHEREAS**, Triad has or will complete a Business Entity Disclosure Certification which

certifies that they have not made any reportable contributions to a political or candidate committee in the Township of Delran in the previous one (1) year and that the contract will prohibit Triad from making any reportable contributions through the term of the contract.

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Township Council of the Township of Delran, County of Burlington and State of New Jersey that it hereby authorizes and approves the Proposal with Triad, dated March 30, 2022 subject to final review and approval of the Township Solicitor for the purpose of providing administrative agent services in administering the Township's Affordable Housing Plan upon the submission of a completed Business Entity Disclosure Certification. This appointment is made without competitive bidding as a professional service under the provisions of the Local Public Contracts Law, as provided in N.J.S.A. 40A:11-5 because said appointment or engagement requires services performed by person or persons qualified to practice recognized professions, and it is not possible to obtain competitive bids, and according to other applicable statutes; and

**BE IT FURTHER RESOLVED** that the Mayor or the Council President of the Township of Delran is hereby authorized to execute the Proposal with Triad; and

**BE IT FURTHER RESOLVED** that the Proposal and the Business Entity Certification be placed on file with the Resolution; and

**BE IT FURTHER RESOLVED** that the Clerk shall publish such notice, if any, as required under the law.

**Dated: June 28, 2022**

---

**Jamey Eggers, Township Clerk**

---

**Tyler Burrell, President of Council**

**TOWNSHIP OF DELRAN  
RESOLUTION 2022-121**

**AUTHORIZING CME ASSOCIATES TO PERFORM ENGINEERING SERVICES  
FOR THE BIKEWAY IMPROVEMENTS**

**WHEREAS**, the Township of Delran has adopted Ordinance 2022-04 to provide for funding for Bikeway Improvements – Notre Dame Park to Delran Community Park; and

**WHEREAS**, the Township Council desires to have CME Associates, the Township Engineer, complete the services in connection with the project in an amount not to exceed \$40,000; and

**WHEREAS**, the CFO has provided a certification of funds for the engineering services.

**NOW THEREFORE, BE IT RESOLVED** that the Township Council authorizes and directs the Township Engineer to provide the above-mentioned services upon effective date of the ordinance according to law.

**Date: June 28, 2022**

\_\_\_\_\_  
**Jamey Eggers, Municipal Clerk**

\_\_\_\_\_  
**Tyler Burrell, Council President**

Township of Delran  
Resolution No. 2022-122

Resolution: Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the FY-2023 Delran Community Park Bike Path Improvements Phase 2.

NOW, THEREFORE, BE IT RESOLVED that the Council of the Township of Delran formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as BIKE-2023- FY-2023 Delran Community Park Bike Path Improvements Phase 2-00025 to the New Jersey Department of Transportation on behalf of the Township of Delran.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Township of Delran and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Certified as a true copy of the Resolution adopted by the Council  
On this 28<sup>th</sup> day of June, 2022.

\_\_\_\_\_  
Clerk

My signature and the Clerk's seal serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement as authorized by the resolution above.

ATTEST and AFFIX SEAL

\_\_\_\_\_  
(Clerk)

\_\_\_\_\_  
(Presiding Officer)

Township of Delran  
Resolution No. 2022-123

Resolution: Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Stewart Avenue Roadway Improvements 2023 project.

NOW, THEREFORE, BE IT RESOLVED that the Council of the Township of Delran formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2023-Stewart Avenue Roadway Improvements-00425 to the New Jersey Department of Transportation on behalf of the Township of Delran.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Township of Delran and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Certified as a true copy of the Resolution adopted by the Council  
On this 28<sup>th</sup> day of June, 2022

\_\_\_\_\_  
Clerk

My signature and the Clerk's seal serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement as authorized by the resolution above.

ATTEST and AFFIX SEAL \_\_\_\_\_  
(Clerk) (Presiding Officer)



**TOWNSHIP OF DELRAN  
RESOLUTION 2022-124**

**AUTHORIZING TRANSFER OF A 2005 FORD CROWN VICTORIA  
TO THE TOWNSHIP OF RIVERSIDE**

**WHEREAS**, the Township of Delran Public Works Department would like to transfer a 2005 Ford Crown Victoria to the Township of Riverside as the vehicle is no longer of use to them; and

**WHEREAS**, the Township of Riverside has agreed to the transfer of ownership of the vehicle; and

**WHEREAS**, the Township of Delran and the Township of Riverside both believe that the donation of the vehicle to is equally beneficial to all entities.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Delran that the 2005 Ford Crown Victoria Vin # 12FAHP71WX5X171198 is hereby transferred to the Township of Riverside.

**Dated: June 28, 2022**

---

**Jamey Eggers  
Municipal Clerk**

---

**Tyler Burrell  
President of Council**

**TOWNSHIP OF DELRAN  
RESOLUTION 2022-125**

**AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:  
LITIGATION/CONTRACT NEGOTIATIONS – AFFORDABLE HOUSING, CONTRACT  
NEGOTIATIONS – DELRAN PATROLMAN’S ASSOCIATION**

**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 June 28, 2022 for the following reason:

1. Litigation/Contract Negotiations –Affordable Housing,
2. Contract Negotiations – Delran Patrolman’s Association

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

**Dated: June 28, 2022**

---

**JAMEY EGGERS**  
Township Clerk

---

**TYLER J. BURRELL**  
President of Council