



**TOWNSHIP OF DELRAN
PUBLIC MEETING
SEPTEMBER 13, 2022
7:00 PM**

I. Call to Order

II. Salute to the flag

III. 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.

IV. Roll Call: Mrs. Apeadu, Mr. Smith, Mr. Jeney, Mr. Lyon, Mr. Burrell

V. Presentation of Proclamation:

VI. Ordinance(s) on First Reading

a. Ordinance 2022-17 An Ordinance Amending Chapter 63 of the Code of the Township of Delran Entitled “Affordable Housing”

Moved By_____Seconded By_____

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

Ayes:
Nays:
Approved:

b. Ordinance 2022-18 An Ordinance to Establish 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: Mrs. Apeadu, Mr. Smith, Mr. Jeney, Mr. Lyon, Mr. Burrell

Ayes:
Nays:
Approved:

VII. Resolution(s)

- a. Resolution 2022-167** Resolution Of The Township Of Delran, In The County Of Burlington, New Jersey Determining The Form And Other Details For The Issuance And Sale Of Up To \$1,850,000 Of Bonds Of The Township Of Delran Consisting Of The Township's General Obligation Bonds, Series 2022a And The Township's General Obligation Bonds Series 2022b; Authorizing The Execution And Delivery Of The Loan Agreements To Be Executed By The Township And Each Of The New Jersey Infrastructure Bank And State Of New Jersey, Acting By And Through The New Jersey Department Of Environmental Protection; Further Authorizing The Execution And Delivery Of An Escrow Agreement, All Pursuant To The 2022 New Jersey Infrastructure Bank Financing Program; And Determining Certain Other Matters In Connection Therewith

Moved By_____Seconded By_____

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

Ayes:
Nays:
Approved:

- b. Resolution 2022-168** Governing Body Certification of the 2021 Annual Audit

Moved By_____Seconded By_____

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

Ayes:
Nays:
Approved:

VIII. Consent Agenda

- a. Resolution 2022-169** Refunding Outside Employment Escrow PD22-03
- b. Resolution 2022-170** Authorizing Award of Contract for the 2022 Roadway Improvement Program to Black Rock Enterprises, LLC in the amount of \$576,808.75
- c. Resolution 2022-171** Authorizing Award of Contract for the Wastewater Treatment Plant Parking Lot Improvements in the amount of \$84,013.13
- d. Resolution 2022-172** Resolution of Municipal Support for Rooted at Delran, LLC to Receive One (1) Class 5 Cannabis Retailer License from the New Jersey Cannabis Regulatory Commission to Operate Within the Township of Delran, Subject to Township Land Use Approvals

- e. **Resolution 2022-173** Resolution of Municipal Support for Merry Juana to Receive One (1) Class 5 Cannabis Retailer License from the New Jersey Cannabis Regulatory Commission to Operate Within the Township of Delran, Subject to Township Land Use Approvals
- f. Authorizing the Payment of Bills including all purchases made under the Cooperative Purchasing Agreement
- g. Accepting the report of the CFO including the July and August YTD Revenue Report, YTD Budget Report and July and August Check Register.
- h. Accepting the report of the Tax Collector and Township Clerk
- i. Granting a mercantile license to:
 - howS Imports, LLC, 207 A-9 Carriage Lane
 - KW Motors, LLC, 207 A-3 Carriage Lane
 - DeSelg Heating and Air Conditioning, 2910 Route 130 North, Suite 3
 - Fly Wireless Accessories, 1812 Underwood Blvd., Unit 4
 - Landzie LLC, 1819 Underwood Blvd., Suite 6
- j. Appointing Chris Aleszczyk to the Zoning Board for a term to expire December 31, 2023
- k. Approval of the minutes for the February 8, 2022 and February 22, 2022 Action and Work Session Meetings

Moved By _____ Seconded By _____

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

Ayes:
 Nays:
 Approved:

IX. Reports

- a. Emergency Services
- b. Administrator – Joseph Bellina
- c. Clerk – Jamey Eggers
- d. Mayor - Gary Catrambone
- e. Solicitor – Mark A. Tabakin, Esq.
- f. Council Members

X. Public Comments

XI. Adjournment

**TOWNSHIP OF DELRAN
ORDINANCE 2022-17**

**AMENDING CHAPTER 63 OF THE CODE OF THE TOWNSHIP OF DELRAN
ENTITLED, “AFFORDABLE HOUSING”**

WHEREAS, Chapter 63 of the Code of the Township of Delran entitled, “Affordable Housing” is intended to ensure that affordable units are created with controls on affordability and low and moderate income households shall occupy these units consistent with applicable law; and

WHEREAS, Chapter 63, *inter alia* defines and regulates regional income limits for affordable units on an annual basis; and

WHEREAS, the overwhelming majority of municipalities who have reached settlement agreements with Fair Share Housing Center, such as the Township of Delran are now using Regional Income Limits as published annually by the Affordable Housing Professionals of New Jersey (“AHPNJ”) which are endorsed by both Fair Share Housing Center and the Court appointed Special Master with respect to the Township of Delran’s Affordable Housing Plan; and

WHEREAS, pursuant to N.J.S.A. 40:48-2, Council is authorized to enact and amend ordinances as deemed necessary for the preservation of the public health, safety and welfare and as may be necessary to carry into effect the powers and duties conferred and imposed upon the Township by law.

NOW, THEREFORE BE IT ORDAINED, by the Council of the Township of Delran, County of Burlington, State of New Jersey as follows:

Section 1. Chapter 63-2 entitled “Definitions” shall be amended, revised or modified as follows: “Regional Asset Limit. The maximum housing value in each housing region affordable to four-person households with an income of 80% of the regional median as defined by the Affordable

Housing Professionals of New Jersey (“AHPNJ”) adopted Regional Income Limits published annually by AHPNJ.”

Section 2. Chapter 63-4.G(1) entitled “Maximum rents and sales prices” shall be amended, revised or modified as follows: “In establishing rents and sales prices of affordable housing units, the administrative agent shall follow the procedures set forth in UHAC utilizing the most recently published regional weighted average of the uncapped Section 8 income limits as defined by the Affordable Housing Professionals of New Jersey (“AHPNJ”) adopted Regional Income Limits published annually by AHPNJ.”

Section 3. With the exception of Section 1, the balance of Chapter 63 and the Code of the Township of Delran shall not be modified.

Section 4. This Ordinance shall take effect immediately

Vote taken on First Reading and Introduction:

Council Member	Aye	Nay	Abstain	Recuse	Absent
Apeadu					
Smith					
Jeney					
Lyon					
Burrell					

Vote take on Second Reading, Public Hearing and Adoption:

Council Member	Aye	Nay	Abstain	Recuse	Absent
Apeadu					
Smith					
Jeney					
Lyon					
Burrell					

Introduced _____, 2022
 Adopted _____, 2022
 Published _____, 2022

SO ORDAINED.

Witnessed and attested by:

TOWNSHIP OF DELRAN

Jamey Eggers, Township Clerk
Township of Delran

Mayor Gary Catrambone

Date Signed: _____, 2022

**TOWNSHIP OF DELRAN
ORDINANCE 2022-18**

AN ORDINANCE TO ESTABLISH 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:

POSITIONS	2021	2022	2023	PAY PERIOD
Business Administrator		114,000	116,850	Biweekly
Sr. Police Records Clerk	59,505	60,992	62,517	Biweekly
Payroll Clerk		45,000	46,125	Biweekly
PW Superintendent		100,000	102,500	Biweekly
Recycling Coordinator	2,220	2,276	2,333	Biweekly
Assistant PW Superintendent	78,534	80,497	82,509	Biweekly
Tax Collector		35,000	35,875	Biweekly
Assistant Tax Collector		20,000	20,500	Biweekly
Secretarial Assistant 1	54,387	55,747	57,141	Biweekly
Secretarial Assistant 2 (5 years)	59,505	60,992	62,517	Biweekly
Municipal Court Judge	31,900	32,698	33,515	Biweekly
Court Administrator	74,224	76,080	77,982	Biweekly
Municipal Clerk	83,640	85,731	87,874	Biweekly
Deputy Municipal Clerk		50,000	51,250	Biweekly
Tax Assessor	28,050	28,751	29,471	Biweekly
Chief Financial Officer		80,000	82,000	Biweekly
Emergency Management	3,545	3,634	3,725	Monthly

Zoning/Code Official	24.97 per hour	25.59 per hour	26.23 per hour	Biweekly
Construction Code Official	75,000	76,875	78,797	Biweekly
Sewer Executive Dir. Of Operations	95,977	98,376	100,835	Biweekly
Sewer Asst. Superintendent	78,413	80,373	82,382	Biweekly
Sewer Search Officer	624	640	656	Biweekly
Tax Search Officer	654	670	687	Biweekly
Fire Sub-Code Official	38.00-49.00 per hour	38.00-49.00 per hour	38.00-49.00 per hour	Monthly
Electrical Sub-Code Official	38.00-49.00 per hour	38.00-49.00 per hour	38.00-49.00 per hour	Monthly
Building/Plumbing Sub-Code Official	38.00-49.00 per hour	39.00-49.50 per hour	40.00-50.00 per hour	Monthly
Building Sub-Code HHS Official	44.00-49.00 per hour	44.00-49.50 per hour	44.00-50.00 per hour	Monthly
Fire Inspector	38.00-49.00 per hour	38.00-49.00 per hour	38.00-49.00 per hour	Monthly
Plumbing Inspector	38.00-49.00 per hour	38.00-49.00 per hour	38.00-49.00 per hour	Monthly
School Traffic Guard	34.62	35.49	36.38	Monthly
Secretary of Recreation	1,109	1,137	1,165	Quarterly
Violation Clerk	5,079	5,206	5,336	Biweekly
Summer Help	12.00-15.00 per hour	13.00-25.00 per hour	13.00-25.00 per hour	Biweekly

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, 2021.

Vote taken on First Reading and Introduction:

Council Member	Aye	Nay	Abstain	Recuse	Absent
Apeadu					
Smith					
Jeney					
Lyon					
Burrell					

Vote take on Second Reading, Public Hearing and Adoption:

Council Member	Aye	Nay	Abstain	Recuse	Absent
Apeadu					
Smith					
Jeney					
Lyon					
Burrell					

Introduced _____, 2022
 Adopted _____, 2022
 Published _____, 2022

SO ORDAINED.

Witnessed and attested by:

TOWNSHIP OF DELRAN

Jamey Eggers, Township Clerk
Township of Delran

Mayor Gary Catrambone

Date Signed: _____, 2022

TOWNSHIP OF DELRAN, NEW JERSEY

RESOLUTION NO. 2022-167

RESOLUTION OF THE TOWNSHIP OF DELRAN, IN THE COUNTY OF BURLINGTON, NEW JERSEY DETERMINING THE FORM AND OTHER DETAILS FOR THE ISSUANCE AND SALE OF UP TO \$1,850,000 OF BONDS OF THE TOWNSHIP OF DELRAN CONSISTING OF THE TOWNSHIP'S GENERAL OBLIGATION BONDS, SERIES 2022A AND THE TOWNSHIP'S GENERAL OBLIGATION BONDS SERIES 2022B; AUTHORIZING THE EXECUTION AND DELIVERY OF THE LOAN AGREEMENTS TO BE EXECUTED BY THE TOWNSHIP AND EACH OF THE NEW JERSEY INFRASTRUCTURE BANK AND STATE OF NEW JERSEY, ACTING BY AND THROUGH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION; FURTHER AUTHORIZING THE EXECUTION AND DELIVERY OF AN ESCROW AGREEMENT, ALL PURSUANT TO THE 2022 NEW JERSEY INFRASTRUCTURE BANK FINANCING PROGRAM; AND DETERMINING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH

BACKGROUND

WHEREAS, the Township of Delran, County of Burlington, New Jersey ("Township") has determined there exists a need within the Township for the completion of various sewer utility improvements, including improvements to the Clay Street Pump Station and completion of all work necessary therefor or related thereto ("Project"), as described in each of: (i) that certain Loan Agreement ("I-Bank Loan Agreement") to be entered into by and between the Township and the New Jersey Infrastructure Bank ("I-Bank"); and (ii) that certain Loan Agreement ("Fund Loan Agreement"; together with the I-Bank Loan Agreement, the "Loan Agreements") to be entered into by and between the Township and the State of New Jersey, acting by and through the New Jersey Department of Environmental Protection (the "State"), all pursuant to the State Fiscal Year 2023 New Jersey Water Bank Environmental Infrastructure Financing Program (the

"Program"); and

WHEREAS, the Township has determined to permanently finance the costs of the Project with the proceeds of a loan to be made by each of the I-Bank ("I-Bank Loan") and the State ("Fund Loan"; together with the I-Bank Loan, the "Loans") pursuant to the I-Bank Loan Agreement and the Fund Loan Agreement, respectively; and

WHEREAS, to evidence and secure the Loans, each of the I-Bank and the State require the Township to authorize, execute, and deliver the its: General Obligation Bonds, Series 2022A, to the I-Bank ("2022A Bonds"); and General Obligation Bonds, Series 2022B, to the State ("2022B Bonds"; together with the 2022A Bonds, the "2022 Bonds") in an aggregate principal amount not to exceed \$1,850,000, pursuant to the terms of applicable law and pursuant to the terms of the Loan Agreements; and

WHEREAS, pursuant to the Local Bond Law, constituting Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented (the "Local Bond Law"), the Township Council of the Township has, pursuant to Bond Ordinance 2017-09, duly and finally adopted and published in accordance with the requirements of the Local Bond Law ("Bond Ordinance"), authorized the issuance of general obligation bonds or bond anticipation notes of the Township to finance the costs of the Project; and

WHEREAS, the I-Bank and the State have expressed their desire to close in escrow the making of the Loans, the issuance of the 2022 Bonds and the execution and delivery of the Loan Agreements, all pursuant to the terms of Escrow Agreements to be

entered into between the I-Bank, the State, the Escrow Agent and the Township; and

WHEREAS, to effectuate the financing plan described in the above mentioned paragraphs, it is necessary for the Township to adopt this resolution and to authorize and approve the issuance and sale of the 2022 Bonds in the aggregate principal amount up to \$1,850,000; and

WHEREAS, *N.J.S.A. 40A:2-27(a)(2)* allows for the sale of the 2022A Bonds and the 2022B Bonds to the I-Bank and the State, respectively, without any public offering, and *N.J.S.A. 58:11B-9(a)* allows for the sale of the 2022A Bonds to the I-Bank, without any public offering, all pursuant to the terms and conditions set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF DELRAN, COUNTY OF BURLINGTON, NEW JERSEY, PURSUANT TO THE LOCAL BOND LAW (NOT LESS THAN TWO-THIRDS OF ALL THE MEMBERS THEREOF AFFIRMATIVELY CONCURRING), AS FOLLOWS:

Section 1. The Township authorizes and approves the issuance of the 2022 Bonds in a total principal amount of up to \$1,850,000 to be designated: (i) "Township of Delran, County of Burlington, New Jersey, General Obligation Bonds, Series 2022A"; and "Township of Delran, County of Burlington, New Jersey, General Obligation Bonds, Series 2022B". The 2022 Bonds will be used to pay the costs of the Project. In accordance with *N.J.S.A. 40A:2-27(a)(2)* and *N.J.S.A. 58:11B-9(a)*, the Township hereby sells and awards the 2022 Bonds to the I-Bank and to the State in accordance with the

provisions hereof.

Section 2. The Chief Financial Officer is hereby authorized to determine in accordance with the Local Bond Law and pursuant to the terms and conditions established by the I-Bank and the State under the Loan Agreements and the terms and conditions hereof, the following items with respect to the 2022 Bonds:

- (a) The aggregate principal amount of the 2022 Bonds to be issued, which shall not exceed \$1,850,000;
- (b) The maturity and annual principal installments of the 2022 Bonds, which maturity shall not exceed 20 years;
- (c) The dated date of the 2022 Bonds;
- (d) The interest rates of the 2022 Bonds;
- (e) The purchase price for the 2022 Bonds; and
- (f) The terms and conditions under which the 2022 Bonds shall be subject to redemption prior to its stated maturity, if any.

Any determination made by the Chief Financial Officer pursuant to the terms hereof shall be conclusively evidenced by the execution and attestation of the 2022 Bonds by the parties authorized under Section 3 hereof.

Section 3. The 2022 Bonds shall be in the form prescribed and permitted by the Local Bond Law, as Bond Counsel may advise, and as the Township and the I-Bank shall approve. The 2022 Bonds shall be issued in fully registered form and shall be payable to the registered owners thereof as to principal and interest in lawful money of the United States of America. The 2022 Bonds will be executed on behalf of the Township by the manual signatures or facsimile signatures of the Mayor and Chief Financial Officer,

attested by the Municipal Clerk (such execution shall constitute conclusive approval by the Township of the form of the 2022 Bonds), and shall bear the affixed, imprinted or reproduced seal of the Township thereon. The 2022A Bond shall be substantially in the form set forth in the I-Bank Loan Agreement and the 2022B Bond shall be substantially in the form set forth in the Fund Loan Agreement.

Section 4. The terms of the 2022 Bonds authorized to be set forth by the Chief Financial Officer in accordance with Section 2 hereof shall be ratified by the affirmative vote of 2/3 of the full members of the Township Council.

Section 5. The full faith and credit of the Township are irrevocably pledged to the punctual payment of the principal of and interest on the 2022 Bonds and, to the extent payment is not otherwise provided, the Township shall be obligated to levy *ad valorem* taxes upon all taxable real property within the Township without limitation as to rate or amount for the payment thereof.

Section 6. Each of the I-Bank Loan Agreement, Fund Loan Agreement and Escrow Agreements are hereby authorized to be executed and delivered on behalf of the Township by the Mayor or Chief Financial Officer in their respective sole discretion, after consultation with counsel and any advisors to the Township and after further consultation with the I-Bank and the State and their representatives, agents, counsel and advisors, shall determine, such determination to be conclusively evidence by the execution by each of such I-Bank Loan Agreement, Fund Loan Agreement and Escrow Agreements by an authorized officer as determined hereunder. The Municipal Clerk is hereby severally authorized to attest to the execution of the I-Bank Loan Agreement, Fund Loan

Agreement and Escrow Agreements by an authorized officer of the Township as determined hereunder and to affix the corporate seal of the Township to such documents.

Section 7. All actions heretofore taken and documents prepared or executed by or on behalf of the Township by the Mayor, Chief Financial Officer, Municipal Clerk, other Township officials or by the Township's professional advisors, in connection with the issuance and sale of the 2022 Bonds or the Project are hereby ratified, confirmed, approved and adopted.

Section 8. The Mayor, Chief Financial Officer and Municipal Clerk are each hereby authorized to determine all matters and execute all documents and instruments in connection with the 2022 Bonds or the Project not determined or otherwise directed to be executed by the Local Bond Law, the Bond Ordinance, or by this or any subsequent resolution, and the signature of the Mayor, Chief Financial Officer or Municipal Clerk on such documents or instruments shall be conclusive as to such determinations.

Section 9. All other resolutions, or parts hereof, inconsistent herewith are hereby rescinded and repealed to the extent of any such inconsistency.

Section 10. This resolution shall take effect immediately upon adoption this 13th day of September, 2022.

Council Member	Aye	Nay	Abstain	Recuse	Absent
Apeadu					
Smith					
Jeney					
Lyon					
Burrell					

SO RESOLVED.

Witnessed by:

TOWNSHIP OF DELRAN

Jamey Eggers, Township Clerk

Council President Tyler J. Burrell

Township of Delran

Date Signed: _____, 2022

I certify that the above is a true copy of the resolution adopted by the Township Council of the Township of Delran, Burlington County, New Jersey on September 13, 2022.

Jamey Eggers, Township Clerk
Township of Delran

**TOWNSHIP OF DELRAN
RESOLUTION 2022-168**

GOVERNING BODY CERTIFICATION OF THE 2021 ANNUAL AUDIT

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year 2021 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and,

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and,

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled “Comments and Recommendations, and,

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled “Comments and Recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and,

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and,

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board, and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED, That the Township Council of the Township of Delran, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

DATED: September 13, 2022

TOWNSHIP CLERK

Tyler Burrell
President of Council

**TOWNSHIP OF DELRAN
RESOLUTION 2022-169**

REFUNDING OUTSIDE EMPLOYMENT ESCROW PD22-03

WHEREAS, the Township requires escrow funds to be submitted for Police Outside Employment; and

WHEREAS, the Police Department has determined that a balance in escrow account in PD22-03 was submitted by the vendor in error and is no longer necessary.

NOW, THEREFORE, BE IT RESOLVED that the escrow funds, as stated below, be refunded and a signed copy of the resolution forwarded to be Chief Financial Officer.

Name and Address	File #	Amount
B. Blair Corporation 95 Louise Drive Ivyland, PA 18974	PD22-03	\$960.00

DATED: September 13, 2022

TOWNSHIP CLERK

Tyler Burrell, President of Council