

**PUBLIC MEETING  
MUNICIPAL BUILDING**

**October 10, 2023  
DELRAN, NJ**

**CALL TO ORDER**

**SALUTE TO THE FLAG**

**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 6, 2023 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. Kalac, Solicitor, Mr. Bellina, Administrator, and Ms. Eggers, Township Clerk

**OATH OF OFFICE**

Joseph Vasbinder was sworn in as a lieutenant for the Delran Township Police Department by Mr. Catrambone.

**PRESENTATION OF PROCLAMATION**

Mr. Catrambone presented a proclamation to VFW Post 3020 for their various contributions to the veterans in the community.

**PRESENTATION – UNVEILING OF THE GREEN TEAM MEMORIAL TREE**

Mr. Jeney introduced the members of the Green Team. Mr. Carp stated that the Green Team is excited to announce the unveiling of the Green Team’s Tree of Honor. The tree, which will be located in the municipal building lobby, was created in the fabrication lab at Delran High School. Residents can choose to purchase a leaf for the tree at \$150 each or a leaf and an actual tree for \$350 that will be planted in one of the township’s parks. The money raised will only be used to purchase, plant and maintain trees in Delran Township. More information is available on the Sustainable Delran website.

**ORDINANCE(S) ON SECOND READING**

**TOWNSHIP OF DELRAN  
ORDINANCE 2023-12**

**AN ORDINANCE OF THE TOWNSHIP OF DELRAN, BURLINGTON COUNTY, NEW  
JERSEY AMENDING THE TOWNSHIP OF DELRAN CODE CHAPTER 355  
“ZONING” ARTICLE XIII “PLANNED COMMERCIAL DEVELOPMENT DISTRICT**

**PCD”, SECTION 54 “PERMITTED, CONDITIONAL AND PROHIBITED USES”  
SUBSECTION B AND CHAPTER 355 “ZONING”, ARTICLE XI “GENERAL  
COMMERCIAL DISTRICT C-2”, SECTION 43 “PERMITTED, CONDITIONAL AND  
PROHIBITED USES”, SUBSECTION B(10) AND ESTABLISHING SUBSECTIONS B  
THROUGH E OF CHAPTER 355 “ZONING”, ARTICLE XI “GENERAL  
COMMERCIAL DISTRICT C-2”, SECTION 44 “CONDITIONAL USE  
STANDARDS”AND ESTABLISHING CHAPTER 355 “ZONING” ARTICLE XIII  
“PLANNED COMMERCIAL DEVELOPMENT DISTRICT PCD”**

**WHEREAS**, the Township of Delran Code (the “Township”) does not currently allow for drive through bank kiosks not directly attached to banking institutions or restaurants within the Township; and

**WHEREAS**, the Township currently permits drive-through restaurants as conditional uses in certain zoning districts; and

**WHEREAS**, the Township Code does not currently contain any appropriate conditional standards that state the specific conditions required for a drive-through restaurant to be permitted in certain zoning districts; and

**WHEREAS**, the Township desires to amend the Township Code so as to add provisions to allow for both connected and standalone drive throughs to on properties not directly related to the business of banking or restaurants; and

**WHEREAS**, the Township Council finds and determines that amending the Township Code so as to establish conditional use regulations allowing for drive throughs of the above nature to be permitted as conditional uses in select zones of the Township.

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

**SECTION 1. Amendment(s).** The Township Code is hereby amended, to include Section 355-54.B “Standalone drive-through ATM for banking institutions” as a conditional use within the Planned Commercial Development (PCD) district, which shall read as follows:

§ 355-54 Permitted, conditional and prohibited uses.

- A. Remains unchanged.
- B. The following uses are permitted as conditional uses, subject to the specific conditions set forth elsewhere in this chapter:
  - (1) Drive-through restaurants.
  - (2) Towers for electrical devices.
  - (3) Banks with drive-through facilities.
  - (4) Massage and spa facilities.
  - (5) ***Standalone Drive-through ATM not attached or adjacent to banking institution***
- C. Remains unchanged.

**SECTION 2. Amendment(s).** The Township Code is hereby amended, to include Section 355-43.B(10) “Standalone drive-through ATM for banking institutions” as a conditional use within the C-2 General Commercial district, which shall read as follows:

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

- A. Remains unchanged.
- B. The following uses are permitted as conditional uses, subject to the specific conditions set forth elsewhere in this chapter:
  - (1) Funeral and undertaking establishments.
  - (2) Gasoline service stations.
  - (3) Drive-through restaurants, provided only one per commercial project.
  - (4) New sales of cars, motorcycles, recreational vehicles or boats with necessary service operations.
  - (5) Used sales of cars, motorcycles, recreational vehicles or boats ancillary to the sale of new vehicles.
  - (6) Towers for electrical devices.
  - (7) Banks with drive-through facilities.
  - (8) Retail vehicle detailing, washing, repair and customizing, commonly referred to as "car washes."
  - (9) Massage and spa facilities.
  - (10) ***Standalone Drive-through ATM not attached or adjacent to banking institution***
- C. Remains unchanged.

**SECTION 3. Amendment(s).** The conditional use requirements of the C-2 General Commercial District of the Township Code is hereby amended, to include Section 355-44 B through D, which shall read as follows:

§ 355-44 Conditional use standards.

[Amended 4-25-2006 by Ord. No. 2006-5]

The following conditions shall apply to the indicated conditional uses in this zone:

- A. Remains unchanged.
- B. Drive-through restaurants**
  - 1) *All windows associated with the Drive-through service shall be situated in the rear or side yard facing facades of the building.*
  - 2) *The Drive-through lane(s) shall provide for a by-pass lane adjacent to the drive-through lane, having a minimum width of 10-feet.*
  - 3) *The Drive-through facility shall have space to accommodate stacking or queuing for a minimum of 6 vehicles.*
  - 4) *Vehicle stacking areas shall not interfere with vehicle or pedestrian circulation patterns.*
  - 5) *Each stacking lane must be located entirely within the confines of the lot.*
- C. Bank with drive-through facility**
  - 1) *The Drive-through facility must have space to accommodate stacking or queuing for a minimum of 3 vehicles on site.*
- D. Standalone Drive-through ATM not attached or adjacent to banking institution**
  - 1) *The Drive-through facility must have space to accommodate stacking or queuing for a minimum of 3 vehicles on site.*

**SECTION 4. Amendment(s).** The Township Code is hereby amended, to include Section 355-54.D, to provide standards for certain conditional uses in the PCD Planned Commercial Development District, which shall read as follows:

**§ 355-54.D Conditional use standards.**

- A. Banks with drive-through facilities.**
  - 1) *The Drive-through facility must have space to accommodate stacking or queuing for a minimum of 3 vehicles on site.*
- B. Standalone Drive-through ATM not attached or adjacent to banking institution**
  - 1) *The Drive-through facility must have space to accommodate stacking or queuing for a minimum of 3 vehicles on site.*
- C. Drive-through restaurants**
  - 1) *All windows associated with the Drive-through service shall be situated in the rear or side yard facing facades of the building.*
  - 2) *The Drive-through lane(s) shall provide for a by-pass lane adjacent to the drive-through lane, having a minimum width of 10-feet.*
  - 3) *The Drive-through facility shall have space to accommodate stacking or queuing for a minimum of 6 vehicles.*
  - 4) *Vehicle stacking areas shall not interfere with vehicle or pedestrian circulation patterns.*
  - 5) *Each stacking lane must be located entirely within the confines of the lot.*

**Section 5. Effective date.**

This Ordinance shall take effect after final passage and publication according to law.

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

There were no comments

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

Mrs. Apeadu made a motion, seconded by Mr. Jeney to adopt Ordinance 2023-12 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  
BURLINGTON, NEW JERSEY**

**ORDINANCE 2023-18**

**ORDINANCE OF THE TOWNSHIP OF DELRAN, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, ESTABLISHING IN CHAPTER 303 STORMWATER MANAGEMENT, NEW ARTICLE IX “PRIVATELY-OWNED SALT STORAGE” OF THE MUNICIPAL CODE OF THE TOWNSHIP OF DELRAN**

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

**SECTION I.** Chapter 303 Stormwater Management, of the Code of the Township of Delran is hereby supplemented and amended to create a New Article IX, “Privately-Owned Salt Storage”, to read as follows:

**§ 303-40. Purpose.**

The purpose of this article is to prevent stored salt and other solid de-icing materials from being exposed to stormwater.

This article establishes requirements for the storage of salt and other solid de-icing materials on properties not owned or operated by the municipality (privately-owned), including residences, in

Township of Delran to protect the environment, public health, safety and welfare, and to prescribe penalties for failure to comply.

**§ 303-41. Definitions.**

For the purpose of this article, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this article clearly demonstrates a different meaning. When consistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word “shall” is always mandatory and not merely directory.

**DE-ICING MATERIALS**

Any granular or solid material such as melting salt or any other granular solid that assists in the melting of snow.

**IMPERVIOUS SURFACE**

A surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.

**STORM DRAIN INLET**

The point of entry into the storm sewer system.

**PERMANENT STRUCTURE**

Means a permanent building or permanent structure that is anchored to a permanent foundation with an impermeable floor, and that is completely roofed and walled (new structures require a door or other means of sealing the access way from wind driven rainfall).

A fabric frame structure is a permanent structure if it meets the following specifications:

1. Concrete blocks, jersey barriers or other similar material shall be placed around the interior of the structure to protect the side walls during loading and unloading of de-icing materials;
2. The design shall prevent stormwater run-on and run through, and the fabric cannot leak;
3. The structure shall be erected on an impermeable slab;
4. The structure cannot be open sided; and
5. The structure shall have a roll up door or other means of sealing the access way from wind driven rainfall.

**PERSON**

Any individual, corporation, company, partnership, firm, association, or political subdivision of this State subject to municipal jurisdiction.

**RESIDENT**

A person who resides on a residential property where de-icing material is stored.

**§ 303-42. Deicing Material Storage Requirements:**

A. Temporary outdoor storage of de-icing materials in accordance with the requirements below is allowed between October 15<sup>th</sup> and April 15<sup>th</sup>:

(1) Loose materials shall be placed on a flat, impervious surface in a manner that prevents stormwater run-through;

(2) Loose materials shall be placed at least 50 feet from surface water bodies, storm drain inlets, ditches and/or other stormwater conveyance channels;

(3) Loose materials shall be maintained in a cone-shaped storage pile. If loading or unloading activities alter the cone-shape during daily activities, tracked materials shall be swept back into the storage pile, and the storage pile shall be reshaped into a cone after use;

(4) Loose materials shall be covered as follows:

a) The cover shall be waterproof, impermeable, and flexible;

b) The cover shall extend to the base of the pile(s);

c) The cover shall be free from holes or tears;

d) The cover shall be secured and weighed down around the perimeter to prevent removal by wind; and

e) Weight shall be placed on the cover(s) in such a way that minimizes the potential of exposure as materials shift and runoff flows down to the base of the pile.

1. Sandbags lashed together with rope or cable and placed uniformly over the flexible cover, or poly-cord nets provide a suitable method. Items that can potentially hold water (e.g., old tires) shall not be used;

(5) Containers must be sealed when not in use; and

(6) The site shall be free of all de-icing materials between April 16<sup>th</sup> and October 14<sup>th</sup>.

B. De-icing materials should be stored in a permanent structure if a suitable storage structure is available. For storage of loose de-icing materials in a permanent structure, such storage may be permanent, and thus not restricted to October 15 -April 15.

- C. All such temporary and/or permanent structures must also comply with all other local ordinances, including but not limited to Chapter 100 Buildings, Chapter 118 Construction Code, and Chapter 355 Zoning regulations.
- D. The property owner, or owner of the de-icing materials if different, shall designate a person(s) responsible for operations at the site where these materials are stored outdoors, and who shall document that weekly inspections are conducted to ensure that the conditions of this ordinance are met. Inspection records shall be kept on site and made available to the municipality upon request.

(1) Residents who operate businesses from their homes that utilize de-icing materials are required to perform weekly inspections.

**§ 303-43. Exemptions.**

Residents may store de-icing materials outside in a solid-walled, closed container that prevents precipitation from entering and exiting the container, and which prevents the de-icing materials from leaking or spilling out. Under these circumstances, weekly inspections are not necessary, but repair or replacement of damaged or inadequate containers shall occur within 2 weeks.

If containerized (in bags or buckets) de-icing materials are stored within a permanent structure, they are not subject to the storage and inspection requirements in § 303-42 above. Piles of de-icing materials are not exempt, even if stored in a permanent structure.

This article does not apply to facilities where the stormwater discharges from de-icing material storage activities are regulated under another NJPDES permit.

**§ 303-44. Enforcement.**

This article shall be enforced by Delran Township Police Department and the Delran Township Code Enforcement Official, who shall both have the ability to file complaints under this article during the course of ordinary enforcement duties.

**§ 303-45. Violations and Penalties.**

Any person(s) who is found to be in violation of the provisions of this ordinance shall have 72 hours to complete corrective action. Repeat violations and/or failure to complete corrective action shall be subject to a fine not to exceed \$500.

**SECTION II. Severability.** Each section, subsection, sentence, clause, and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause, and phrase, and finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause or reason shall not affect any other portion of this Ordinance.

**SECTION III. Effective Date.** This Ordinance shall be in full force and effect from and after its adoption and any publication as may be

required by law.

Mr. Smith 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. 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 Mrs. Apeadu to adopt Ordinance 2023-18 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

#### CONSENT AGENDA

- a. **Resolution 2023-147** Refunding Police Outside Employment Escrow PD17-02
- b. **Resolution 2023-148** Awarding Contract for IT Maintenance to Premier Technology Solutions, Inc.
- c. Approval of Minutes: September 12, 2023 Public Meeting and September 26, 2023 Work Session Meeting
- d. Authorizing the payment of bills including all purchases made under the Cooperative Purchasing Agreement
- e. Accepting the report of the CFO including the September YTD Revenue Report, YTD Budget Report and September Check Register.
- f. Accepting the report of the Tax Collector and Township Clerk
- g. A motion granting mercantile licenses to:
  - Providence Motor Car Sales

**h. Appointment of Zoning Board Members**

**Brian Baiada as a Regular Member for a term to expire December 31, 2026**

**Dave Hermansky as Alternate #1 for a term to expire December 31, 2024**

**Joyce DeVito as Alternate #2 for a term to expire December 31, 2023**

Mr. Smith made a motion, seconded by Mrs. Apeadu to adopt the above Consent Agenda.

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

**REPORTS**

**Emergency Services** – No report

**Boards/Committees** – Ms. Hammond from the Green Team stated that they are excited about their memorial tree program and will be looking for volunteers to plant the trees in the spring.

She reported that their fifth, annual Halloween costume shop was a success with over 80 families in attendance and 150 costumes given away. Used costumes can be brought back during the first week of November to be recycled for next Halloween.

Ms. Hammond explained that the Green Team applied for and received the William J Porter Community Tree Project Award from the NJ Shade Tree Federation. The grant will be used to continue planting the kindergarten grove for the classes of 2036 & 2037.

On October 20<sup>th</sup> at 9:00 AM, the Green Team will be doing a clean-up in the woods near Princeton Park. If anyone is interested in helping they can contact the Green Team.

**Mr. Bellina** – Mr. Bellina gave an update on the Brown Street Baseball Field stating that it should be completed in a few weeks.

**Ms. Eggers** – No report

**Mr. Catrambone** – Mr. Catrambone stated that he and Councilman Jeney have been working with the West Jersey Rotary on a program called Flags for Heroes. Residents can sponsor a flag honoring a hero for \$50. The flags will be displayed from November 10<sup>th</sup> – 12<sup>th</sup> in front of the Delran Township Municipal Building. Mr. Catrambone reported that there will be a ceremony outside of the municipal building the morning of Veterans Day and the fire department will be sponsoring a Veterans Day ceremony and dinner later that evening.

Mr. Catrambone gave an update on the road work in the Red Stone Ridge area. The township is currently waiting for PSE&G to finish some of their utility work and paving will commence soon after. Hopefully work will be done around October 23<sup>rd</sup>.

Mr. Catrambone reported that Rivian, an electric car provider, is considering opening a facility in Delran Township.

**Mr. Kalac** – No report

**Mrs. Apeadu** – Mrs. Apeadu congratulated all the honorees tonight and thanked the Green Team for their hard work. She stated that she will be purchasing a tree to honor her mother.

**Mr. Smith** – Mr. Smith congratulated all of the honorees. He remarked that it is always wonderful to see the many ways that people give back to the community. He informed residents that there are two county shredding events in Florence on October 22<sup>nd</sup> and November 19<sup>th</sup>.

**Mr. Jeney** – Mr. Jeney congratulated Lieutenant Vasbinder. He also stated that it is always a pleasure to work with veterans and he is happy that VFW Post 3020 was recognized tonight.

Mr. Jeney commented on the positive contributions the Green Team has made to the township.

Mr. Jeney explained that the Flags for Heroes program currently going on at the township is to honor all heroes including veterans, health care workers, first responders, essential employees, parents, teachers, etc.

**Mr. Lyon** – Mr. Lyon congratulated Lieutenant Vasbinder, VFW Post 3020 and the Green Team. Mr. Lyon stated that Delran is a very active community made up of many volunteers who are deserving of thanks.

**Mr. Burrell** – Mr. Burrell congratulated Lieutenant Vasbinder and VFW Post 3020. He is looking forward to helping plant trees in the spring and thanked the Green Team for their hard work.

Mr. Burrell informed everyone that there will be a Trunk or Treat event on Sunday, October 22<sup>nd</sup>, 2:00 PM at Delran Community Park. Tickets can be reserved through the township website.

## **PUBLIC PORTION**

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

Tony Sarlo, 15 Echo Avenue – Mr. Sarlo expressed concern over the condition of the curbs and roads in his development. Mr. Burrell explained how the decision is made as to what roads are paved each year. Mr. Burrell stated that he will speak with Mr. Sarlo after the meeting. Mr. Bellina also remarked that the township engineer would meet Mr. Sarlo in his neighborhood to discuss the issues.

Dan O’Connell, 5 Springcross Drive – Mr. O’Connell congratulated the honorees as well as the Green Team. He thanked the council and mayor for their support of the historical society’s display in the municipal building lobby. Mr. O’Connell also thanked the mayor for including a notice with the recent sewer bills reminding residents to clean up after their dogs.

Linda Cash, 144 Coopers Kill Road – Ms. Cash stated that Coopers Kill Road is in need of repair and would like to see her road on the 2024 road improvement list.

Bob Gilbert, 75 Stewart Avenue – Mr. Gilbert reported that he attended the recent memorial service of Mike Schwartz, a former Delran councilman.

Mr. Gilbert asked about the Veterans Day programs in the township. Mr. Burrell explained that there will be a ceremony in front of the municipal building at 10:00 am on November 8<sup>th</sup> and then Patty Kolodi and the Delran Fire Department will be hosting a dinner for veterans at 6:00 pm on the same date. Mr. Gilbert stated that he will inform the various organizations in the area about the events.

Mr. Gilbert asked for an update on the Stewart Avenue project. Mr. Bellina explained that construction on the next part of the project should begin in the spring with phase two probably starting at this time next year.

Mr. Gilbert also questioned whether there has been any word from the Army Corps of Engineers regarding flooding issues in the township. Mr. Bellina reported that the township is waiting to hear back from them and will stay on top of the situation.

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