



TOWNSHIP OF DELRAN

PUBLIC MEETING

OCTOBER 10, 2023 | 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 January 6, 2023 and posted on the bulletin board on the same date.

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

V. Oath of Office: Lieutenant Joseph Vasbinder

VI. Presentation of Proclamation: VFW Post 3020

VII. Presentation: Unveiling of the Green Team Memorial Tree

VIII. Ordinance(s) on Second Reading

- a. 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”

i. PUBLIC HEARING

Moved By_____ Seconded By_____

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

Ayes:

Nays:

Approved:

- b. 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

i. PUBLIC HEARING

Moved By_____ **Seconded By**_____

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

Ayes:

Nays:

Approved:

IX. 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 – Regular Member term to expire 12/31/2026

Dave Hermansky – Alternate #1 term to expire 12/31/2024

Joyce DeVito – Alternate #2 term to expire 12/31/2023

Moved By_____ Seconded By_____

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

Ayes:

Nays:

Approved:

IV. Reports

- a.** Emergency Services
- b.** Boards/Committees
- c.** Administrator – Joseph Bellina
- d.** Clerk – Jamey Eggers
- e.** Mayor - Gary Catrambone
- f.** Solicitor – Paul Kalac, Esq.
- g.** Council Members

V. Public Comments

VI. Adjournment

**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.

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 May 23, 2023
Adopted _____, 2023
Published _____, 2023

SO ORDAINED.

Witnessed and attested by:

TOWNSHIP OF DELRAN

Jamey Eggers, Township Clerk
Township of Delran

Mayor Gary Catrambone

Date Signed: _____, 2023

**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 15th and April 15th:
 - (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 16th and October 14th.

- 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.

Vote taken on First Reading and Introduction:

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

Vote taken on Second Reading, Public Hearing and Adoption:

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

Introduced August 22, 2023
Adopted October 10, 2023
Published _____, 2023

SO ORDAINED.

Witnessed and attested by:

TOWNSHIP OF DELRAN

Jamey Eggers, Township Clerk

Mayor Gary Catrambone

Date Signed _____, 2023

CERTIFICATION

I HEREBY CERTIFY the foregoing to be a true copy of the Ordinance adopted by the Council of the Township of Delran at a duly noticed regular meeting held on _____, 2023, after a public hearing was held and all interested persons were given an opportunity to be heard on this ordinance.

Jamey Eggers, Township Clerk
Township of Delran

**TOWNSHIP OF DELRAN
RESOLUTION 2023-147**

REFUNDING OUTSIDE EMPLOYMENT ESCROW

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

WHEREAS, the Chief Financial Officer has determined that certain balances are 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
Communications Construction Group 1060 Andrew Drive, Ste. 130 West Chester, PA 19380	PD17-02	\$1040.00

Council Member	Yes	No	Abstain	Recuse	Absent
Apeadu					
Smith					
Jeney					
Lyon					
Council President Burrell					

Dated: October 10, 2023

SO RESOLVED.

Witnessed by:

**Jamey Eggers, Township Clerk
Township of Delran**

TOWNSHIP OF DELRAN

Council President

Date signed: October 10, 2023

**TOWNSHIP OF DELRAN
RESOLUTION 2023-148**

**AWARDING CONTRACT FOR IT MAINTENANCE
TO PREMIER TECHNOLOGIES SOLUTIONS, INC.**

WHEREAS, the Township of Delran received RFP's for IT Maintenance; and

WHEREAS, five proposals were received as follows:

	Name	Amount (Annually)
1.	Premier Technologies Solutions, Inc.	\$ 24,401.40
2.	Networks Plus LLC	\$ 25,200.00
3.	All Covered Technologies	\$ 41,868.00
4.	Ocean Computer Group, Inc.	\$ 50,051.40
5.	Ancero	\$ 65,646.00

WHEREAS, it was determined to be in the best interest of the Township of Delran to contract with Premier Technologies Solutions Inc. for a one-year period from October 11, 2023 through October 10, 2024

NOW, THEREFORE, BE IT RESOLVED that the Township Council hereby authorizes the Administrator to sign a contract with Premier Technologies Solutions Inc., Southampton, PA for a one-year period beginning October 11, 2023.

Council Member	Yes	No	Abstain	Recuse	Absent
Apeadu					
Smith					
Jeney					
Lyon					
Council President Burrell					

Dated: October 10, 2023

SO RESOLVED.

Witnessed by:

TOWNSHIP OF DELRAN

Jamey Eggers, Township Clerk
Township of Delran

Council President

Date signed: October 10, 2023