

**REGULAR TOWNSHIP MEETING
MUNICIPAL BUILDING**

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

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

MINUTES FOR APPROVAL

Approval of the minutes for the July 28, 2020 and August 25, 2020 Closed Session Meeting

MOVED BY _____ SECONDED BY _____

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

Ayes:
Nays:
Approved:

Approval of the minutes for the September 9, 2020 Action, Work Session and Closed Session Meeting

MOVED BY _____ SECONDED BY _____

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

Ayes:
Nays:
Approved:

Approval of the minutes for the September 22, 2020 Action and Work Session Meeting

MOVED BY _____ SECONDED BY _____

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

Ayes:
Nays:
Approved:

Approval of the minutes for the October 6, 2020 Public Meeting

MOVED BY _____ SECONDED BY _____

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

Ayes:
Nays:
Approved:

ORDINANCES ON SECOND READING

**TOWNSHIP OF DELRAN
ORDINANCE 2020-12**

AN ORDINANCE AMENDING ORDINANCE 2017-15 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

PUBLIC HEARING

MOVED BY _____ SECONDED BY _____

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

Ayes:
Nays:
Approved:

**TOWNSHIP OF DELRAN
ORDINANCE 2020-13**

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

PUBLIC HEARING

MOVED BY _____ SECONDED BY _____

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

Ayes:
Nays:
Approved

CONSENT AGENDA

- RESOLUTION 2020-160 AUTHORIZING SIGNATURES FOR ESCROW ACCOUNT HELD AT WSFS BANK**
- RESOLUTION 2020-161 AUTHORIZING CME ASSOCIATES TO PERFORM ENGINEERING SERVICES FOR TRAFFIC CALMING IMPROVEMENTS ALONG GRANDE BOULEVARD AND TENBY CHASE DRIVE**
- RESOLUTION 2020-162 AUTHORIZING CME ASSOCIATES TO PERFORM ENGINEERING SERVICES FOR DELRAN COMMUNITY PARK – PHASE 6 (PARKING LOT IMPROVEMENTS)**
- RESOLUTION 2020-163 AUTHORIZING CME ASSOCIATES TO PERFORM ENGINEERING SERVICES FOR HARTFORD ROAD AND FAIRVIEW BLVD.**
- RESOLUTION 2020-164 AUTHORIZING AND APPROVING A DEVELOPER’S AGREEMENT BETWEEN THE TOWNSHIP OF DELRAN AND DELRAN HOUSING ASSOCIATES, LLC FOR A PROPOSED 65 UNIT AFFORDABLE HOUSING RENTAL DEVELOPMENT PROJECT TO BE LOCATED ON BLOCK 125, LOT 14**
- RESOLUTION 2020-165 RESOLUTION AUTHORIZING THE PURCHASE A FORD F150 PICK-UP TRUCK UNDER STATE CONTACT T2101**
- RESOLUTION 2020-166 AUTHORIZING THE PURCHASE A JOHN DEERE GATOR UNDER NATIONAL CO-OP**
- RESOLUTION 2020-167 AUTHORIZING THE PURCHASE A DUMP TRUCK UNDER STATE CONTRACT**
- RESOLUTION 2020-168 SUPPORTING THE SUBMISSION OF A GRANT APPLICATION FOR THE TRANSPORTATION ALTERNATIVES PROGRAM**
- RESOLUTION 2020-169 AUTHORIZING THE PURCHASE A CHILLER AND COOLING TOWER UNDER NATIONAL CONTRACT**

MOVED BY _____ SECONDED BY _____

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

Ayes:

Nays:

Approved:

MOTIONS

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:

A motion accepting the report of the Tax Collector and Township Clerk

MOVED BY _____ SECONDED BY _____

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

Ayes:
Nays:
Approved:

A motion granting a mercantile license to:

1. Santana Financial P.C., 4000 Route 130 South

MOVED BY _____ SECONDED BY _____

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

Ayes:
Nays:
Approved

REPORTS

Clerk

Administrator

Solicitor

Fire Commissioners

Members of Council

Mayor

Public Portion of the meeting – Motion to open the meeting to the public

Motion to adjourn the meeting

MOVED BY _____ SECONDED BY _____

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

Ayes:

Nays:

Approved:

**TOWNSHIP OF DELRAN
ORDINANCE 2020-12**

AN ORDINANCE AMENDING ORDINANCE 2017-15 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:

| POSITION | ANNUAL SALARY 2020 | ANNUAL SALARY 2021 | ANNUAL SALARY 2022 | PAY PERIOD |
|--------------------------------|--|---|--|-------------------|
| Chief Financial Officer | \$68,000 Effective 10/16/2020 | \$75,000 Effective 2/16/2021 | \$80,000 Effective 1/1/2022 | 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.

| MEMBERS OF COUNCIL | AYE | NAY | ABSENT |
|---------------------------|------------|------------|---------------|
| Mr. Lyon | | | |
| Mr. Mormando | | | |
| Ms. Parejo | | | |
| Mr. Burrell | | | |
| Mr. Catrambone | | | |

Date of Introduction: October 27, 2020

Date of Final Adoption:

JAMEY EGGERS, MUNICIPAL CLERK

KENNETH H. PARIS, MAYOR

TOWNSHIP OF DELRAN

ORDINANCE 2020-13

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:

SECTION I. ANNUAL SALARIES

A. The following designated Township Employees shall receive annual salaries set herein for each position as determined by the Mayor of the Township of Delran. These annual salaries are paid on a biweekly basis.

LIEUTENANT'S

| | <u>ANNUAL SALARY</u> |
|----------------------------------|----------------------|
| Beginning January 1, 2016 | \$ 109,241.00 |
| Beginning January 1, 2017 | \$ 111,426.00 |
| Beginning January 1, 2018 | \$ 113,654.00 |
| Beginning January 1, 2019 | \$ 116,496.00 |
| Beginning January 1, 2020 | \$ 119,408.00 |

SECTION II Repeal - All Ordinances or parts 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, 2016.

| MEMBERS OF COUNCIL | AYE | NAY | ABSENT |
|---------------------------|------------|------------|---------------|
| Mr. Lyon | | | |
| Mr. Mormando | | | |
| Ms. Parejo | | | |
| Mr. Burrell | | | |
| Mr. Catrambone | | | |

Date of Introduction:

Date of Final Adoption:

JAMEY EGGERS, MUNICIPAL CLERK

KEN PARIS, MAYOR

**TOWNSHIP OF DELRAN
RESOLUTION 2020-160**

**AUTHORIZING SIGNATURES FOR ESCROW ACCOUNT
HELD AT WSFS BANK**

BE IT RESOLVED, by the Township Council of the Township of Delran that the Township Council hereby authorizes the following signatures on the various bank accounts for the Township held at WSFS Bank:

The following account will require any one of two signers Kareemah Press, Chief Financial Officer and Kenneth H. Paris, Mayor;

(a) Escrow Account

BE IT RESOLVED FURTHER RESOLVED, that a signed copy of the resolution forwarded to be Chief Financial Officer and Treasurer for their records.

DATED: November 10, 2020

TOWNSHIP CLERK

**Gary Catrambone
Council President**

**TOWNSHIP OF DELRAN
RESOLUTION 2020-161**

**AUTHORIZING CME ASSOCIATES TO PERFORM ENGINEERING SERVICES
FOR TRAFFIC CALMING IMPROVEMENTS ALONG GRANDE BOULEVARD AND
TENBY CHASE DRIVE**

WHEREAS, the Township of Delran has adopted Ordinance 2020-11 to provide funding for the traffic calming improvements along Grande Blvd. and Tenby Chase Drive; and

WHEREAS, the Township Council desires to have CME Associates, the Township Engineer, complete the design, Permit and Bid Phase along with Survey and Construction Phase Services in an amount not to exceed \$60,500.00; 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: November 10, 2020

Jamey Eggers, Municipal Clerk

Gary Catrambone, Council President

**TOWNSHIP OF DELRAN
RESOLUTION 2020-162**

**AUTHORIZING CME ASSOCIATES TO PERFORM ENGINEERING SERVICES
FOR DELRAN COMMUNITY PARK – PHASE 6 (PARKING LOT IMPROVEMENTS)**

WHEREAS, the Township of Delran has adopted Ordinance 2020-11 to provide funding for the Delran Community Park – Phase 6.

WHEREAS, the Township Council desires to have CME Associates, the Township Engineer, complete the design, Permit and Bid Phase along with Survey and Construction Phase Services in an amount not to exceed \$45,000.00; 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: November 10, 2020

Jamey Eggers, Municipal Clerk

Gary Catrambone, Council President

**TOWNSHIP OF DELRAN
RESOLUTION 2020-163**

**AUTHORIZING CME ASSOCIATES TO PERFORM ENGINEERING SERVICES
FOR HARTFORD ROAD AND FAIRVIEW BLVD.**

WHEREAS, the Township Council desires to have CME Associates, the Township Engineer, perform services related to the road swap with the County of Burlington which includes Hartford Road and Fairview Blvd. in an amount not to exceed \$8,800.00; 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: November 10, 2020

Jamey Eggers, Municipal Clerk

Gary Catrambone, Council President

**TOWNSHIP OF DELRAN
RESOLUTION NO. 2020-164**

**RESOLUTION AUTHORIZING AND APPROVING A DEVELOPER'S AGREEMENT
BETWEEN THE TOWNSHIP OF DELRAN AND DELRAN HOUSING ASSOCIATES,
LLC FOR A PROPOSED 65 UNIT AFFORDABLE HOUSING RENTAL
DEVELOPMENT PROJECT TO BE LOCATED ON BLOCK 125, LOT 14**

WHEREAS, the Township filed a Declaratory Judgment Action captioned In the Matter of the Township of Delran, Burlington County, pending in the Superior Court of New Jersey, Law Division, Burlington County, bearing Docket No. BUR-L-1602-15; (the "Mount Laurel Litigation"), following the New Jersey Supreme Court's decision in the matter of In re Adoption of N.J.A.C. 5:96 and 5:97 By New Jersey Council On Affordable Housing, wherein the Supreme Court directed that municipalities which were before the Council on Affordable Housing, such as the Township of Delran, were required to file Declaratory Judgment Actions in the Superior Court to evaluate compliance with their *Mount Laurel* obligations in order to maintain immunity from builders' remedy litigation;

WHEREAS, the Township and Fair Share Housing Center have negotiated a settlement approved by the Court whereby the Township will have an affordable housing obligation consisting of a rehabilitation obligation of twenty-four (24) units, a prior round affordable housing obligation of 208 units and a third round obligation, including the Gap Period of 365 units; and

WHEREAS, Developer has been selected by the Township in connection with the development of sixty-five (65) units of affordable housing on real property owned by the Township at 10 Rancocas Avenue (Block 125, Lot 14) Abrasive Alloys, Township of Delran, County of Burlington and State of New Jersey) ("Project"); and

WHEREAS, the Township has authorized Delran Housing Associates, LLC to be the Developer of the Project (as hereinafter defined); and

WHEREAS, the Township and Developer now seek to implement and approve a Developer's Agreement to memorialize the Developer's obligation to construct the Project; and

WHEREAS, the Mayor and Township Council believe it is in the best interests of the Township to ensure the Developer complies with its obligations so that the Township obtains affordable housing credits for this Project.

NOW THEREFORE, BE IT RESOLVED by the Township Council of the Township of Delran, County of Burlington and State of New Jersey that it hereby authorizes and approves a Developer's Agreement by and between the Township of Delran and Delran Housing Associates, LLC, attached hereto and made a part hereof as Exhibit "A".

BY IT FURTHER RESOLVED that the Mayor and other Township Officials are hereby authorized to execute the Developer's Agreement and take any other action necessary to implement same.

Dated: November 10, 2020

Jamey Eggers, Municipal Clerk

Gary Catrambone, Council President

I, Jamey Eggers, Clerk of the Township of Delran, hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Township Council of the Township of Delran at their meeting on November 10, 2020, held at the Municipal Building, 900 Chester Avenue, Delran, New Jersey.

Jamey Eggers, Township Clerk

**TOWNSHIP OF DELRAN
RESOLUTION 2020-165**

**RESOLUTION AUTHORIZING THE PURCHASE A
FORD F150 PICK-UP TRUCK UNDER STATE CONTACT T2101**

WHEREAS, the Township of Delran desires to purchase the following items through State Contract:

VENDOR: Chas S. Winner Ford
d/b/a Winner Ford
250 Haddonfield-Berlin Road
Cherry Hill, NJ 08034

VENDOR #: A88758

ITEMS: Ford F150 Pick-up Truck

TOTAL COST: \$ 54,880.57

WHEREAS, the Chief Financial Officer has certified in writing that the funds are available.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Delran does hereby authorizes the purchase of the specified items under State Contract.

DATED: November 10, 2020

TOWNSHIP CLERK

**Gary Catrambone
President of Council**

**TOWNSHIP OF DELRAN
RESOLUTION 2020-166**

**RESOLUTION AUTHORIZING THE PURCHASE A
JOHN DEERE GATOR UNDER NATIONAL CO-OP**

WHEREAS, the Township of Delran desires to purchase the following items through Nation Co-op:

VENDOR: Central Jersey Equipment

CONTRACT #: 65MCESCCPS

ITEMS: John Deere Gator

TOTAL COST: \$ 23,149.36

WHEREAS, the Chief Financial Officer has certified in writing that the funds are available.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Delran does hereby authorizes the purchase of the specified items under National Co-op.

DATED: November 10, 2020

TOWNSHIP CLERK

**Gary Catrambone
President of Council**

**TOWNSHIP OF DELRAN
RESOLUTION 2020-167**

**RESOLUTION AUTHORIZING THE PURCHASE A
DUMP TRUCK UNDER STATE CONTRACT**

WHEREAS, the Township of Delran desires to purchase the following items through State Contract:

VENDOR: Chas S. Winner Ford
d/b/a Winner Ford
250 Haddonfield-Berlin Road
Cherry Hill, NJ 08034

VENDOR #: A88215

ITEMS: Dump Truck

TOTAL COST: \$ 95,418.00

WHEREAS, the Chief Financial Officer has certified in writing that the funds are available.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Delran does hereby authorizes the purchase of the specified items under State Contract.

DATED: November 10, 2020

TOWNSHIP CLERK

**Gary Catrambone
President of Council**

TOWNSHIP OF DELRAN
BURLINGTON COUNTY, NEW JERSEY

RESOLUTION 2020-168

**SUPPORTING THE SUBMISSION OF A GRANT APPLICATION
FOR THE TRANSPORTATION ALTERNATIVES PROGRAM**

WHEREAS, the Township of Delran is applying for funding to conduct the design and construction of a pedestrian and bicycle trail to connect Delran Community Park and Delran High School with Notre Dame Park within the Township of Delran; and

WHEREAS, the project will help to continue and improve the promotion and encouragement of pedestrian and bicycle access and safety for school children, residents, and visitors by connecting community recreation centers and educational facilities; and

WHEREAS, maintenance of the bicycle and pedestrian trail will be assumed by the Township of Delran; and

WHEREAS, Jeffrey S. Hatcher, Township Administrator, being a full-time employee of the Township of Delran, shall serve as the responsible charge for oversight of this project; and

NOW, THEREFORE BE IT RESOLVED that the Township Council of the Township of Delran hereby supports the submission of a grant application for the Transportation Alternatives Program of the State of New Jersey Department of Transportation, and authorizes the Mayor, Township Administrator, and the Township Clerk to execute any and all documents necessary and related to the submission of said grant application or grant agreement.

Dated November 10, 2020

Jamey Eggers, Township Clerk

Gary Catrambone, President of Council

**TOWNSHIP OF DELRAN
RESOLUTION 2020-169**

**RESOLUTION AUTHORIZING THE PURCHASE A
CHILLER AND COOLING TOWER UNDER NATIONAL CONTRACT**

WHEREAS, the Township of Delran desires to purchase the following items through Nation Co-op:

VENDOR: Tozour-Trane
CONTRACT #:
ITEMS: Chiller & Colling Tower
TOTAL COST: \$ 158,260.00

WHEREAS, the Chief Financial Officer has certified in writing that the funds are available.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Delran does herby authorizes the purchase of the specified items under National Co-op.

DATED: November 10, 2020

TOWNSHIP CLERK

**Gary Catrambone
President of Council**