



TOWNSHIP OF DELRAN
PUBLIC MEETING
November 28, 2023 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 January 6, 2023 and posted on the bulletin board on the same date.

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

IV. Work Session

- a. ROSI Diversion
- b. Vermes Soccer Field

V. Public Hearing FY2024 Community Development Block Grant Funding Application

i. PUBLIC HEARING

Moved By _____ Seconded By _____

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

Ayes:
Nays:
Approved:

VI. Resolution(s)

- a. **Resolution 2023-159** Authorizing the Township Engineer to Submit an Application to the County of Burlington for a Community Development Block Grant (Program Year 2024)

Moved By _____ Seconded By _____

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

Ayes:
Nays:
Approved:

VII. Consent Agenda

- a. **Resolution 2023-160** Approving Raffle License #637 for Lancer Fund – Friends of Holy Cross

- b. **Resolution 2023-161** Authorizing the Purchase of Office Furniture Through State Contract
- c. **Resolution 2023-162** Authorizing the Award of a Non-Fair And Open Contract to McHugh's Landscaping For DCP 90' Baseball Field Renovations in the amount of \$24,100.00
- d. **Resolution 2023-163** Observing November 20th as Transgender Day of Remembrance
- e. **Resolution 2023-164** Resolution to Cancel Outstanding Checks on the Books of the Township of Delran
- f. **Resolution 2023-165** Authorizing and Approving the Shared Services Agreement Between the Township of Delran and the County of Burlington for Certain Work/Repairs
- g. **Resolution 2023-166** Resolution Extending Municipal Support for Zacate, 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 and other Legal Requirements
- h. **Resolution 2023-167** Authorizing Close Out Change Order and Final Payment to Earle Asphalt Co. for Haines Mill Road Improvement Project
- i. **Resolution 2023-168** Authorizing Approval to Delran Fun Inc. for Issuance of License to Operate Games of Skill
- j. Authorizing the Payment of Bills including all purchases made under the Cooperative Purchasing Agreement
- k. Accepting the report of the Tax Collector and Township Clerk

Moved By_____Seconded By_____

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

Ayes:
Nays:
Approved:

VIII. Reports

- a. Township Administrator – Joseph B. Bellina
- b. Clerk – Jamey Eggers

- c. Mayor - Gary Catrambone
- d. Solicitor – Paul Kalac, Esq.
- e. Engineer – Ed D’Armiento, CME Associates
- f. Council Members

IX. Public Comment

X. Executive Session: Resolution 2023-169 Authorizing Executive Session to discuss the following: Contract negotiation – Delran Emergency Squad

XI. Adjournment

**TOWNSHIP OF DELRAN
RESOLUTION 2023-159**

**AUTHORIZING THE TOWNSHIP ENGINEER TO SUBMIT AN APPLICATION TO
THE
COUNTY OF BURLINGTON FOR A COMMUNITY DEVELOPMENT BLOCK
GRANT (PROGRAM YEAR 2024)**

WHEREAS, the County of Burlington is accepting applications for funding of community projects through a Community Development Block Grant: and

WHEREAS, the Township Council has conducted a public hearing on November 28, 2023 for the purpose of determining the community’s needs for such funding and believes it would be in the best interest of the Township of Delran to submit an application to the County of Burlington for a Community Development Block Grant.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Delran, in the County of Burlington and the State of New Jersey

1. That the Township Council for the aforementioned reasons, hereby authorizes the submission of an application for ADA Improvements to Millside.
2. That the Township Council hereby directs the Township Administrator to prepare and submit the appropriate application.

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

Dated: November 28, 2023

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

Council President Tyler Burrell

Date signed: November 28, 2023

**TOWNSHIP OF DELRAN
RESOLUTION 2023-160**

**APPROVING RAFFLE LICENSE #637
LANCER FUND-FRIENDS OF HOLY CROSS**

BE IT RESOLVED that the application for raffle license pursuant to the Legalized Games of Chance Act of the State of New Jersey set forth below is hereby approved.

Raffle License #637
Lancer Fund – Friends of Holy Cross

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

Dated: November 28, 2023

Witnessed by:

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

**SO RESOLVED.
TOWNSHIP OF DELRAN**

Council President Tyler Burrell

Date signed: November 28, 2023

**TOWNSHIP OF DELRAN
RESOLUTION 2023-161**

**RESOLUTION AUTHORIZING THE PURCHASE OF
OFFICE FURNITURE THROUGH STATE CONTACT**

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

VENDOR: CFI Workspace
7001 N. Park Drive
Pennsauken, NJ 08109

CONTRACT #: A81635/G2004

ITEMS: Various Office Furniture

TOTAL COST: \$ 42,470.00

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 State Contract.

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

Dated: November 28, 2023

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

Council President Tyler Burrell

Date signed: November 28, 2023

**TOWNSHIP OF DELRAN
RESOLUTION 2023-162**

**RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT TO
MCHUGH’S LANDSCAPING FOR DCP 90’ BASEBALL FIELD RENOVATIONS IN THE
AMOUNT OF \$24,100.00**

WHEREAS, the Township of Delran has a need for improvements to DCP 90’ Baseball Field under a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and,

WHEREAS, the Township has received the required quotes for the above services; and

WHEREAS, McHugh’s Landscaping has provided the low quote to perform the service in the amount of \$24,100.00; and

WHEREAS, McHugh’s Landscaping has completed and submitted a Business Entity Disclosure Certification which certifies they have not made any reportable contributions to a political or candidate committee in the Township of Delran in the previous one year, and that the contract will prohibit them from making any reportable contributions through the term of the contract, and

WHEREAS, the Chief Financial has certified that funds are available as per N.J.A.C. 5:305.4.

NOW THEREFORE, BE IT RESOLVED that the Township Council of the Township of Delran authorizes the issuance of a purchase order to McHugh’s Landscaping as described herein; and,

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and

BE IT FURTHER RESOLVED that notice of this action shall be printed once in the Burlington County Times.

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

Dated: November 28, 2023

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

Council President Tyler Burrell

Date signed: November 28, 2023

**TOWNSHIP OF DELRAN
RESOLUTION 2023-163**

OBSERVING NOVEMBER 20TH AS TRANSGENDER DAY OF REMEMBRANCE

WHEREAS, the Township of Delran recognizes that one of its greatest strengths is the diversity of its people; and

WHEREAS, the Township of Delran has a long-standing tradition of upholding the dignity of the individual, supporting equal treatment for all people regardless of sexual orientation or gender identity and expression, and ensuring that acts of discrimination and hatred will not be tolerated; and

WHEREAS, members of the transgender community contribute to the growing diversity and prosperity of our state; and

WHEREAS, transgender persons, particularly transgender people of color, continue to face high levels of discrimination, stigma, and bias that can fuel abuse and violence against this community; and

WHEREAS, the Township of Delran embraces all persons, and uphold our shared values of dignity, equality, and fair treatment for everyone by ensuring that acts of violence toward transgender persons are not tolerated; and

WHEREAS, Transgender Day of Remembrance helps bring public awareness to anti-transgender hate crimes and honors the memory of those hurt and killed by acts of anti-transgender violence each year; and

WHEREAS, we are encouraged to observe this day and to honor the lives we have lost because of senseless violence against transgender people, as we move forward together in the promotion of acceptance and understanding;

NOW, THEREFORE, BE IT RESOLVED that the Township of Delran does hereby proclaim November 20, 2023 as Transgender Day of Remembrance in the Township of Delran and encourage all people in our Township to join in honoring the lives of transgender people lost to violence by promoting inclusion and equal protection under the law, and I further encourage people to join me in eliminating discriminatory policies and practices toward any culture, race, or group.

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

Dated: November 28, 2023

Witnessed by:

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

**SO RESOLVED.
TOWNSHIP OF DELRAN**

Council President Tyler Burrell

Date signed: November 28, 2023

**TOWNSHIP OF DELRAN
RESOLUTION 2023-164**

**RESOLUTION TO CANCEL OUTSTANDING CHECKS ON THE BOOKS
OF THE TOWNSHIP OF DELRAN**

WHEREAS, there exists various outstanding checks on the books of the Township of Delran; and

WHEREAS, the various outstanding checks have been outstanding for over one year and it has been determined that they should be canceled; and

NOW, THEREFORE, BE IT RESOLVED, by the Committee of the Township of Delran, County of Burlington, State of New Jersey, that the following checks be canceled:

CURRENT FUND

17838	4/26/2022	INTERNAL AFFARIS OF BURL CO.	\$50.00
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TRUST OTHER

1471	1/18/2022	ALEX GLOVER & COMPANY	\$350.00
1493	3/8/2022	WELLS FARGO BANK	\$2880.00

TOTAL	\$3,280.00
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Council Member	Yes	No	Abstain	Recuse	Absent
Apeadu					
Smith					
Jeney					
Lyon					
Council President Burrell					

Dated: November 28, 2023

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

Council President Tyler Burrell

Date signed: November 28, 2023

**TOWNSHIP OF DELRAN
RESOLUTION 2023-165**

**AUTHORIZING AND APPROVING THE SHARED SERVICES
AGREEMENT BETWEEN THE TOWNSHIP OF DELRAN AND THE COUNTY OF
BURLINGTON FOR CERTAIN WORK/REPAIRS**

BE IT RESOLVED by the Township Council of the Township of Delran that Mayor Gary Catrambone is hereby authorized and directed to sign the Shared Services Agreement between the Township of Delran and the County of certain work/repairs attached hereto as Exhibit A subject to review and approval by the Township Solicitor.

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

Dated: November 28, 2023

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

Council President Tyler Burrell

Date signed: November 28, 2023

**TOWNSHIP OF DELRAN
RESOLUTION 2023-166**

**RESOLUTION EXTENDING MUNICIPAL SUPPORT FOR ZACATE, 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 AND OTHER LEGAL REQUIREMENTS**

WHEREAS, in 2020, New Jersey voters approved Public Question No. 1, which amended the New Jersey Constitution to allow for the legalization of a controlled form of marijuana called “cannabis” for adults at least 21 years of age; and

WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c.16 (*N.J.S. 24:6I-31*, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (“CREAMM”) (the “Act”), which legalizes the recreational use of marijuana by adults who are 21 years of age or older and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

WHEREAS, the Act authorizes municipalities to adopt ordinances and regulations governing the number of cannabis establishments allowed to operate within their boundaries, as well as the location, manner and times of operations of such establishments; and

WHEREAS, on November 22, 2021, the Township Council of the Township of Delran adopted Ordinance 2021-13 which established up to four (4) Class 5 Cannabis Retail licenses for cannabis establishments to operate within the Township; and

WHEREAS, Township Ordinance 2021-13 establishes land use and development regulations for the locations and operations of (among other things) Class 5 Cannabis Retailer licenses, including zone district limitations and specific requirements for business location, lot size, building size, building structure, buffering, signage, allocation of building use, site plan approval, product consumption and odor control; and

WHEREAS, the Township has received inquiries from prospective licensees regarding the process for obtaining municipal support for Class 5 Cannabis Retailer establishments to operate within the Township and in response, the Township has requested that it be provided with sufficient information that would allow it to perform due diligence relative to evaluating a prospective licensee’s potential ability to successfully, effectively and safely operate a retail cannabis dispensary within the Township; and

WHEREAS, in particular, a prospective licensee entity known as Raddle, LLC with a business location and mailing address of 5 Greentree Center, 525 Route 73N, Suite 103, Marlton, NJ 08053, had previously submitted sufficient materials such that the Township adopted Resolution 2022-98 on May 24, 2022, expressing municipal support for Raddle, LLC as set forth therein; and

WHEREAS, Raddle, LLC has changed its corporate entity name to Zacate, LLC (the “Retail Cannabis Applicant”) and the Township by Resolution 2022- 217 adopted December 13, 2022 acknowledged the corporate name change and transferred its approval from Raddle LLC to the Retail Cannabis Applicant, which entity has a business location and mailing address of 5 Greentree Center, 525 Route 73N, Suite 103, Marlton, NJ 08053; and

WHEREAS, Resolution 2022-217 provided that municipal support could be extended past July 1, 2023 if the Retail Cannabis Applicant made a request for renewal to the Township and provided proofs that it is diligently seeking retail licensure from the State of New Jersey and has provided sufficient information to support the Township Council’s renewal through a duly adopted Resolution; and

WHEREAS, the Township provided extended municipal through December 31, 2023 for Zacate, LLC by Resolution 2023-131 adopted on August 22, 2023 (the “First Extension Resolution”)

WHEREAS, the First Extension Resolution provided for an extension of the municipal support if Zacate, LLC made a request for renewal to the Township and provided proofs that it is diligently seeking retail licensure from the State of New Jersey and has provided sufficient information to support the Township Council’s renewal through a duly adopted Resolution; and

WHEREAS, Zacate, LLC has made a request for an extension by correspondence dated October 31, 2023, and also provided additional information to support an extension of the Supporting resolution.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Delran, in the County of Burlington, State of New Jersey, as follows:

1. The above recitals are hereby incorporated as if restated herein in full;
2. The Township finds that Zacate, LLC, the Retail Cannabis Applicant, has presented the Township with sufficient information to provide for an extension of its municipal support, and that municipal support shall be extended, and will expire on June 30, 2024 unless Zacate, LLC has:
 - a. Made a request for renewal to the Township, is diligently seeking retail licensure from the State of New Jersey and has provided sufficient information to support the Township Council’s renewal through a duly adopted Resolution; or,
 - b. Has completed the State licensure process in toto for the purpose of operating a retail cannabis business in Delran Township, has obtained and provided the duly issued State license to the Township and has begun the process of obtaining land use approvals from the Township;
3. All other conditions and terms of Resolution 2022-217, as amended by Resolution 2023-131, remain in full force and effect and are incorporated herein as if restated in full;
4. A certified copy of this Resolution shall be provided to Zacate, LLC; and
4. This Resolution shall take effect immediately.

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

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

**Council President Tyler J. Burrell
Date Signed: November 28, 2023**

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 November 28, 2023.

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

**TOWNSHIP OF DELRAN
RESOLUTION 2023-167**

**AUTHORIZING CLOSE OUT CHANGE ORDER
AND FINAL PAYMENT TO EARLE ASPHALT CO. FOR
HAINES MILL ROAD IMPROVEMENT PROJECT**

WHEREAS, in order to close out the contract for the Haines Mill Road Improvement Project it is necessary to make changes in the final contract amount; and

WHEREAS, the Change Order was developed to itemize and authorize those changes; and

WHEREAS, approval has been received by the Township Engineer in a letter dated November 22, 2023;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Delran that Close Out Change (Final) is hereby authorized and approval is hereby granted to revise the final contract amount from \$553,113.13 to \$538,477.40 (Reduction of \$14,635.73)

BE IT FURTHER RESOLVED that the Township Council authorizes final payment to Earle Asphalt Co. in the amount of \$42,737.50.

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

Dated: November 28, 2023

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

Council President Tyler Burrell

Date signed: November 28, 2023

**TOWNSHIP OF DELRAN
RESOLUTION 2023-168**

**AUTHORIZING APPROVAL TO DELRAN FUN INC. FOR ISSUANCE OF LICENSE
TO OPERATE GAMES OF SKILL**

BE IT RESOLVED by the Township Council of the Township of Delran, County of Burlington, New Jersey that the Township Council that in accordance with Chapter 76 of the Code of the Township of Delran, authorizes the issuance of a license to operate games of skill to Delran Fun Inc., subject to Delran Fun Inc.'s compliance with the provisions of the Amusement Games Licensing Law (Chapter 109, P.L. 1959) and the Revised Amusement Games Regulations, effective April 11, 1966, promulgated by the Office of Amusement Games Control, Department of Law and Public Safety of the State of New Jersey.

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

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

**Council President Tyler J. Burrell
Date Signed: November 28, 2023**

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 November 28, 2023.

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

**TOWNSHIP OF DELRAN
RESOLUTION 2023-169**

**AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:
CONTRACT NEGOTIATIONS – DELRAN EMERGENCY SQUAD**

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 November 28, 2023 for the following reasons:

1. Contract Negotiations – Delran Emergency Squad

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

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

Dated: November 28, 2023

Witnessed by:

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

**SO RESOLVED.
TOWNSHIP OF DELRAN**

Council President Tyler Burrell

Date signed: November 28, 2023