

**WORK SESSION  
MUNICIPAL BUILDING**

**June 23, 2020  
DELRAN, NJ**

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 and Mr. Catrambone.

**ACTION MEETING**

**CONSENT AGENDA**

- |                            |   |
|----------------------------|---|
| <b>RESOLUTION 2020-98</b>  | <b>REFUNDING DEPOSITS FOR VARIOUS ROAD OPENING PERMITS</b>  |
| <b>RESOLUTION 2020-99</b>  | <b>AUTHORIZING RELEASING OF CASH PORTION OF PERFORMANCE GUARANTEE FOR BLOCK 117, LOT 5</b>  |
| <b>RESOLUTION 2020-100</b> | <b>AUTHORIZING ROAD MORATORIUM FOR NORMAN AVENUE</b>  |
| <b>RESOLUTION 2020-101</b> | <b>AUTHORIZING VARIOUS GRASS CUTTINGS</b>   |
| <b>RESOLUTION 2020-102</b> | <b>GRANTING PRELIMINARY SEWER CONNECTION AND AUTHORIZING EXECUTION OF NJDEP TWA APPLICATION FOR CHESTER AVENUE DEVELOPERS, LLC</b>                    |
| <b>RESOLUTION 2020-103</b> | <b>GRANTING PRELIMINARY SEWER CONNECTION AND AUTHORIZING EXECUTION OF NJDEP TWA APPLICATION FOR DELRAN ASSOCIATES, LLC</b>                            |
| <b>RESOLUTION 2020-104</b> | <b>AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE FOLLOWING: CONTRACT NEGOTIATIONS – LIEUTENANT’S CONTRACT, LITIGATION – AFFORDABLE HOUSING MATTERS</b> |

**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 granting a mercantile license to:

1. Asbestos and Mold Services Corp., 1834 Underwood Blvd. Suite 1

**MOVED BY \_\_\_\_\_ SECONDED BY \_\_\_\_\_**

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

Ayes:

Nays:

Approved:

**WORK SESSION**

1. July Meeting Date
2. Route 130 Sewer Improvements Bid Report
3. Request to refund Road Opening Application Fee – 52 Alden Avenue
4. Mutual Aid and Assistance Agreement
5. Motion to open meeting for public comment
6. Motion to enter into executive session to discuss the following: Contract Negotiations – Lieutenant’s Contract, Litigation – Affordable Housing Matters

**TOWNSHIP OF DELRAN  
RESOLUTION 2020-98**

**REFUNDING DEPOSITS FOR VARIOUS ROAD OPENING PERMITS**

**WHEREAS**, the following applicant has filed an application for a road opening; and

**WHEREAS**, the project has been completed and/or withdrawn; and

**WHEREAS**, all completed projects have been inspected by Mr. Mullen, Superintendent of the Public Works Department.

**NOW, THEREFORE, BE IT RESOLVED** that the following road opening permit deposit be refunded.

<b>Name and Address</b>	<b>File #</b>	<b>Amount</b>
Michaeline Bossler 212 Brown Street Delran, NJ 08075	RO-2725	\$3,600.00
Lawrence Nicoletto 221 Paddock Way Delran, NJ 08075	RO-2722	\$750.00
CDA Construction, Inc. 209 S. Pavilion Avenue Riverside, NJ 08075	RO-2724	\$750.00

**DATED: June 23, 2020**

\_\_\_\_\_  
**TOWNSHIP CLERK**

\_\_\_\_\_  
**Gary Catrambone  
President of Council**

**TOWNSHIP OF DELRAN  
RESOLUTION 2020-99**

**AUTHORIZING RELEASING OF CASH PORTION OF  
PERFORMANCE GUARANTEE  
FOR BLOCK 117, LOT 5**

**Whereas**, a cash performance bond in the amount of \$99,191.24 (the "Site Improvement Performance Bond") was previously posted by WF Delran (the "Applicant") as a performance guarantee, to guarantee the completion of certain site improvements at property known as Block 117, Lot 5 on the Tax Map of Delran Township (the "Property"); and

**Whereas**, in a letter dated May 6, 2020 the Township Engineer verified that all required site improvements are satisfactorily in place at the Property and authorized the release of Applicant's performance bond; and

**Whereas**, as a condition of the release of the Site Improvement Performance Bond, the Applicant must make payment of any and all outstanding escrow fees; and

**Whereas**, pursuant to N.J.S.A. 40:55D-53 the Township Council can either "approve, partially approve, or reject the improvements on the basis of a report by the Municipal Engineer," and

**Now, therefore, be it resolved** by the Mayor and Council of Delran Township that the cash portion of the Site Improvement Performance Bond for improvements at the Property, for Applicant, WF Delran in the amount of \$99,191.24 plus interest in in the amount of \$736.01 for a total of \$99,927.25 is hereby refunded upon posting of a Maintenance Bond is the amount of \$298,910.55 and payment of any and all outstanding escrow fees.

**Be it further resolved** that the Township Clerk is hereby directed to forward a signed copy of this Resolution to the Applicant.

**DATED: June 23, 2020**

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**Jamey Eggers  
Township Clerk**

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**Gary Catrambone  
President of Council**

**TOWNSHIP OF DELRAN  
RESOLUTION 2020-100**

**AUTHORIZING ROAD MORATORIUM FOR NORMAN AVENUE**

**WHEREAS**, roadway overlays were completed on various roadways with the Township; and

**WHEREAS**, in accordance with Chapter 306.3 of the Code of Township of Delran, Council may, by resolution prohibit the issuance of road openings upon the completion of construction, reconstruction, maintenance, resurfacing or other like or similar activity upon a roadway with the Township for a specific period of time, not to exceed five years; and

**WHEREAS**, the Township wishes to place a road moratorium on the roadway as follows:

- Norman Avenue (Entire Length)

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Delran that no road openings will be issued for the period times as outlined above in order to preserve and protect the interests of the Township in such roadway.

**DATED: June 23, 2020**

\_\_\_\_\_  
**TOWNSHIP CLERK**

\_\_\_\_\_  
**Gary Catrambone  
President of Council**

**TOWNSHIP OF DELRAN  
RESOLUTION 2020-101**

**RESOLUTION AUTHORIZING GRASS CUTTING FOR  
VARIOUS PROPERTIES**

**WHEREAS**, Chapter 89 of the Code of the Township of Delran provides that all properties shall be clear of weeds and high grass in order to provide better health protection; and

**WHEREAS**, when the property owners shall refuse or neglect to clear such high grass and weeds as required by 89-1 within ten days, the Township has determined to take action to declare this a “health hazard” and immediately authorize the Public Works Department to arrange for the cutting of the grass at these properties and to put a lien on taxes in the amounts listed below for the initial cleanup as well as the follow-up costs for providing grass cutting during the season to insure that the health hazard does not return during the course of the year.

<u>Address</u>	<u>Initial Cutting/Yard Cleanup</u>	<u>Follow-up Cutting</u>
51 Norman Avenue	\$150.00	\$50.00
8006 Route 130	\$250.00	\$60.00
9006 Route 130	\$250.00	\$50.00
73 Janeway Avenue	\$400.00	\$75.00
22 Purdue Drive	\$150.00	\$50.00

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of Delran does authorize the Public Works Department to take the necessary action to provide for the cutting of the grass at the following properties as attached to this resolution and provide for this information to be forwarded to the Tax Office in order to put a lien on these properties until such time as they are maintained by the owners or responsible parties.

**Dated: June 23, 2020**

\_\_\_\_\_  
**Jamey Eggers, Municipal Clerk**

\_\_\_\_\_  
**Gary Catrambone  
President of Council**

**TOWNSHIP OF DELRAN  
RESOLUTION 2020-102**

**GRANTING PRELIMINARY SEWER CONNECTION AND AUTHORIZING  
EXECUTION OF NJDEP TWA APPLICATION FOR  
CHESTER AVENUE DEVELOPERS, LLC**

**WHEREAS**, Chester Avenue Developers, LLC has submitted a sewer connection application for the development Block 46, Lots 2 & 3; and

**WHEREAS**, in a letter dated June 19, 2020, the Township Engineer has reviewed the applicant's plan and has recommended preliminary approval be granted subject to conditions outlined in the letter; and

**WHEREAS**, in the same letter, the Township recommended that the Township execute the NJDEP TWA application for Chester Avenue Developers, LLC.

**NOW THEREFORE, BE IT RESOLVED** that the Township Council of the Township of Delran hereby grants preliminary sewer connection approval to Chester Avenue Developers, LLC and authorizes Jeffrey S. Hatcher, Business Administrator to execute the NJ Department of Environmental Protection Treatment Works Approval application for Chester Avenue Developers, LLC.

**TOWNSHIP OF DELRAN**

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**Gary Catrambone, Council President**

**Attest:**

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**Jamey Eggers, Township Clerk**

**CERTIFICATION**

The foregoing Resolution was duly adopted at a Meeting of Township Council of the Township of Delran held on the 23<sup>rd</sup> day of June, 2020 at the Municipal Building, located at 900 Chester Avenue, Delran, New Jersey.

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**Jamey Eggers, Township Clerk**

**TOWNSHIP OF DELRAN  
RESOLUTION 2020-103**

**GRANTING PRELIMINARY SEWER CONNECTION AND AUTHORIZING  
EXECUTION OF NJDEP TWA APPLICATION FOR  
DELRAN ASSOCIATES, LLC**

**WHEREAS**, Delran Associates, LLC has submitted a sewer connection application for the development Block 65, Lot 18.01; and

**WHEREAS**, in a letter dated June 19, 2020, the Township Engineer has reviewed the applicant's plan and has recommended preliminary approval be granted subject to conditions outlined in the letter; and

**WHEREAS**, in the same letter, the Township recommended that the Township execute the NJDEP TWA application for Delran Associates, LLC.

**NOW THEREFORE, BE IT RESOLVED** that the Township Council of the Township of Delran hereby grants preliminary sewer connection approval to Delran Associates, LLC and authorizes Jeffrey S. Hatcher, Business Administrator to execute the NJ Department of Environmental Protection Treatment Works Approval application for Delran Associates, LLC.

**TOWNSHIP OF DELRAN**

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**Gary Catrambone, Council President**

**Attest:**

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**Jamey Eggers, Township Clerk**

**CERTIFICATION**

The foregoing Resolution was duly adopted at a Meeting of Township Council of the Township of Delran held on the 23<sup>rd</sup> day of June, 2020 at the Municipal Building, located at 900 Chester Avenue, Delran, New Jersey.

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**Jamey Eggers, Township Clerk**

**TOWNSHIP OF DELRAN  
RESOLUTION 2020-104**

**AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE FOLLOWING: CONTRACT  
NEGOTIATIONS – LIEUTENANT’S CONTRACT, LITIGATION – AFFORDABLE HOUSING  
MATTERS**

**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 June 9, 2020, for the following reason:

1. Contract Negotiations – Lieutenant’s Contract
2. Litigation – Affordable Housing Matters

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

**Dated: June 23, 2020**

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**Jamey Eggers  
Township Clerk**

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**Gary Catrambone  
President of Council**