



TOWNSHIP OF DELRAN

WORK SESSION

SEPTEMBER 26, 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. Presentation of Proclamation: “Knock Out Opioid Abuse Day” October 6, 2023

V. Work Session

- a. Changes to MS4 Storm Drainage Requirements

VI. Consent Agenda

- a. **Resolution 2023-143** Governing Body Certification of the 2022 Annual Audit
- b. **Resolution 2023-144** Resolution Extending Municipal Support for Rooted Of Delran, 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
- c. **Resolution 2023-145** Resolution Authorizing Grass Cutting for Various Properties
- d. **Resolution 2023-146** Resolution Authorizing the Award of a Non-Fair And Open Contract to Iron Horse Environmental for the Purchase of a Sludge Pump in the Amount of \$26,895.00
- e. Approval of Minutes: August 22, 2023 Work Session Meeting
- f. Authorizing the Payment of Authorizing Award of a Contract for Bills including all purchases made under the Cooperative Purchasing Agreement
- g. A motion granting mercantile licenses to:
 - Delran Shell Station, 16 Haines Mill Road

Moved By _____ Seconded By _____

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

Ayes:

Nays:

Approved:

VII. Reports

- a. Township Administrator – Joseph B. Bellina
- b. Clerk – Jamey Eggers
- c. Mayor - Gary Catrambone
- d. Solicitor – Mark A. Tabakin, Esq.
- e. Engineer – Ed D’Armiento, CME Associates
- f. Council Members

VIII. Public Comments

IX. Adjournment

**TOWNSHIP OF DELRAN
RESOLUTION 2023-143**

GOVERNING BODY CERTIFICATION OF THE 2022 ANNUAL AUDIT

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year 2022 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and,

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and,

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled “Comments and Recommendations, and,

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled “Comments and Recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and,

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and,

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board, and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED, That the Township Council of the Township of Delran, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

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

Dated: September 26, 2023

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

Council President Tyler Burrell

Date signed: September 26, 2023

**TOWNSHIP OF DELRAN
RESOLUTION 2023-144**

**RESOLUTION EXTENDING MUNICIPAL SUPPORT FOR ROOTED OF DELRAN, 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**

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, 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 as to a 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 Rooted of Delran, LLC with a registered agent of CT Corporation Systems located at 820 Bear Tavern Road, West Trenton, NJ 08628 and a mailing address of 2075 E 14 Mile Rd., Birmingham, MI 48009, provided sufficient materials to support a recommendation of municipal support to the Cannabis regulatory Commission; and

WHEREAS, the Township provided said municipal support through June 1, 2023 for Rooted of Delran, LLC by Resolution 2022-181 adopted on September 27, 2022 (the “Supporting Resolution”); and

WHEREAS, the Township provided extended municipal through September 12, 2023 for Rooted of Delran, LLC by Resolution 2023-92 adopted on June 27, 2023 (the “First Extension Resolution”)

WHEREAS, the First Extension Resolution provided for an extension of the municipal support if Rooted of Delran, 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, Rooted of Delran has made a request for an extension by correspondence dated September 14, 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 incorporated herein as if restated in full;
2. The Township finds that Rooted of Delran, LLC, a New Jersey LLC, 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 December 31, 2023 unless Rooted of Delran, 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 2022-181, as amended by resolution 2023-92, 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 Rooted of Delran, LLC; and
4. This Resolution shall take effect immediately.

Council Member	Yes	No	Abstain	Recuse	Absent
Smith					
Jeney					
<u>Apeadu</u>					
Lyon					
Burrell					

SO RESOLVED.

Witnessed by:

TOWNSHIP OF DELRAN

Jamey Eggers, Township Clerk
 Township of Delran

Council President Tyler J. Burrell
 Date Signed: September ____, 2023

**TOWNSHIP OF DELRAN
RESOLUTION 2023-145**

**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>
509 Haines Mill Road	\$187.50	\$47.50
509 Haines Mill Road	\$125.00 (Tree Removal)	
511 Haines Mill Road	\$187.50	\$47.50
511 Haines Mill Road	\$125.00 (Tree Removal)	

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.

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

Dated: September 26, 2023

SO RESOLVED.

Witnessed by:

TOWNSHIP OF DELRAN

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

**Council President Tyler Burrell
Date signed: September 26, 2023**

**TOWNSHIP OF DELRAN
RESOLUTION 2023-146**

**RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT TO
IRON HORSE ENVIRONMENTAL FOR THE PURCHASE OF A SLUDGE PUMP IN THE
AMOUNT OF \$26,895.00**

WHEREAS, the Township of Delran has a need for a sludge pump 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, Iron Horse Environmental has provided the low quote to perform the service in the amount of \$26,895.00; and

WHEREAS, Iron Horse Environmental 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 Iron Horse Environmental 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: September 26, 2023

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

Council President Tyler Burrell

Date signed: September 26, 2023