

**PUBLIC MEETING
MUNICIPAL BUILDING**

**September 10, 2024
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 4, 2024 and posted on the bulletin board on the same date.

ROLL CALL: Mrs. Apeadu, Mr. Smith, Mr. Jeney, Mr. Lyon and Mr. Burrell were present.

ALSO PRESENT: Mr. Catrambone, Mayor, Mr. Wright, Solicitor, Mr. D'Armiento, Engineer, Mr. Bellina, Administrator, and Ms. Eggers, Township Clerk

OATH OF OFFICE

Mr. Catrambone administered the oath of office to Patrolman Daniel Gasper
Mr. Catrambone administered the oath of office to Patrolman Brandon Carter

ORDINANCE(S) ON SECOND READING

**TOWNSHIP OF DELRAN
ORDINANCE 2024-09**

**AN ORDINANCE AMENDING CHAPTER 355 ZONING ARTICLE XIX SUPPLEMENTAL
REGULATIONS SECTION 355-94 SIGNS AND FLAGPOLE REGULATIONS, OF THE CODE
OF THE TOWNSHIP OF DELRAN**

WHEREAS, pursuant N.J.S.A. 19:63-5 and N.J.S.A. 19:63-9 the mailing of mail-in ballots shall commence forty-five (45) days prior to an election; and

WHEREAS, based on these provisions, residents can cast a mail in ballot prior to the period during which political signs may be posted under the current Delran Township Zoning Regulations; and

WHEREAS, the Township Council of the Township of Delran seeks to amend the Township Zoning Regulations governing the permitted period for political signs, for the purpose of bringing those regulations into accord with current voting habits and laws.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Council of the Township of Delran, County of Burlington, State of New Jersey that Delran Township Code Chapter 355 Zoning, Article XIX Supplemental Regulations, Section 355-94 Signs and Flagpole Regulations shall be amended and supplemented as follows:

SECTION 1: AMEND , Section 355-94 Signs and Flagpole Regulations, which shall read as follows (Proposed new text denoted in ***bold, italic and underline***, and text proposed to be deleted denoted with **~~bold and strikethrough~~**):

F. Signs permitted in all districts without zoning permits.

....

(6) Temporary political signs shall be permitted. Signs may be double-faced. The size of any one temporary sign shall not exceed 16 square feet in area (measuring the single face of the structure) and six feet in height. Temporary political signs shall be constructed of material adequate to resist deterioration due to weather or other conditions and shall not be illuminated. Temporary political signs shall not be permitted until ~~twenty-nine~~ **fifty-two** **(52)** days before the event or election. Temporary political signs shall be removed within seven days after the event or election.

SECTION 2. Repealer, Severability and Effective Date.

1. Repealer. Any and all other Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
2. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
3. Effective Date. This Ordinance shall take effect 20 days after its proper publication after final passage in accordance with the law.

Mr. Jeney made a motion to open the meeting to the public, seconded by Mrs. Apeadu. All were in favor, motion approved.

There were no comments.

Mr. Jeney made a motion to close the public portion, seconded by Mr. Smith. All were in favor, motion approved.

Mr. Lyon made a motion, seconded by Mr. Jeney to adopt Ordinance 2024-09 on second reading.

There being no questions, the roll was called.

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

Ayes: 5

Nays: None

Motion Approved

TOWNSHIP OF DELRAN

ORDINANCE 2024-18

ORDINANCE OF THE TOWNSHIP OF DELRAN, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, AMENDING CHAPTER 269 RENTAL PROPERTY, TO ESTABLISH CHAPTER 269, ARTICLE III RENTAL REGISTRATION, SECTION 14 REGISTRATION OF RENTAL PROPERTIES AND CHAPTER 269, ARTICLE III RENTAL REGISTRATION, SECTION 15 RENTAL UNIT INSPECTIONS

WHEREAS, the Township of Delran finds that the general public, health, safety, and welfare is preserved and sustained by the provision of safe, clean, and habitable housing which requires reasonable regulations designed and enforced to encourage the nuisance-free and peaceable enjoyment of residents collectively within the Township as well as to prevent overcrowding in violation of state and local laws; and

WHEREAS, the Township recognizes there are instances where residential units are leased to persons who may engage in conduct which constitutes breaches of the peace, and violations of property maintenance standards which has a negative effect on occupants of other rental units and nearby structures, impacts the quality of life of the neighborhood and may devalue the surrounding party; and

WHEREAS, the Township recognizes that a need for an organized and uniform registration process for all residential rental dwelling units within the Township is necessary and appropriate to ensure that rental property is maintained to properly protect the public health and safety of tenants and their neighbors; and

WHEREAS, the Mayor and Council of the Township of Delran have determined that it is in the best interest of the Township to amend the Township Code to require such inspections to conform with New Jersey State law.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Township of Delran that:

SECTION 1. Chapter 269, Rental Property, of the Township Code is hereby amended to establish Article III, Registration of Rental Properties, to read as follows:

ARTICLE III REGISTRATION OF RENTAL PROPERTIES

§ 269-23 DEFINITIONS.

AGENT or MANAGING AGENT

The individual or individuals designated by the owner as the person(s) authorized by the owner to perform any duty imposed upon the owner by this article. The term does not necessarily mean a licensed real estate broker or salesperson of the State of New Jersey as those terms are defined by N.J.S.A. 45:15-3; however, such term may include a licensed real estate broker or salesperson of the State of New Jersey if such person designated by the owner as his or her agent is so licensed.

CERTIFICATE OF INSPECTION

The document issued by the Township Rental Coordinator attesting that the rental unit has been properly inspected in accordance with this article.

ENFORCEMENT OFFICER

Any law enforcement officer, building official, zoning inspector, code enforcement officer, fire inspector, building inspector, or other person authorized by the Township to enforce the applicable code(s).

INSPECTEE

The person to whom the certificate of inspection is issued pursuant to this article. The term "inspectee" includes within its definition the term "agent" where applicable.

INSPECTION YEAR

One calendar year from the date of the issuance of a certificate of inspection.

LANDLORD

One or more persons, jointly or severally, in whom is vested all or part of the legal title to the premises or all or part of the beneficial ownership and a right to the present use and enjoyment of the premises, including a mortgage holder in possession of a rental unit. Also see "owner."

MANAGING AGENT

See the definition of "agent."

OCCUPIER

Every person, who alone or severally with others, legally resides in, has possession of, or controls a property within the Township of Delran.

OWNER

A. Every person, entity, landlord, or mortgagee, who alone or severally with others:

- (1) Has legal or equitable title to any rental dwelling, dwelling unit, mobile dwelling unit, building, structure, parcel of land, vacant or otherwise, including but not limited to a mobile home park; or

- (2) Has legal care, charge or control of any dwelling, dwelling unit, mobile dwelling unit, building, structure or parcel of land, vacant or otherwise, including a mobile home park, in any capacity, including but not limited to agent, executor, executrix, administrator, administratrix, trustee or guardian of the estate of the holder of legal title; or
- (3) Is a mortgagee in possession of any such property, or is a mortgagee with actual control of access to the property by any means including, but not limited to, changing locks or putting on a lock box; or
- (4) Is an agent, trustee, or other person appointed by the courts and vested with possession or control of any such property.

B. The property manager shall not be considered the owner.

PERSON

An individual, firm, corporation, partnership, association, trust or other legal entity or any combination thereof.

PROPERTY MANAGER

Any party designated by the owner as responsible for inspecting, maintaining and securing the property as required in this article.

RENTAL PROPERTY

Any structure or portion of a structure within the Township of Delran which is occupied by someone other than the owner of the real estate for residential or commercial purposes, including but not limited to the following: boarding homes, mobile homes, mobile home spaces, town homes, dormitories, and condominium unit(s), and for which the owner receives any value or consideration, including but not limited to money, or the exchange of goods or services, regardless of the relationship between lessor and lessee.

RENTAL UNIT

Residential one-dwelling-unit rental, including individual condominium units, two-dwelling-unit premises and/or boarding homes. In the case of a two-dwelling unit where the owner occupies one of the units, the unit the owner occupies shall not be considered a rental unit but must register the second unit as a rental unit. For the purposes of this chapter, any residential unit, one-dwelling unit or two-dwelling unit, where the unit is not occupied by the owner of the property, even if rent is not being charged or collected, shall be considered a rental unit.

TENANT

One person or persons to whom a rental unit is leased or rented by the inspectee. All children under 12 years of age shall be excluded from the term "tenant."

TOWNSHIP

The Township of Delran.

TOWNSHIP RENTAL COORDINATOR

The municipal official or employee designated to receive rental inspection applications and to issue certificates of inspection pursuant to this article.

§ 269-24 PURPOSE AND INTENT.

It is the purpose and intent of the Township Council to protect the health, safety, and welfare of the residents of Delran Township and to ensure owners and occupants share responsibility to prevent and avoid nuisances in the Township. The purpose of this article is to identify rental property in the Township of Delran, to ensure that such properties afford tenants a safe and decent place to dwell, and to require rental property with substandard conditions to meet and maintain minimum building and housing code standards and exterior maintenance standards and to reduce criminal activity. The Delran Township Council has determined that requiring that all rental properties be registered with the Township and inspected serves these legitimate governmental interests.

§ 269-25 REGISTRY ESTABLISHED.

- A. Pursuant to the provisions of this chapter, the Township Council, or its designee, shall establish a registry cataloging each rental property within the Township of Delran, containing the information required by this article.
- (1) Without in any way intending to infringe upon the requirements of N.J.S.A. 46:8-28, all rental units shall be inspected as provided herein. Every owner of rental property shall, prior to permitting occupancy thereof by any person (or, within 60 days of the enactment of this article) register the property with the Code Enforcement Department, or its designee, on forms or other manner as directed. A separate registration is required for each rental property. Registration shall be required annually, becoming due on the anniversary date of the initial obligation to register.
 - (2) Registration pursuant to this section shall contain the name(s), direct mailing address, a direct contact name, telephone number, and e-mail address for the owner or owners of the rental business if not the same person(s). In case of partnership, the names and addresses of all the general partners shall be provided, together with the valid telephone numbers for each of such individuals. A physical location of where said person(s) can be found during normal business hours for the purpose of service of any notices or orders which may be necessary shall be provided.

- (3) If the record owner is a corporation, the name and address of the registered agent and cooperate officers of said corporation, including the addresses and telephone numbers of the corporate officers. A physical location of where said person(s) or the registered agent can be found during normal business hours for the purpose of service of any notices or orders which may be necessary shall be provided.
 - (4) If the address of any recorded owner is not located within 25 miles of the Township of Delran, the name and address of a person who resides within 25 miles of the Township of Delran who is authorized to accept notices from a tenant and to issue receipts therefor and to accept service of process on behalf of the record owner. The address shall be a physical location of where said person(s) or registered agent can be found during normal business hours.
 - (5) The name, addresses and telephone number of an individual representative of the record owner or managing agent who may be reached or contacted at any time in the event of an emergency affecting the premises or any unit of dwelling space therein, including such emergencies as the failure of any essential service or system, and who has the authority to make emergency decisions concerning the building and any repair thereto or expenditure in connection therewith. The addresses shall be a physical location of where said person(s) can normally be found during regular business hours and normally found during off hours.
 - (6) The name and address of every holder of a recorded mortgage on the premises.
 - (7) As to each rental unit, a specification of the exact number of sleeping rooms contained in the rental unit, and the exact number of sleeping accommodations contained in each of the sleeping rooms, identifying each sleeping room specifically by number and location within the apartment or dwelling, and by the square footage thereof. In order to satisfy the requirements of this provision, an owner shall submit a floor plan which shall become part of the application and which shall be attached to the rental inspection application form when filed by the Township Rental Coordinator.
 - (8) Such other information as may be prescribed by the Township.
- B. If the owner does not reside within 25 miles of the rental property, the name and twenty-four-hour contact phone number for the property manager. The registration shall also identify the name(s), direct mailing address, a direct contact name, telephone number, and e-mail address for all the persons authorized by the owner to occupy the rental property.
- C. At the time of initial registration, each registrant shall pay a nonrefundable annual registration fee of \$350 for each registration required by this section. Subsequent annual

registrations as required by this article are due within 10 days of the expiration of the previous registration. Said fees shall be used to offset the costs of 1) registration and registration enforcement, 2) code enforcement and mitigation related to rental properties, and 3) any related purposes as may be adopted in the policy set forth in this article. Said fees shall be deposited to a special account in the Delran Township dedicated to the cost of implementation and enforcement of this article and fulfilling the purpose and intent of this article.

- D. Any person or other legal entity that has registered a property under this section must report any change of information contained in the registration within 10 days of the change. No fee shall be required for the filing of an amendment except where the ownership of the premises is changed.
- E. Copy to occupants and tenants. Every owner shall provide each occupant or tenant occupying a rental unit with a copy of the rental inspection application form required by this article. This subsection shall not apply to any hotel, motel or guesthouse registered with the State of New Jersey pursuant to the Hotel and Multiple Dwelling Act as defined in N.J.S.A. 55:13A-3. This subsection may be complied with by posting a copy of the certificate of inspection in a conspicuous place within the rental unit(s).
- F. If the rental property is sold, the new owner is subject to all the terms of this article. If the new owner does not immediately occupy the property, the new owner shall register the rental property or update the existing registration within 10 days of the sale. Any and all previous unpaid fees, fines, and penalties at the time of initial registration and/or renewal registrations were required and are subject to enforcement per this article. The previous owner will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that owner's involvement with the rental property. The provisions of this section are cumulative with and in addition to other available remedies. Moreover, the Township of Delran is authorized and empowered to collect on the previous owner's nonpayment of previous fees, fines, and penalties in any lawful manner.
- G. Properties registered as a result of vacancy, foreclosure, or abandonment are not required to be registered under this article.

§ 269-26 MAINTENANCE OF RENTAL PROPERTIES.

- A. Properties subject to this article shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspaper circulars, flyers, notices, except those required by federal, state or local law, discarded personal items, including, but not limited to, furniture, clothing, large and small appliances, printed material, or any other items that give the appearance that the property is abandoned.

- B. The property shall be maintained free of graffiti or similar markings by removal or painting over with an exterior-grade paint that matches the color of the exterior structure.
- C. Front, side, and rear yards, including landscaping, shall be maintained in accordance with the applicable code(s) at the time registration is required.
- D. Yard maintenance shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf/sod. Acceptable maintenance of yards and/or landscape shall not include weeds, gravel, broken concrete, asphalt or similar material.
- E. Maintenance shall include, but not be limited to, watering, irrigation, cutting and mowing of required ground cover or landscape and removal of all trimmings.
- F. Pools and spas shall be maintained so the water remains free and clear of pollutants and debris and shall comply with the regulations set forth in the applicable code(s).
- G. Failure of the owner to properly maintain the property may result in a violation of the applicable code(s) and issuance of a citation or notice of violation in accordance with the applicable code of the Township of Delran. Pursuant to a finding and determination by the Delran Sheriff, Magistrate or a court of competent jurisdiction, the Township of Delran may take the necessary action to ensure compliance with this section.
- H. In addition to the above, the property is required to be maintained in accordance with the applicable code(s) of Delran Township.

§ 269-27 VIOLATIONS AND PENALTIES.

- A. Any person, firm, association or corporation violating any of the provisions of this article shall, upon conviction, be subject to one or more of the following: a fine of not less than \$500, but not exceeding \$2,000, and/or imprisonment in the county jail for a term not exceeding 90 days, and/or a period of community service not exceeding 90 days, in the discretion of the Municipal Court Judge.
- B. Any person, firm, association or corporation who is convicted of violating this article within one year of the date of a previous violation and who was fined for the previous violation shall be sentenced by the court to an additional fine as a repeat offender. The additional fine imposed by the court upon a person, firm, association or corporation for a repeated offense shall not be less than the minimum or exceed the maximum fine fixed for a violation of the article but shall be calculated separately from the fine imposed for the violation of the article.

- C. If the rental property is not registered, or either the registration fee or the renewal fee is not paid within 30 days of when the registration or renewal is required pursuant to this article, a late fee equivalent to 10% of the registration fee shall be charged for every thirty-day period, or portion thereof, the property is not registered and shall be due and payable with the registration. This section shall apply to the initial registration and registrations required by subsequent owners of rental property. Registrations delinquent greater than 30 days are also subject to additional fines as described herein.
- D. Failure of the owner of record to properly register or to modify the registration to reflect a change of circumstances as required by this article is a violation of this article and shall be subject to enforcement by any of the enforcement means available to the Township of Delran.
- E. If any property is in violation of this article, the Township may take the necessary action to ensure compliance with and place a lien on the property for the cost of the outstanding obligation and any additional cost incurred to bring the property into compliance.
- F. The foregoing penalties shall be in addition to any other penalty provided in this article and shall be in addition to those penalties set forth in N.J.S.A. 46:8-35.

SECTION 2: Chapter 269, Rental Property, of the Township Code is hereby amended to establish Article IV Rental Unit Inspections, to read as follows:

ARTICLE III RENTAL UNIT INSPECTIONS

§ 269-28 ANNUAL INSPECTION REQUIRED.

All rental units, as defined under § 269-14.1 of this article, shall hereafter be inspected at least once within a twelve-month period by the Building Department. Rental inspection applications shall be provided for that purpose and shall be obtained from the Building Department. Such inspection shall occur within a twelve-month period as provided herein. Properties registered as a result of vacancy, foreclosure, or abandonment are not subject to this article.

§ 269-29 CERTIFICATE OF INSPECTION REQUIRED.

No rental unit shall hereafter be occupied unless the rental unit is issued a certificate of inspection in accordance with this article.

§ 269-30 PERIODIC INSPECTIONS.

- A. Each rental unit shall be inspected at least once in each twelve-month period. An inspection which results in an approval or satisfactory rating shall be valid for one year from the inspection date.
- B. Such inspection shall be carried out in accordance with the following:
 - (1) Hotels and multiple dwellings as defined in N.J.S.A. 55:13A-3(j) and (k). Such properties shall be inspected by the Bureau of Housing Inspection of the State of New Jersey, Department of Community Affairs. A current, valid certificate of inspection issued by the State of New Jersey Department of Community Affairs pursuant to the Hotel and Multiple Dwelling Act (N.J.S.A. 55:13A-1 et seq.) shall satisfy the requirements of this article.
 - (2) Rental units. All rental units shall be inspected by the Township to determine compliance with Chapter 355, Zoning; the New Jersey State Housing Code (Chapter 396, Housing Standards); the Uniform Fire Safety Act of the State of New Jersey (N.J.S.A. 52:27D-192 et seq.); Chapter 257, Property Maintenance, Article I, Property Maintenance Code; the Uniform Construction Code of the State of New Jersey (N.J.A.C. 5:23-1.1 et seq.) and the Property Maintenance Code, or such ordinances, codes and regulations in effect at the time of the inspection.
- C. Fees. The fees to be charged for inspection pursuant to this article shall be in accordance with the fee schedule established by resolution in the Township from time to time.
- D. Inspection disclosing unsatisfactory conditions.
 - (1) Unoccupied property. In the event that a rental unit does not pass inspection, such unit shall not thereafter be granted a certificate of inspection, nor shall the owner of the property or his or her agent lease or rent such property, nor shall any tenant occupy the property until the necessary repairs or corrections have been made so as to bring the property and rental unit into compliance with Chapter 355, Zoning; the New Jersey State Housing Code (Chapter 396, Housing Standards); the Uniform Fire Safety Act of the State of New Jersey; Chapter 257, Property Maintenance, Article I, Property Maintenance Code; the Uniform Construction Code of the State of New Jersey; and the Property Maintenance Code, or such ordinances, codes and regulations in effect at the time of the inspection. The fact that a unit has failed inspection shall not relieve the owner of the obligation to register the property in accordance with this article notwithstanding that the necessary repairs have not been made.[1] However, no certificate of inspection shall issue until such time as the Township Rental Coordinator is presented with satisfactory evidence that the property has been reinspected and complies with the ordinances, codes and

regulations referred to in this subsection. [1] See also § 269-14, *Registration of Rental Properties*.

- (2) Occupied property. Whenever the property is occupied by a tenant at the time of the inspection and the rental unit does not pass inspection, said unit may continue to be occupied, provided that all such repairs or corrections are made within 30 days of the original inspection, unless the nature of the deficiency and the applicable law upon which the inspection is made mandates a shorter time for repairs, in which event the shorter time shall govern. In the event that the conditions are not corrected within such thirty-day period, or sooner if required, the owner and/or occupier and any tenant occupying the unit shall be deemed in violation of this article, and each and every day that the violation continues thereafter shall constitute a separate offense.

§ 269-31 PROHIBITIONS ON OCCUPANCY; EXCEPTIONS.

- A. No person or persons shall hereafter occupy any rental unit, nor shall the owner and/or occupier permit occupancy of any rental unit within the Township, unless a certificate of inspection has been issued in accordance with this article.
- B. A tenant who occupies a rental unit to which a certificate of inspection has not been issued, and who does so in good faith and without knowledge of the requirement that a certificate of inspection must be issued to such rental unit, shall be supplied a written warning concerning the requirements of this article, and such tenant shall thereupon be given a period of three business days to cause the rental unit to be inspected in accordance with this article or, failing to do so, shall vacate said premises or otherwise be subject to the penalty provisions herein.

§ 269-32 RENTAL INSPECTION PROCEDURES; RENEWAL; TRANSFERABILITY.

- A. The owner of a rental unit which is being inspected for the first time under this article shall complete the rental inspection application form for the rental unit and tender the prescribed fee. No certificate of inspection shall be issued, however, until such time as the property is inspected in accordance with this article and is found to be without violations and receives a satisfactory rating. The initial certificate of inspection shall be valid from the date of issue until the twelve-month anniversary date.
- B. The certificate of inspection referred to in this section shall be the document that states that the rental unit has been inspected and is valid for one year. The certificate shall be placed in a protective frame, hung by the entrance through which access is gained to the rental unit and readily visible upon entry. The failure to hang the certificate as required by this article shall constitute a violation hereof.

- C. To renew a rental unit certificate of inspection, an owner shall file a completed application form and pay the prescribed fee, which shall entitle the owner to the issuance of a certificate of inspection for the current certificate of inspection term or portion thereof, provided that said property has been inspected within the preceding 12 months and that no violations exist. If such property or unit has not been inspected within the preceding 12 months, or if it has been inspected and violations were noted, no certificate of inspection shall be issued until the property has been inspected or reinspected as the case may be.
- D. In the event that an inspected property is sold, assigned or transferred during the certificate of inspection year, the rental certificate of inspection shall be transferable to the new owner.

§ 269-33 FEES.

- A. At the time of filing the rental inspection application form, the owner shall pay an annual fee equal to the following: \$350 for each rental unit.
- B. The required fees shall cover an initial inspection, as well as one follow-up inspection in the event of failure of the first inspection. Any additional inspections will cost an additional fee of \$500 per inspection.

§ 269-34 RENTAL INSPECTION APPLICATION FORMS; FILING; INDEXING; CONTENTS; FEE; AVAILABILITY; AMENDMENT.

- A. Without in any way intending to infringe upon the requirements of N.J.S.A. 46:8-28, all rental units shall be inspected as provided herein. Every owner shall file with the Township Rental Coordinator of the Township of Delran a rental inspection application form for each rental unit contained within a building or structure, which shall include the following information:
 - (1) The name and address of the record owner or owners of the premises and the record owner or owners of the rental business if not the same persons. In the case of a partnership, the names and addresses of all the general partners shall be provided, together with the valid telephone numbers for each of such individuals. A physical location of where said person(s) can be found during normal business hours for the purpose of service of any notices or orders which may be necessary shall be provided.
 - (2) If the record owner is a corporation, the name and address of the registered agent and cooperate officers of said corporation, including the addresses and telephone numbers of the corporate officers. A physical location of where said person(s) or the registered agent can be found during normal business hours for the purpose of service of any notices or orders which may be necessary shall be provided.

- (3) If the address of any recorded owner is not located within 25 miles of the Township of Delran, the name and address of a person within 25 miles of the Township of Delran who is authorized to accept notices from a tenant and to issue receipts therefor and to accept service of process on behalf of the record owner. The address shall be a physical location of where said person(s) or registered agent can be found during normal business hours.
 - (4) The name and address of the managing agent of the premises, if any; room number of the superintendent, janitor, custodian or other individual employed by the record owner or managing agent to provide regular maintenance service, if any.
 - (5) The name, addresses and telephone number of an individual representative of the record owner or managing agent who may be reached or contacted at any time in the event of an emergency affecting the premises or any unit of dwelling space therein, including such emergencies as the failure of any essential service or system, and who has the authority to make emergency decisions concerning the building and any repair thereto or expenditure in connection therewith. The addresses shall be a physical location of where said person(s) can normally be found during regular business hours and normally found during off hours.
 - (6) The name and address of every holder of a recorded mortgage on the premises.
 - (7) As to each rental unit, a specification of the exact number of sleeping rooms contained in the rental unit, and the exact number of sleeping accommodations contained in each of the sleeping rooms, identifying each sleeping room specifically by number and location within the apartment or dwelling, and by the square footage thereof. In order to satisfy the requirements of this provision, an owner shall submit a floor plan, which shall become part of the application and which shall be attached to the rental inspection application form when filed by the Township Rental Coordinator.
 - (8) Such other information as may be prescribed by the Township.
- B. Amendments; filing. Every person required to file a rental inspection application form pursuant to this article shall file an amended rental inspection application form within 10 days after any change in the information required to be included thereon. No fee shall be required for the filing of an amendment except where the ownership of the premises is changed.
- C. Copy to occupants and tenants. Every owner shall provide each occupant or tenant occupying a rental unit with a copy of the rental inspection application form required by this article. This subsection shall not apply to any hotel, motel or guesthouse registered

with the State of New Jersey pursuant to the Hotel and Multiple Dwelling Act as defined in N.J.S.A. 55:13A-3. This subsection may be complied with by posting a copy of the certificate of inspection in a conspicuous place within the rental unit(s).

§ 269-35 RENTAL LIMITATION ON OCCUPANCY; POSTING OF MAXIMUM.

- A. Each inspectee granted a certificate of inspection pursuant to this article shall be permitted to lease or rent the rental unit which has been inspected and for which a certificate of inspection has been granted hereunder to a number of registered tenants, which number shall not exceed the number which has been computed in accordance with the following:
- (1) Every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor area.
 - (2) Every room occupied for sleeping purposes by more than one person shall contain at least 50 additional square feet of floor area for each occupant thereof, except that any such room, any building or structure which is in existence and for which a certificate of occupancy has been issued as of March 28, 1996, shall be deemed to accommodate two people notwithstanding the fact that such room does not have a minimum of 120 square feet as required by this Subsection A.
- B. Maximum number of occupants; posting. The maximum number of occupants shall be posted in each rental unit. It shall be unlawful for any person to allow a greater number of occupants than the posted maximum number to sleep in or otherwise occupy the rental unit. Any person violating this provision shall be subject to the penalty provisions provided herein. For purposes of this subsection, the term "person" is intended to mean owner and/or occupier, tenant or guest occupying the rental unit, including invitees and inspectees.

§ 269-36 REVOCATION/SUSPENSION OF CERTIFICATE OF INSPECTION; OTHER DISCIPLINARY ACTION; PROCEDURE; CONDITIONAL RENEWAL.

- A. Grounds. In addition to any other penalty prescribed herein, an owner and/or occupier may be subject to the revocation or suspension of a certificate of inspection or having such certificate of inspection placed in probationary status or other appropriate disciplinary action upon the happening of one or more of the following:
- (1) Conviction of a violation of this article in the Municipal Court or any other court of competent jurisdiction.
 - (2) Following a determination of a violation of this article after a hearing held pursuant to Subsection C of this section.

- (3) A pattern of renting the unit(s) to one or more individuals or groups of individuals who, during any one or more inspection term(s), are convicted of a violation of Chapter 217, Noise, or a violation of any other Township ordinance, which conviction is related to or rising out of the use and occupancy of the rental unit(s). In order to support disciplinary action under this section, it need not be shown that convictions are of the same individual(s) or that the conviction(s) were for conduct occurring during any single certificate of inspection term. It shall be sufficient to demonstrate that such convictions were of different individuals occurring over one or more certificate of inspection terms.
- (4) A pattern of permitting the rental unit(s) to be occupied by more than the maximum number of occupants as defined herein.
- (5) Maintaining the rental unit or units or the property in which the rental unit is a part in a dangerous condition likely to result in injury to person or property.
- (6) A false, misleading, or fraudulent statement made in connection with the rental inspection application of a rental unit or units, under this article.
- (7) A pattern of conduct which results in creating, maintaining, permitting or suffering the existence of any of the following conditions at or about the rental unit:
 - (a) Disorderly conduct on the part of tenant(s) or occupant(s) or their guests. "Disorderly conduct" shall be as defined in N.J.S.A. 2C:33-2; provided, however, that a conviction of such person or persons under that statute shall not be required in order for the Township to take action under this section.
 - (b) A nuisance, as that term is defined by N.J.S.A. 2C:33-12; provided, however, that a conviction of such person or persons under that statute shall not be required in order for the Township to take action under this section.
 - (c) The failure to comply with any directive of the Township concerning the abatement of conduct prohibited by Subsection A(7)(a) or (b) hereof.
 - (d) The public manifestation by tenant(s), occupants or guests of being under the influence of alcohol or controlled dangerous substances; provided, however, that a conviction of such individuals for such violation(s) shall not be required in order for the Township to take action under this section.
 - (e) The possession or consumption of alcoholic beverages by minors not related by blood to the tenant in or about the rental unit.

- (8) Whenever the Police Department shall have made an arrest of or issued a summons to a tenant, occupant or guest or owner and/or occupier on more than one occasion during any thirty-day period for an offense related to or arising out of the use and occupancy of the rental unit(s), the same shall be prima facie evidence of a violation of Subsection A of this section, provided that the owner and/or occupier and/or managing agent shall have had notice of the existence of such circumstances or conditions.
- B. It shall be a defense to any proceeding for the revocation, suspension or other disciplinary action involving a rental certificate of inspection by demonstrating that the owner and/or occupier has taken appropriate action and has made a good faith effort to abate the conditions or circumstances giving rise to the revocation proceeding, including but not limited to the institution of legal action against the tenant(s), occupant(s) or guests for recovery of the premises, eviction of the tenant(s) or otherwise.
- C. Procedure; written complaint; notice; hearing.
- (1) A complaint seeking the revocation or suspension of a certificate of inspection may be filed by any one or more of the following: the Township Construction Official, the Township Administrative Officer, Zoning and Planning, and the Township Code Enforcement Officers. Such complaint shall be in writing and filed with the Township Rental Coordinator. The complaint shall be specific and shall be sufficient to apprise the inspectee of the charges so as to permit the inspectee to present a defense. The individual(s) filing the complaint may do so on the basis of information and belief and need not rely on personal information.
- (2) Upon the filing of such written complaint, the Township Rental Coordinator shall immediately inform the Township Administrator, and a date for a hearing shall be scheduled which shall not be sooner than five days nor more than 20 days thereafter. The Township Rental Coordinator shall forward a copy of the complaint and a notice as to the date, time and place of the hearing to the inspectee and the managing agent, if any, by regular mail at the address indicated on the rental inspection application form. Service upon the managing agent shall be sufficient.
- (3) The hearing required by this section shall be held by a Hearing Officer who shall be appointed by Township Council. The Hearing Officer shall render a decision within 10 days of the conclusion of the hearing, recommending the dismissal of the complaint, revocation or suspension of the certificate of inspection, determining that the certificate of inspection shall not be renewed or reissued for one or more subsequent certificate of inspection years, or placing the certificate of inspection on probationary status as set forth in Subsection D below. The Hearing Officer shall

transmit his or her findings of fact and conclusions of law to the Township Administrator or his/her designee, who shall review the matter and may accept, reject or modify the recommendations of the Hearing Officer based on the record before him or her within 10 days of receipt of the Hearing Officer's decision.

- (4) All hearings shall be recorded by sound recording equipment. All witnesses shall be sworn prior to testifying. The strict rules of evidence shall not apply, and the evidential rules and burden of proof shall be that which generally controls administrative hearings.
- (5) The Township Attorney or his or her designee may appear and prosecute on behalf of the complainant in all hearings conducted pursuant to this section.

D. Certificate of inspection in probationary status.

- (1) In lieu of a revocation or suspension of a certificate of inspection, the Township Administrator or his designee may determine to place the certificate of inspection in a probationary status. Once imposed, the probationary status shall remain in effect for the remainder of that certificate of inspection term and the succeeding renewal term.
- (2) The terms of the probationary status shall be specifically set forth in a resolution of the Township Council, a copy of which shall be served upon the owner and/or occupier, managing agent, realtor (if different from the managing agent and if whose identity is known to the Township), tenants, occupants, Police Chief, and Code Enforcement Officer. Such notice shall be served personally or by certified mail, return receipt requested, or both. If service is made by certified mail, return receipt requested, it shall also be sent simultaneously by first-class mail. Mail to the owner and/or occupier and managing agent shall be at the address indicated on the rental inspection application form.
- (3) The Township Council may, on its own initiative or at the request of an owner and/or occupier, managing agent, tenant or occupant of the rental unit, modify the terms of such probationary status at any time during the probationary term. If modified, it shall be by resolution, copies of which shall be served upon such persons and in such manner as specified in Subsection D(2) hereof.
- (4) The violation of any term of condition or the probation by the owner and/or occupier, managing agent or tenant or occupant shall be cause for the immediate suspension or revocation of the rental certificate of inspection.

- (5) An owner of a rental unit shall forthwith give written notification to the Township Rental Coordinator of any change in tenants during the period of probation. New tenants shall be notified in accordance with Subsection D(2) hereof.

E. Conditional renewal of certificate of inspection.

- (1) Any certificate of inspection which is in probationary status may be renewed for the succeeding certificate of inspection term conditioned upon compliance by the owner, managing agent or tenant or occupants with the terms and conditions of probation.
- (2) The failure to comply with the terms and conditions of probation by the owner and/or occupier or managing agent or tenant or occupants shall be cause for the immediate suspension or revocation of the certificate of inspection.

§ 269-37 VIOLATIONS AND PENALTIES.

- A. Any person, firm, association or corporation violating any of the provisions of this article shall, upon conviction, be subject to one or more of the following: a fine not less than \$500 or greater than \$2,000, and/or imprisonment in the county jail for a term not exceeding 90 days, and/or a period of community service not exceeding 90 days, in the discretion of the Municipal Court Judge.
- B. Any person, firm, association or corporation who is convicted of violating this article within one year of the date of a previous violation and who was fined for the previous violation shall be sentenced by the court to an additional fine as a repeat offender. The additional fine imposed by the court upon a person, firm, association or corporation for a repeated offense shall not be less than the minimum or exceed the maximum fine fixed for a violation of the article but shall be calculated separately from the fine imposed for the violation of the article.
- C. The foregoing penalties shall be in addition to any other penalty provided in this article and shall be in addition to those penalties set forth in N.J.S.A. 46:8-35.

SECTION 3: Ordinances, resolutions, regulations or parts of ordinances, resolutions, and regulations inconsistent herewith are hereby repealed to the extent of such inconsistencies.

SECTION 4: If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such a decision shall not affect the remaining portions of this Ordinance.

SECTION 5: This Ordinance shall take effect immediately upon final passage and publication in the manner according to law.

Mr. Jeney made a motion to open the meeting to the public, seconded by Mr. Smith. All were in favor, motion approved.

Tom Morrow, 94 Pancoast Boulevard – Mr. Morrow thanked council and the township solicitor stating that he read the ordinance and finds it to be excellent. He remarked that it is well drafted and is exactly what the township needs to control what is permitted at rentals in town. Mr. Morrow conducted some research of beach rental properties in NJ. He explained that many townships at the shore have rules stating if police are called about a rental three times, the owner’s rental license is revoked. Mr. Morrow suggested that this might be something to consider in the future if needed.

Mrs. Apeadu made a motion to close the public portion, seconded by Mr. Smith. All were in favor, motion approved.

Mr. Lyon made a motion, seconded by Mr. Jeney to adopt Ordinance 2024-18 on second reading.

There being no questions, the roll was called.

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

Ayes: 5

Nays: None

Motion Approved

TOWNSHIP OF DELRAN

ORDINANCE 2024-19

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.

SERGEANTS

	<u>STEP 1</u>	<u>STEP 2</u>
Beginning January 1, 2021	\$109,416.00	\$113,255.00
Beginning January 1, 2022	\$112,151.00	\$116,086.00
Beginning January 1, 2023	\$114,955.00	\$118,988.00
Beginning January 1, 2024	\$118,116.00	\$122,260.00

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, 2021.

Mrs. Apeadu made a motion to open the meeting to the public, seconded by Mr. Smith. All were in favor, motion approved.

There were no comments.

Mr. Jeney made a motion to close the public portion, seconded by Mrs. Apeadu. All were in favor, motion approved.

Mr. Jeney made a motion, seconded by Mr. Smith to adopt Ordinance 2024-19 on second reading.

There being no questions, the roll was called.

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

Ayes: 5

Nays: None

Motion Approved

ORDINANCE(S) ON FIRST READING

Ordinance 2024-20 Authorizing and Approving the Sale of Third-Party Owned Properties Known as 123 Natalie Road and 19 Foxglove Drive to The Salt and Light Company, Inc. and Conversion of said Affordable Units to a Rental Unit

Mr. Lyon made a motion, seconded by Mr. Smith.

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

Ayes: 5
Nays: None

Motion Approved

CONSENT AGENDA

- a. **Resolution 2024-159** Amending Resolution 2024-156 Authorizing the Upfit of Police Vehicles Under State Contract T-0106 Police and Homeland Security Equipment & Supplies
- b. **Resolution 2024-160** Authorizing the Purchase of Mini Excavator through the Sourcewell Purchasing Network National Contract in the Lump Sum Amount of \$78,244.44
- c. **Resolution 2024-161** Authorizing the Purchase of a 2025 Mack Md742 Conventional Single Axle Chassis with Grapple Body through the Sourcewell Purchasing Network National Contract in the Lump Sum Amount of \$268,594.95
- d. **Resolution 2024-162** Authorizing Grass Cutting for 51 Norman Avenue
- e. **Resolution 2024-163** Refunding Tax Overpayment
- f. **Resolution 2024-164** Authorizing CME Associates to Perform Additional Engineering Services for the Route 130 Sanitary Sewer Rehabilitation – Phase I Project
- g. **Resolution 2024-165** Resolution Authorizing the Cancellation of Taxes of a Totally Disabled Veteran Located at Block 118.07 Lot 31 Partial Tax Year 2024 and Thereafter
- h. Authorizing the payment of bills including all purchases made under the Cooperative Purchasing Agreement
- i. Accepting the report of the CFO including the August 2024 YTD Revenue Report, YTD Budget Report and August Check Register.
- j. Accepting the report of the Tax Collector and Township Clerk
- k. A motion granting a mercantile license to:

- For Eyes M274, 1330 A Fairview Blvd.
- Alpha Car Auto Sales, 8004 Route 130

Mr. Jeney made a motion, seconded by Mrs. Apeadu to adopt the above Consent Agenda.

There being no questions, the roll was called.

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

Ayes: 5

Nays: None

Motion Approved

REPORTS

Emergency Services – No report

Boards/Committees – Deb Hammond, Delran Green Team – Ms. Hammond invited residents to assist with a park clean-up event on September 21, 2024, at 10:00 am. Volunteers will be working at Delran Community Park, Lake Lonnie and the wildflower garden. All supplies will be provided.

She also announced that a free Halloween shop will be held on October 5, 2024, at 10:00 am at the township municipal building. Costumes will be collected starting September 23rd and again November 4th – 13th.

Ms. Hammond reported that there will be a Community Solar information session at the municipal building on October 21, 2024, at 7:00 PM. This program allows anyone with an electric bill to receive a discount while receiving clean, renewable energy.

Mr. Bellina – Mr. Bellina announced that the Brown Street Baseball Field is nearing completion.

Mr. D’Armiento – Mr. D’Armiento gave a brief update on the Stewart Avenue project. The sanitary work and manholes are finished. Concrete and paving are the last part of phase one and will continue two hundred feet past Frederick Street. Phase two will follow.

After the severe storm in August, CME went through the township observing various drainage issues. They have identified various permits that will be required for work such as stream cleaning, culvert cleaning, erosion control, and storm sewer upgrades. A meeting with the DEP will be held in the near future to discuss issues within the township.

Ms. Eggers – No report

Mr. Catrambone – Mr. Catrambone reported that Chester Avenue has been repaved by NJ American Water after the completion of some necessary work. PSE&G has advised that streets in the Riverside Park area will be repaved soon.

Mr. Catrambone reviewed the free services available at the senior expo that will be held on Monday September 16, 2024, from 10:00 am to 4:00 pm. These include assistance with forms such as Anchor or Senior Freeze, help with transportation, meals, and home maintenance, instructions on using the new voting machines and the ability to ask questions of many local, county and state organizations.

Mr. Wright – No report

Mrs. Apeadu – Mrs. Apeadu congratulated the officers who were sworn in this evening. She encouraged senior residents as well as anyone caring for senior citizens to attend the expo on Monday. Mr. Catrambone explained that Ms. Apeadu suggested having the event. He thanked her as well as township employees for their assistance in coordinating the expo.

Mr. Smith – Mr. Smith congratulated Patrolmen Carter and Gasper. He mentioned that school is back in session so residents should be alert when driving. He also urged residents to attend the senior event.

Mr. Jeney – Mr. Jeney welcomed Patrolmen Gasper and Carter and thanked Chief Mitchell for facilitating the infusion of young people into the police department.

Mr. Jeney explained how the Green Team sponsored Trees of Honor program works. He also urged residents to attend the clean-up event taking place in the township on September 21st.

Mr. Jeney announced that VFW Post #3020 is going to have a 9/11 service at 7:00 pm tomorrow at their post on Fairview Street. He reported that Delran will be participating in the Flags for Heroes program again this year. Residents can purchase a medallion for \$50 that will be placed on a flag to honor a hero in their lives. The flags will be displayed at the municipal building for a week around Veterans Day.

Mr. Lyon – Mr. Lyon congratulated Mrs. Apeadu for spearheading the senior expo.

He also congratulated Patrolmen Gasper and Carter explaining that Patrolman Carter is tri-lingual which will be an asset as he performs his duties.

Mr. Lyon reminded residents to stop for school buses now that school is back in session.

Mr. Burrell – Mr. Burrell congratulated the two new police officers, Chief Mitchell and the police department for all the work they do.

Mr. Burrell also reminded residents to observe the Delran Historical Society’s display in the main lobby of the municipal building. He remarked that they have done a great job keeping the area interesting to view.

PUBLIC PORTION

Mr. Smith made a motion, seconded by Mrs. Apeadu to open the meeting to the public All were in favor; the motion was approved.

William J. Spych, 518 Brown Street – Mr. Spych questioned why the Brown Street Field was not completed in July. Mr. D’Armiento explained that the contractor had a material delay, but the project is moving forward. Mr. Spych also asked about the anticipated start and finish dates for the project at Fifth Street & Leon Avenue.

Mr. Spych informed Mr. Bellina that he will email him a variety of questions that have not been answered yet. He asked Mr. Catrambone if he has investigated the roads in Delran particularly those in the Cambridge section. He also questioned whether a shortage in the budget is going to be made up by state funds, federal funds and taxes as Mr. Catrambone stated in a recent *Delran Sun* article.

Mr. Spych asked whether the municipality plans to develop an area on Clay Street. He mentioned the bike path along Route 130, stating that when it is completed, the township will be responsible for maintaining it. Mr. Spych would like answers to his questions soon. He also asked where Mr. Bellina resides. Mr. Bellina stated that he resides in Hamilton, NJ.

Thomas Morrow, 94 Pancoast Boulevard – Mr. Morrow thanked the emergency squad for their recent assistance.

He explained that after the severe storm in August, he cleaned out six cubic feet of dirt in the street around the storm drain. He suggested that residents all work together to clean off streets, so the debris does not get swept into the storm drains.

Mr. Morrow also stated that he did some research on state requirements for commercial vans in New Jersey. Every commercial vehicle must have a name, phone number and license number on it. Mr. Morrow plans to reach out to elected officials and the Department of Transportation to request help in enforcing these regulations in the township.

Cassandra Rose Smith, 219 Main Street – Ms. Smith reported that there have been many thefts of

packages and other personal items on Pancoast Boulevard. A resident posted a picture of the three people who were responsible for the thefts on the Delran Residents Facebook page. She was told that she had to take the picture down. Mr. Burrell stated that he is aware of the thefts but doesn't know why the woman was instructed to take the picture down.

Ms. Smith asked why there are more than 10 people living in residential homes in the township. Mr. Bellina explained that it is one of the reasons that the rental ordinance was adopted this evening. It will allow for periodic inspections of homes in Delran. Mr. Bellina asked Ms. Smith for the addresses of the homes. Mr. Burrell also advised people to call the police whenever there is an incident at these residences.

Lois Jewell, 228 Bentwood Drive – Ms. Jewell asked that Bentwood Drive be assessed for drainage issues and road repaving. Mr. Bellina explained that Bentwood will definitely be inspected. Mr. Burrell gave a brief overview of how the road program works in Delran Township.

Dan Jewell, 228 Bentwood Drive – Mr. Jewell reported that there have been issues with the last seven homes on the lower end of Bentwood Drive. He explained that there have been four cave-ins between the curb and sidewalk where the dirt is washing into the storm sewer. Mr. Bellina explained that everything is looked at when deciding what roads are going to be paved. Mr. D'Armiento stated that he will be looking at Bentwood Drive tomorrow.

Kim Offerman, 226 Bentwood Drive – Mr. Offerman asked if there is a site where residents can see when specific roads are going to be assessed. Mr. Burrell stated that the engineer will provide a report of the roads being worked on for the following year. Residents who live on those roads will be contacted by letter and invited to attend a meeting at the municipal building to discuss the project. Mr. Burrell instructed Mr. Offerman to leave his contact information, and he will be notified when the report is ready. Mr. Jeney added that residents should always feel free to contact their councilperson or the staff at the municipal building.

Jennifer Reppert, Delran – Ms. Reppert asked about the distance required between schools and cannabis establishments. Mr. Burrell reported that the zones that were chosen for cannabis establishments in Delran were those that were approved for liquor stores also. He explained that the industry is highly regulated by the state, but he will take a look at the township ordinance and see if there are any gaps.

Joan Kerstetter, 10 River Drive – Ms. Kerstetter thanked public works for cutting down weeds near the river. She asked about the poles on Stewart Avenue. Mr. D'Armiento informed her that he reached out to PSE&G for clarification. Ms. Kerstetter explained that they are Verizon poles. Mr. D'Armiento was told that there are multiple utilities involved but he will stay on top of things.

Ms. Kerstetter reported that she has a sidewalk block that was damaged by the contractor back in June 2023. Damage was also done at 85 and 88 Stewart Avenue. Mr. D'Armiento explained what

the scope of work will be on Stewart Avenue and then assured her that the sidewalk will be repaired.

Nancy Evans, 307 Arch Street – Ms. Evans stated that she called her insurance company for flood insurance and was informed that her area is not in a flood zone. She asked if the township designates flood areas. Mr. D’Armiento explained that FEMA designates those areas. He told her that while she may not be required to get flood insurance, she has the right to purchase it.

Patricia Griffith, 518 Brown Street – Ms. Griffith commented that she received a letter in the mail regarding a petition that was circulated expressing concern for an area behind the VFW that was for sale. Residents are worried that it will be developed. Mr. Burrell informed her that the township is looking into what the property costs with the intent to keep it as open space.

Ms. Griffith asked for clarification on when political signs can be put out based on the amended flag and sign ordinance. Mr. Wright explained that ordinances are not in effect until 20 days after adoption, so the rules of the old ordinance are in place until the end of the month.

Chris Adryan, 55 Springcress Drive – Ms. Adryan asked how far the sewer project on Route 130 will extend down the highway. Mr. D’Armiento remarked that it will end at the Swedes Run connection. Ms. Adryan reported that soil from this project was deposited between Lake Lonnie and Swedes Lake without E&S controls. She asked if soil borings have been done around Chester Avenue since it’s a contaminated site. Mr. D’Armiento stated he would make a note of that.

Ms. Adryan also remarked that she has not received the amount the township will pay per year for the bond that will fund the sewer project. Mr. Bellina explained that many projects are merged into the bond that is approximately 8.2 million dollars. The interest rate is approximately 2.6% for 10 ½ years. Ms. Adryan remarked that she would like the annual cost for this bond.

Betty Jewell, 222 Farmington Road – Ms. Jewell reported that she lives next to a pot house and the situation is getting worse. She asked if the police would please come down the street more and do something about this issue which involves drugs being sold to juveniles. Mr. Burrell advised that neighbors on the street call the police, but Ms. Jewell explained that this has been done in the past and the police declared that it was a county problem. Mr. Burrell assured her he would speak with the police department.

Mr. Jeney made a motion, seconded by Mr. Smith to close the meeting to the public All were in favor; the motion was approved.

Mr. Lyon made a motion to adjourn the meeting, seconded by Mrs. Apeadu. All were in favor; the meeting was adjourned.

Submitted,

Jamey Eggers
Municipal Clerk