

**PUBLIC MEETING
MUNICIPAL BUILDING**

**OCTOBER 8, 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 and Mr. Burrell were present. Mr. Lyon was absent.

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

PRESENTATION OF PROCLAMATION

Mr. Catrambone presented a proclamation posthumously to Corporal Horace E. McCurdy, United States Army. His son Glenn accepted the proclamation on his father's behalf.

Mr. Catrambone presented a proclamation to Lieutenant Colonel John Nark, US Army.

PRESENTATION - CRICKET CLUB

Sam Thevanayagam, Cinnaminson, NJ – Mr. Thevanayagam gave a brief description of how cricket was created and how it is played. He asked the mayor and council to consider creating a cricket field in Delran Township. Mr. Burrell responded that the mayor and council will look for space in the township. Future discussions will include more details regarding what will be needed to create the field.

ORDINANCE(S) ON SECOND READING

TOWNSHIP OF DELRAN

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**

WHEREAS, COBA, Inc., c/o TD Bank, N.A. owns property, located at 123 Natalie Road, identified on the Tax Map as Block 118, 4.03, Qualifier C0123 and Wells Fargo Bank, N.A. owns property, located at 19 Foxglove Drive, identified on the Tax Map as Block 118.21, Lot 1, Qualifier C0019 (the “Properties”); and

WHEREAS, pursuant to the Fair Housing Act (P.L. 1985, c. 222) (the “Act”), municipalities in the State of New Jersey are required to provide their fair share of housing that is affordable to low-income households in accordance with the provisions of the Act; and

WHEREAS, the Township administers the Township Affordable Housing Program for the purpose of meeting its fair share affordable housing obligation in accordance with the provisions of the Act; and

WHEREAS, the Act requires that municipalities ensure that such designated housing remains affordable to low and moderate-income households for a designated period of time; and

WHEREAS, the Properties are currently designated as a sales unit in the Township Affordable Housing Program; and

WHEREAS, to help satisfy the Township’s affordable housing obligation, The Salt and Light Company, Inc. (“Purchaser”) has indicated its desire to purchase the Properties and convert them to Affordable Housing rental units; and

WHEREAS, the Township wishes to declare its support of Purchaser’s purchase of the Properties and conversion of same to Affordable Housing Program rental units.

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

County of Burlington, State of New Jersey that the Council hereby approves the sale of the property commonly known as 123 Natalie Road and the property commonly known as 19 Foxglove Drive to The Salt and Light Company, Inc. and the conversion of same to a rental unit subject to the Affordable Housing Program regulations on rental units; and

BE IT FURTHER ORDAINED that the Purchaser shall notify the Homeowner's Association of Summerhill Condominiums of the foregoing; and

BE IT FURTHER ORDAINED that the Mayor of the Township of Delran and other necessary Township officials shall be and hereby are authorized to execute the appropriate documents necessary to implement said unit conversion on behalf of the Township of Delran.

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

Chris Adryan, Summerhill – Ms. Adryan asked if this ordinance reduces the township's affordable housing requirement. Mr. Bellina assured her that it does not. Ms. Adryan asked how we decide in the future if someone wants to change the unit from affordable to non-affordable. Mr. Burrell explained that the affordable housing deed expires after a predetermined period of time. When that happens, Delran Township still has plenty of affordable housing units to fulfill the requirements.

Mr. Smith 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 Mrs. Apeadu to adopt Ordinance 2024-20 on second reading.

There being no questions, the roll was called.

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

Ayes: 4

Nays: None

Motion Approved

CONSENT AGENDA

- a. Resolution 2024-171** Rescinding 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
- b. Resolution 2024-172** Refunding Tax Overpayment
- c. Resolution 2024-173** Authorizing Appointment of George M. Morris, Esq. of Parker McCay as Alternate Prosecutor
- d. Resolution 2024-174** Resolution Authorizing the Cancellation of Taxes of a Totally Disabled Veteran Located at Block 118.06 Lot 5 Partial Tax Year 2024 And Thereafter
- e. Resolution 2024-175** Authorizing Change Order No. 1 For the Route 130 Sewer Sanitary Sewer Emergency Repair
- f.** Authorizing the payment of bills including all purchases made under the Cooperative Purchasing Agreement
- g.** Accepting the report of the CFO including the September 2024 YTD Revenue Report, YTD Budget Report and September Check Register.
- h.** Accepting the report of the Tax Collector and Township Clerk

Approval of the following minutes:

- June 25, 2024 Work Session
- July 9, 2024 Public Meeting
- August 14, 2024 Public Meeting

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

There being no questions, the roll was called.

Roll Call: Mrs. Apeadu, Mr. Smith, Mr. Jeney, and Mr. Burrell voted aye to everything on the consent agenda with the exception of the June 25, 2024 minutes which Mrs. Apeadu abstained from since she was not in attendance at that meeting.

Ayes: 4

Nays: None

Abstained: 1 (only for the June 25, 2024 minutes)

Motion Approved

REPORTS

Emergency Services – Chuck McSweeney, Delran Emergency Squad – The squad has completed 1,345 transports and they have a full staff that includes five volunteers and 32 career staff members. Mr. McSweeney reported that they have obtained state-of-the-art automatic defibrillators. They are also able to check blood sugars and can offer continuous CPAP and albuterol treatments.

Boards/Committees – Deb Hammond – Green Team – The Green Team is hosting an information session for residents to learn about Community Solar on October 21st at 7:00 PM. This program allows anyone with an electric bill from PSE&G to receive a discount while supporting renewable energy. It is not necessary to have solar panels installed on your roof and letters will be mailed to residents soon regarding the information session.

Ms. Hammond also briefly reviewed the Tree of Honor program, stating that trees that will be planted in the spring will be selected soon. Residents should submit their applications as soon as possible.

Ms. Hammond also reported that the Green Team had a very successful Halloween costume shop.

Mr. Bellina – No report

Ms. Eggers – Ms. Eggers announced that the annual, township, free rabies clinic will be held on Saturday, October 26th from 1:00 PM – 3:00 PM in the pole barn.

Mr. Catrambone – Mr. Catrambone reported that the Brown Street Field will be ready this spring and that the 2024 road program is nearing completion as well.

Mr. Catrambone advised residents that Assemblyman Conaway and Senator Singleton's offices will be having some events to assist with the ANCHOR or Senior Freeze deadlines. Residents can

call either office for more information.

Mr. Catrambone also advised that anyone needing assistance with home heating costs should fill out an application for the Low-Income Home Energy Assistance Program (LIHEAP).

Mr. D'Armiento – Mr. D'Armiento reported that the milling and paving process is being completed on Stewart Avenue and PSE&G will be in the Riverside Park area next week. Paving will include River Drive, Frederick Avenue, the short portion of Alden Avenue and Burge Street. Residents should email the township if they do not receive notification regarding the work being done in this area.

Mr. Wright – No report

Mrs. Apeadu – Mrs. Apeadu congratulated the honorees of the evening.

Mr. Smith – Mr. Smith also congratulated Corporal McCurdy and Lieutenant Colonel Nark and thanked them for their service. He also informed residents that high school students will be involved in homecoming activities for that event which takes place on Saturday, October 18th.

Mr. Jeney – Mr. Jeney congratulated Corporal McCurdy and Lieutenant Colonel Nark on their proclamations. He explained that people like this serve their country and then continue to serve their township long after.

Mr. Jeney reported that the Green Team recently completed clean up events at the wildflower garden, Delran Community Park and Lake Lonnie and mentioned that Lake Lonnie will be receiving picnic benches. He thanked VFW #3020 as well as the Delran Fire Department and Delran Public Works who have assisted with various projects. Mr. Jeney urged residents to be mindful of their actions while enjoying the parks, explaining that littering is a problem.

Mr. Jeney stated that the Flags for Heroes program will be held again this year. For \$50, flags and personalized medallions recognizing a veteran can be purchased and will be displayed in front of the municipal building from November 10th – 15th. There will also be a ceremony honoring Veterans Day on Monday, November 11th at 10:00 AM in front of the municipal building.

Mr. Burrell – Mr. Burrell also congratulated the veterans recognized this evening and thanked them for their service.

PUBLIC PORTION

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

Deb Hammond, Paddock Way – Ms. Hammond thanked everyone for her newly paved road. She suggested posting a list of streets that are going to be repaved on the township website so residents can view it.

Kim Offerman 226 Bentwood Drive – Mr. Offerman stated that he is thankful for the work that was recently completed on Bentwood Drive. He asked when residents will be made aware of what roads will be paved in 2025. Mr. Bellina stated that within the next 30-45 days, the township should have a better idea of what roads need the most work. Mr. Bellina also advised that all residents whose roads are going to be improved will receive a letter inviting them to an informational meeting. At that time residents can voice their concerns and ask questions. Mr. Burrell also advised checking township meeting agendas when they are posted because any discussion regarding the upcoming road program will be included on it.

William J. Spych, 518 Brown Street – Mr. Spych read five questions that he submitted to the mayor, business administrator and chief financial officer. He would like a response but not at the township meeting. The questions were as follows:

1. How much of the 11.8-million-dollar surplus was used to balance the current budget?
2. What were the amounts derived from the federal, state and delinquent taxes that were to address the 2024 financial plans and how will that affect the 2025 financial plans?
3. What are the dollar amounts associated with open space, fire, county, municipality and school board for the remainder of this year's financial plan, 2024 and continuing into 2025?
4. What is the projected cost for road paving for the coming calendar year, 2025?
5. Will there be any financial audits conducted by the state for the 2024 calendar year?

Jen Reppert, Delran – Ms. Reppert asked why there is a delay in approving the council meeting minutes as well as the significance of the minutes being approved by council. Mr. Burrell explained that the clerk's office is extremely busy and that all the meetings are recorded and available online. He stated that the minutes are approved because they are part of the record keeping process which originated before they were streamed for the public to view on YouTube.

Patricia Griffith, 518 Brown Street – Ms. Griffith questioned a \$240 fee for lead inspection on the bill list. She stated that she was told that the new lead program was going to pay for itself. Mr. Bellina explained that the township pays the lead inspector, but that money is recouped from the owner of the property and is shown on the revenue list, which does not have to be approved by council.

Patrick Duff, former Delran Township resident – Mr. Duff voiced previously aired grievances against Mr. Catrambone, Mr. Burrell and Mr. Jeney. When he accused Mr. Burrell of bid splitting, Mr. Wright explained that corrective actions were taken after the Carli Lloyd event, which was several years ago, and there have been no audit findings since. He declared that Mr. Duff's assertion that all services related to a single event must be aggregated is incorrect and explained

that the services must be like services for that to apply.

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

Mr. Jeney made a motion to adjourn the meeting, seconded by Mr. Smith. All were in favor; the meeting was adjourned.

Submitted,

Jamey Eggers
Municipal Clerk