

From: gcatrambone@ delrantownship.org
Sent: Friday, October 22, 2021 10:12 AM
To: 'Salvatore J. Siciliano (sjs@sicilianolaw.com)'; Councilman Tyler Burrell; Wendy Mitchell; Jeffrey Hatcher
Subject: Statement regarding Ballot question #1
Attachments: TOWNSHIP OPEN SPACE BALLOT MEASURE.docx

Sal and Jeff,

Please review for accuracy.

I would like to get this out later today. Sorry for the rush.

Gary

Gary Catrambone
Mayor
Delran Township
609.800.4297



From: Debra Hammond <Debra.Hammond@comcast.net>
Sent: Friday, October 15, 2021 12:45 PM
To: Jeffrey Hatcher
Cc: Marlowe Smith; Tom Lyon; gcatrambone@ delrantownship.org; candycc@gmail.com; Katherine Malgieri
Subject: [external email]Re: Route 130 Advisory Group
Attachments: Hammond comments on Route 130 .docx

I realize that these types of documents take a long time and are dated before finalized. In addition to the Tree Protection Ordinance, the Green Team is hoping to provide council with model ordinances to streamline solar panel installation (the fee component was already done) and electric vehicle charging stations before the end of 2021. I've personally have been very interested in seeing our community complete the Sustainable Jersey action "Climate Adaptation: Flooding Risk". I know we've got places that have repeatedly flooded and it's only going to get worse.

On Sep 14, 2021, at 3:32 PM, Jeffrey Hatcher <jhatcher@delrantownship.org> wrote:

I wanted to reach out to everyone that has offered to participate in the Route 130 Corridor Assessment process. Prior to having any meetings or discussions concerning this issue it might help to review the following information in regard to the process. I have attached the Assessment report that was prepared by the Burlington County Economic Development Staff for review and comment by the individual towns. You really only have to concern yourself with those areas of the report that are specific to Delran Township. I am also attaching the municipal questionnaire that previously was submitted as part of this process by the Township Engineer. I think that the first steps would be for the members of the group to acquaint yourself with the report and submit any comments you have in regard to the issues contained in the report. I am providing a list of the group that were appointed by resolution to the group. If for any reason you find that your name is included in error please advise me asap. In about ten days I will touch base with the group concerning moving forward in this process. If anyone has any questions concerning this issue please do not hesitate to contact my office.

Review Committee

- 1.Candy Cure - Planning Board & Green Team
- 2.Deb Hammond - Green Team
- 3.Marlowe Smith - Council
- 4.Tom Lyon - Council
- 5.Jeff Hatcher - Township Administrator
- 6.Gary Catrambone - Mayor

Jeffrey S. Hatcher, Business Administrator

900 Chester Avenue, Delran, N.J. 08075
856 461 7734, jhatcher@delrantownship.org

<Assessment Report Route 130 Feb 2021.docx><Route 130 Municipal Questionnaire-Delran.pdf>

From: gcatrambone@ delrantownship.org
Sent: Saturday, April 10, 2021 10:55 AM
To: Wendy Mitchell
Subject: Fwd: Master Plan Re-examination Report
Attachments: 20-11-05 Delran Master Plan Reexamination Report Adopted.pdf

Trying to find specific reference to harbor district and read all 39 pages.

Can you summarize the harbor issues in here. Go!

Gary Catrambone
Mayor
Delran Township
856.461.7734 x114

From: Apte, Malvika <mapte@cmeusa1.com>
Sent: Tuesday, March 16, 2021 3:13:28 PM
To: Gary Catrambone Gmail <garycatrambone@gmail.com>; gcatrambone@ delrantownship.org
<gcatrambone@delrantownship.org>
Subject: Master Plan Re-examination Report

Good Afternoon Mayor,

Per our discussion, please see attached MP Re-examination Report. Please see Pg 32 Item 5.4 B, that recommends Cannabis use in Township of Delran.

I will be sending you discussion regarding PCD zone by tomorrow.

Thank you.

Sincerely,
Mika

MALVIKA APTE, PP, AICP
Project Leader



**Consulting & Municipal
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1460 Rt. 9 South, Howell, NJ 07731
P:732-462-7400 M:732-642-2583
mapte@cmeusa1.com
www.cmeusa1.com



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From: Apte, Malvika <mapte@cmeusa1.com>
Sent: Tuesday, March 16, 2021 3:13 PM
To: Gary Catrambone Gmail; gcatrambone@ delrantownship.org
Subject: Master Plan Re-examination Report
Attachments: 20-11-05 Delran Master Plan Reexamination Report Adopted.pdf

Good Afternoon Mayor,

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I will be sending you discussion regarding PCD zone by tomorrow.

Thank you.

Sincerely,
Mika

MALVIKA APTE, PP, AICP
Project Leader



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mapte@cmeusa1.com
www.cmeusa1.com



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gcatrambone@ delrantownship.org

From: Salvatore Siciliano <sjs@sicilianolaw.com>
Sent: Friday, March 12, 2021 11:36 AM
To: gcatrambone@ delrantownship.org; Councilman Tyler Burrell; Tom Lyon; Virginia Parejo; Lynn Jeney; Marlowe Smith; Jeffrey Hatcher
Cc: Jennifer McPeak
Subject: ATTORNEY CLIENT COMMUNICATION.---FW: DUNPHY V TWP OF DELRAN ET SEQ. / PRIVILEGED INFORMATION FOR SETTLEMENT PURPOSES ONLY

Importance: High

[REDACTED]

Salvatore J. Siciliano, Esquire
sjs@sicilianolaw.com

t: 856-795-0500 | f: 856-795-5515 | c: 609-682-0854



SICILIANO & ASSOCIATES, LLC
16 South Haddon Avenue
Haddonfield, NJ 08033

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Suite 101 West
Moorestown, NJ 08057

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359 96th Street-Suite 203
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From: Louis F. Hornstine, Esq. <lou@hornstine.com>

Sent: Friday, March 12, 2021 9:27 AM

To: Salvatore Siciliano <sjs@sicilianolaw.com>

Subject: DUNPHY V TWP OF DELRAN ET SEQ. / PRIVILEGED INFORMATION FOR SETTLEMENT PURPOSES ONLY

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Louis F. Hornstine, Esq.
Hornstine Law, LLC
2 Canal's End Road
Suite 201 A
Bristol, PA 19007
P: (215) 568-4968
P: (609) 523-2222
F: (609) 964-1849
Lou@Hornstine.com

From: Jamey Eggers
Sent: Thursday, December 10, 2020 2:28 PM
To: gcatrambone@ delrantownship.org; Jeffrey Hatcher; K Paris; Michael Mormando; Tom Lyon; Councilman Tyler Burrell; Virginia Parejo; Ted Reimel; Jason Harris; Lynn Jeney (lrjeney@comcast.net); Colleen Perry <Colleen.Perry@njcourts.gov> (Colleen.Perry@njcourts.gov)
Cc: Winckowski, Jim (JWinckowski@cmeusa1.com)
Subject: OPRA

Hello all,

Please send me any e-mails from October 2019 to present related to any of the following topics. This is for an OPRA request and I will need the documents asap. If none exist please let me know. Also, if you previously provided emails regarding the property, there is no need to duplicate.

Thanks,

Jamey

emails sent or received by any of the following individuals: Gary Catrambone, Ken Paris, Jeffrey Hatcher, Lynn Jeney, Kathy Phillips, Jamey Eggers, Matthew Weng, Collen Perry, Ted Reimel, or any other zoning officer or construction official, CME Associates, the Delran Historical Society or Paul Buzzi Jr or Sr, including any emails sent or received by them with any other person, which refer or relate to any of the following:

the Master Plan ReExamination,
the need for a Master Plan ReExamination
the allegation by our clients that Delran failed to reexamine its Master Plan since 2009
the use variance hearing of June 30, 2020,
the municipal court matters sworn out by Ted Reimel against our clients Jim Dunphy, Dunphy's Landscaping LLC or 4101 Bridgeboro Rd LLC including the most recent complaint SC-2020-004752
the lawsuit filed on September 1 by our firm against the Delran Zoning Board (Docket #L-1683-20) (hereinafter "the litigation"),
the zoning permit issued by Ted Reimel on November 1, 2019 and subsequent revocation of that permit
any discovery requests or subpoenas issued by our firm in the litigation or the municipal court matter SC-2020-004752
Delran's interest or pursuit in purchasing 4101 Bridgeboro Rd including emails or documents exchanged with the seller Kitty Newman
Neighbor concerns or complaints regarding the operation of any landscaping business in the A-1 zone
Neighbor concerns or complaints regarding any landscaping business conducting business in any other zone in Delran
Neighbor concerns or complaints regarding TC Landscaping on Fenimore St. or Flagg's Landscaping on Bridgeboro or Pica Landscaping, Best Cuts Landscaping,
Any meeting between Ted Reimel and Jeffrey Hatcher, Ken Paris or Gary Catrambone, or any other Delran official, regarding zoning permits for 4101 Bridgeboro Rd including, but not limited to, any meetings on January 2, 2020 or otherwise regarding the zoning permit issued to our clients
Any documents between Lynn Jeney and Gary Catrambone, or any Delran township official, with any member of the Delran Zoning Board, or any Delran resident, which refer or relate to our clients' use variance application or its property at 4101 Bridgeboro Rd
Any documents which explain why Kathy Phillips sent to Ken Paris on July 1, 2020, copies of letters from the public concerning the June 30, 2020 use variance hearing

Any documents concerning any use variance hearings conducted by the Delran Zoning Board from January 1, 2019 through the present

From: Kathleen Phillips
Sent: Monday, November 30, 2020 4:34 PM
To: Jamey Eggers
Cc: gcatrambone@ delrantownship.org
Subject: Master Plan Reexamination 2020
Attachments: Master Plan 2020 Reexamination Report Adopted.pdf

Jamey,

I have attached a copy of the MP Reexamination 2020. I know you already have a hardcopy but just wanted you to have this too.

Thanks,
Kathy

*Kathy Phillips, Secretary
Delran Planning & Zoning Boards
900 Chester Avenue
Delran, New Jersey 08075
Phone: 856-461-8542
Fax: 856-461-1147
E-mail: kphillips@delrantownship.org*

gcatrambone@ delrantownship.org

From: gcatrambone@ delrantownship.org
Sent: Thursday, November 5, 2020 6:30 AM
To: Gary Catrambone Gmail
Subject: Fwd: Delran MP
Attachments: image001.jpg; image007.jpg; image008.jpg; image009.jpg; image002.jpg; 20-09-28 Delran Reexam Report Final.pdf

Gary Catrambone Councilman

From: Kathleen Phillips <kphillips@delrantownship.org>
Sent: Monday, October 19, 2020 11:43:39 AM
To: Bert Hermansky <Hermansky@aol.com>; Bryan Mullen <bullen@delrantownship.org>; Edward King <EKing@Pennoni.com>; gcatrambone@ delrantownship.org <gcatrambone@delrantownship.org>; Greg Boehmke (gboehmke@comcast.net) <gboehmke@comcast.net>; Joseph J. Raday (jraday@rwdconsultants.com) <jraday@rwdconsultants.com>; Joseph Luste (jluste@pennoni.com) <jluste@pennoni.com>; K Paris <kparis1@delrantownship.org>; Mark Macey (mmacey@interstateoutdoor.com) <mmacey@interstateoutdoor.com>; Mary & Joe Parento (MParento@comcast.net) <MParento@comcast.net>; Mike Chinnici (mchinnici@comcast.net) <mchinnici@comcast.net>; Pat Pomeranz (pepomeranz@hotmail.com) <pepomeranz@hotmail.com>; Randy Khinkis (Randy.khinkis@gmail.com) <Randy.khinkis@gmail.com>; Robert Gleaner (Rob@ragpc.com) <Rob@ragpc.com>; Sheila Procida (pprocida@comcast.net) <pprocida@comcast.net>; Walt Bauer (walter.bauer@delranfire.org) <walter.bauer@delranfire.org>

Subject: FW: Delran MP

Hello everyone,

I want to forward you a draft copy of the Master Plan Reexamination Report that the committee worked on. Please take some time to review it. I will provided you with a hard copy of the draft at our meeting on 11/5. Mika from CME will be discussing it.

Thanks,

Kathy

Kathy Phillips, Secretary

Delran Planning & Zoning Boards

900 Chester Avenue

Delran, New Jersey 08075

Phone: 856-461-8542

Fax: 856-461-1147

E-mail: kphillips@delrantownship.org

From: Apte, Malvika <mapte@cmeusa1.com>
Sent: Monday, September 28, 2020 2:03 PM
To: Kathleen Phillips <kphillips@delrantownship.org>
Cc: Winckowski, Jim <JWinckowski@cmeusa1.com>; Razzano, Jen <jrazzano@cmeusa1.com>
Subject: FW: Delran MP

Good Afternoon Kathy,

Please see attached Delran Re-examination Report. Please let me know how many paper copies would you need.

Additionally, please let us know if you would be sending the copy to County along with the notice or would you like us to send it.

Please advise.

Sincerely,

Mika

MALVIKA APTE, PP, AICP
Project Leader



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From: Kathleen Phillips
Sent: Monday, October 19, 2020 11:44 AM
To: Bert Hermansky; Bryan Mullen; Edward King; gcatrambone@ delrantownship.org; Greg Boehmke (gboehmke@comcast.net); Joseph J. Raday (jraday@rwdconsultants.com); Joseph Luste (jluste@pennoni.com); K Paris; Mark Macey (mmacey@interstateoutdoor.com); Mary & Joe Parento (MParento@comcast.net); Mike Chinnici (mchinnici@comcast.net); Pat Pomeranz (pepomeranz@hotmail.com); Randy Khinkis (Randy.khinkis@gmail.com); Robert Gleaner (Rob@ragpc.com); Sheila Procida (pprocida@comcast.net); Walt Bauer (walter.bauer@delranfire.org)
Subject: FW: Delran MP
Attachments: 20-09-28 Delran Reexam Report Final.pdf

Hello everyone,

I want to forward you a draft copy of the Master Plan Reexamination Report that the committee worked on. Please take some time to review it. I will provided you with a hard copy of the draft at our meeting on 11/5. Mika from CME will be discussing it.

Thanks,
Kathy

*Kathy Phillips, Secretary
Delran Planning & Zoning Boards
900 Chester Avenue
Delran, New Jersey 08075
Phone: 856-461-8542
Fax: 856-461-1147
E-mail: kphillips@delrantownship.org*

From: Apte, Malvika <mapte@cmeusa1.com>
Sent: Monday, September 28, 2020 2:03 PM
To: Kathleen Phillips <kphillips@delrantownship.org>
Cc: Winckowski, Jim <JWinckowski@cmeusa1.com>; Razzano, Jen <jrazzano@cmeusa1.com>
Subject: FW: Delran MP

Good Afternoon Kathy,

Please see attached Delran Re-examination Report. Please let me know how many paper copies would you need. Additionally, please let us know if you would be sending the copy to County along with the notice or would you like us to send it.

Please advise.

Sincerely,
Mika

MALVIKA APTE, PP, AICP
Project Leader



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From: Kathleen Phillips
Sent: Thursday, October 1, 2020 9:32 AM
To: Bert Hermansky; Bryan Mullen; Edward King; gcatrambone@ delrantownship.org; Greg Boehmke (gboehmke@comcast.net); Joseph J. Raday (jraday@rwdconsultants.com); Joseph Luste (jluste@pennoni.com); K Paris; Mark Macey (mmacey@interstateoutdoor.com); Mary & Joe Parento (MParento@comcast.net); Mike Chinnici (mchinnici@comcast.net); Pat Pomeranz (pepomeranz@hotmail.com); Randy Khinkis (Randy.khinkis@gmail.com); Robert Gleaner (Rob@ragpc.com); Sheila Procida (pprocida@comcast.net); Walt Bauer (walter.bauer@delranfire.org)
Subject: October Agenda
Attachments: 2019 Master Plan Reexamination Review Draft.pdf

Hi everyone,

Just a reminder of tonight's meeting. **As usual, I need to know who will be attending. Please let me know asap.** I also forwarded 2 sets of minutes & the Timber Ridge Resolution for your review. I haven't heard back from anyone on whether there are any corrections to be made so I will assume they are ok.

There is no application to be heard, so it should be quick. I have attached a draft copy of the 2019 Master Plan Reexamination . I know we won't be discussing it till November's meeting but I wanted you to take some time to read it. If you have any questions or concerns on it, please do not reach out to everyone. You can reach out to me.

- Joe Raday & Joe Luste do not need to attend. We'll see you next meeting.

Thanks,
Kathy

*Kathy Phillips, Secretary
Delran Planning & Zoning Boards
900 Chester Avenue
Delran, New Jersey 08075
Phone: 856-461-8542
Fax: 856-461-1147
E-mail: kphillips@delrantownship.org*

From: Kathleen Phillips
Sent: Monday, April 27, 2020 4:33 PM
To: Bert Hermansky; gcatrambone@ delrantownship.org; K Paris; Mark Macey; Mary & Joe Parento (MParento@comcast.net); Mike Chinnici (mchinnici@comcast.net); Pat Pomeranz (pepomeranz@hotmail.com); Randy Khinkis (Randy.khinkis@gmail.com); Robert Gleaner (Rob@ragpc.com); Ted Reimel
Subject: FW: Delran Associates Resolution
Attachments: ResolutionDelranAssocV4.pdf

Hi everyone,

Here is the resolution for Delran Associates. Please review. We will be having our virtual meeting as you are all aware on May 7th. I will be sending you the agenda on Wednesday.

Please make sure everyone is set & ready to go with Zoom. If you don't have it on your computer, you will have to install the app.

Thanks,
Kathy

*Kathy Phillips, Secretary
Delran Planning & Zoning Boards
900 Chester Avenue
Delran, New Jersey 08075
Phone: 856-461-8542
Fax: 856-461-1147
E-mail: kphillips@delrantownship.org*

NOTE: Please send all emails to this address going forward.

From: Rob Gleaner [mailto:Rob@RAGPC.com]
Sent: Monday, April 27, 2020 3:50 PM
To: Kathleen Phillips <kphillips@delrantownship.org>
Subject: Delran Associates Resolution

*Sincerely,
Robert A. Gleaner, Esquire
ROBERT A. GLEANER, P.C.
415 S. White Horse Pike
Audubon, NJ 08106*

(856) 546-8010; Fax (856) 546-8707