

From: Jennifer McPeak jm@s c ano aw.com
Subject: Statement RE Dunphy Sett ement
Date: May 4, 2021 at 2:20 PM
To: tburre @de rantownsh p.org
Cc: Sa vatore S c ano sjs@s c ano aw.com

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Jennifer McPeak, Esquire
t: 856-795-0500 | f: 856-795-5515



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Wm. HENRY COXSON

Capt. B. Co. 1176 N. Y. INF.

BORN SEPT. 11. 1842.

DIED JULY 25. 1891.



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIMOTHY W. GILLEN, PE, PP, CME
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME

March 4, 2021

Via Electronic Mail

Jeffrey Hatcher, Business Administrator
Township of Delran Municipal Building
900 Chester Avenue
Delran, NJ 08075

**Re: Environmental Constraints Investigation
Block 115, Lot 30
Delran Township, Burlington County, NJ
Our File: CDR00003.01**

Dear Mr. Hatcher

In accordance with your authorization, on February 23, 2021, CME Associates conducted a freshwater wetlands assessment on Block 115, Lot 30, which has frontage on both Bridgeboro Road and Conrow Road. The assessment was made by using the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (1989), as required by the NJDEP. The wetland boundary points and stream locations were located by using a Trimble handheld GPS, then plotted on a base map created from tax map and NJ GIS-GIN aerial photography. Using the data available on the NJDEP's GEOWEB online GIS resource, it appears that there are no threatened or endangered species onsite. This likely means the wetlands buffer under the Freshwater Wetlands Protection Act rules would be 50' wide, as depicted on the attached environmental constraints map. NJDEP also regulates buffers or riparian zones around stream corridors under the Flood Hazard Control Act rules, where the buffer width is dependent on certain threatened and endangered species onsite or within 1 mile downstream. GEOWEB information does not show these species onsite or within 1 mile, so the stream buffer would not extend farther into the uplands as the wetlands buffer does.

With these constraints, there is not much of the property available for any structures, including buildings, asphalt roadways or parking lots. Trail paths could be constructed in freshwater wetlands with a freshwater wetland permit approval; however, the design of the trail would likely be limited to a pervious material (such as wood chips) so as not to trigger the need for stormwater management. A community garden is also feasible, provided it consists only of plantings within the existing farm fields, but again no structures can be built within the wetlands or transition area including fencing. Please keep in mind that the water table is very shallow in these fields, to the point where it may affect the success of a garden. The enclosed environmental constraints map shows the wetlands locations, wetlands buffer and streams, and the resulting unconstrained areas. One notable difference this map versus the state GEOWEB wetlands mapping shows is that more of the site is wet in the northeast corner of the Lot. There is an existing 24" stormwater discharge pipe at the northeast property corner at Bridgeboro Road that contributes to the wet condition. One last notable issue is that there was a type of headstone or burial marker near the northerly property line that had inscriptions commemorating a war veteran from the 1800's. If any



Jeffery Hatcher, Business Administrator
Re: Environmental Investigation
Block 115, Lot 30

March 4, 2021
Our File: CDR00003.01
Page 2

NJDEP Land Use permits were needed, their historical background research or site inspection would likely result in a requirement to have a cultural resources survey done which may lead to further encumbrances on the property. A picture of the marker is attached.

Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,
CME ASSOCIATES

Joseph A Giddings, CSE
Township Engineer's Office

JG/jw

Enclosures

From: Salvatore Siciliano sjs@s c ano aw.com [REDACTED]
Subject: 4101 Br dgeboro Road LLC vs De ran
Date: January 28, 2021 at 12:51 PM
To: Gary Catrambone Townsh p (gcatrambone@de rantownsh p.org) gcatrambone@de rantownsh p.org, Ty er J. Burre Townsh p (tburre @de rantownsh p.org) tburre @de rantownsh p.org, Tom Lyon-Townsh p t yon@de rantownsh p.org, V rg na Parejo Townsh p vparejo@de rantownsh p.org, Mar owe Sm th--Townsh p msm th@de rantownsh p.org
Cc: Jeff Hatcher jhatcher@de rantownsh p.org, Jamey Eggers (jegggers@de rantownsh p.org) jeggers@de rantownsh p.org, Jenn fer McPeak jm@s c ano aw.com

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Salvatore J. Siciliano, Esquire

sjs@sicilianolaw.com

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From: Jennifer McPeak jm@sicilianoaw.com
Subject: 4101 Bridgeboro Road, LLC v. De Ran Zong Board
Date: February 4, 2021 at 4:55 PM
To: Gary Catrambone (gcatrambone@de rantownsh p.org) gcatrambone@de rantownsh p.org, Councilman Tyler Burre tburre @de rantownsh p.org
Cc: Jeffrey Hatcher jhatcher@de rantownsh p.org, Jamey Eggers jeggers@de rantownsh p.org, Virginia Parejo vparejo@de rantownsh p.org, Marjorie Smith--Township msmt@de rantownsh p.org, Lynn Jeney -Township ljeney@de rantownsh p.org, Tom Lyon tlyon@de rantownsh p.org

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Jennifer McPeak, Esquire
t: 856-795-0500 | f: 856-795-5515



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From: Jennifer McPeak jm@s c ano aw.com [REDACTED]
Subject: 4101 Br dgeboro Road, LLC v. Zon ng Board of Adjustments of De ran
Date: January 20, 2021 at 10:58 AM
To: Gary Catrambone (garycatrambone@gma .com) garycatrambone@gma .com, Jeff Hatcher jhatcher@de rantownsh p.org, Counc man Ty er Burre tburre @de rantownsh p.org
Cc: Sa vatore S c ano sjs@s c ano aw.com

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

Jennifer McPeak, Esquire
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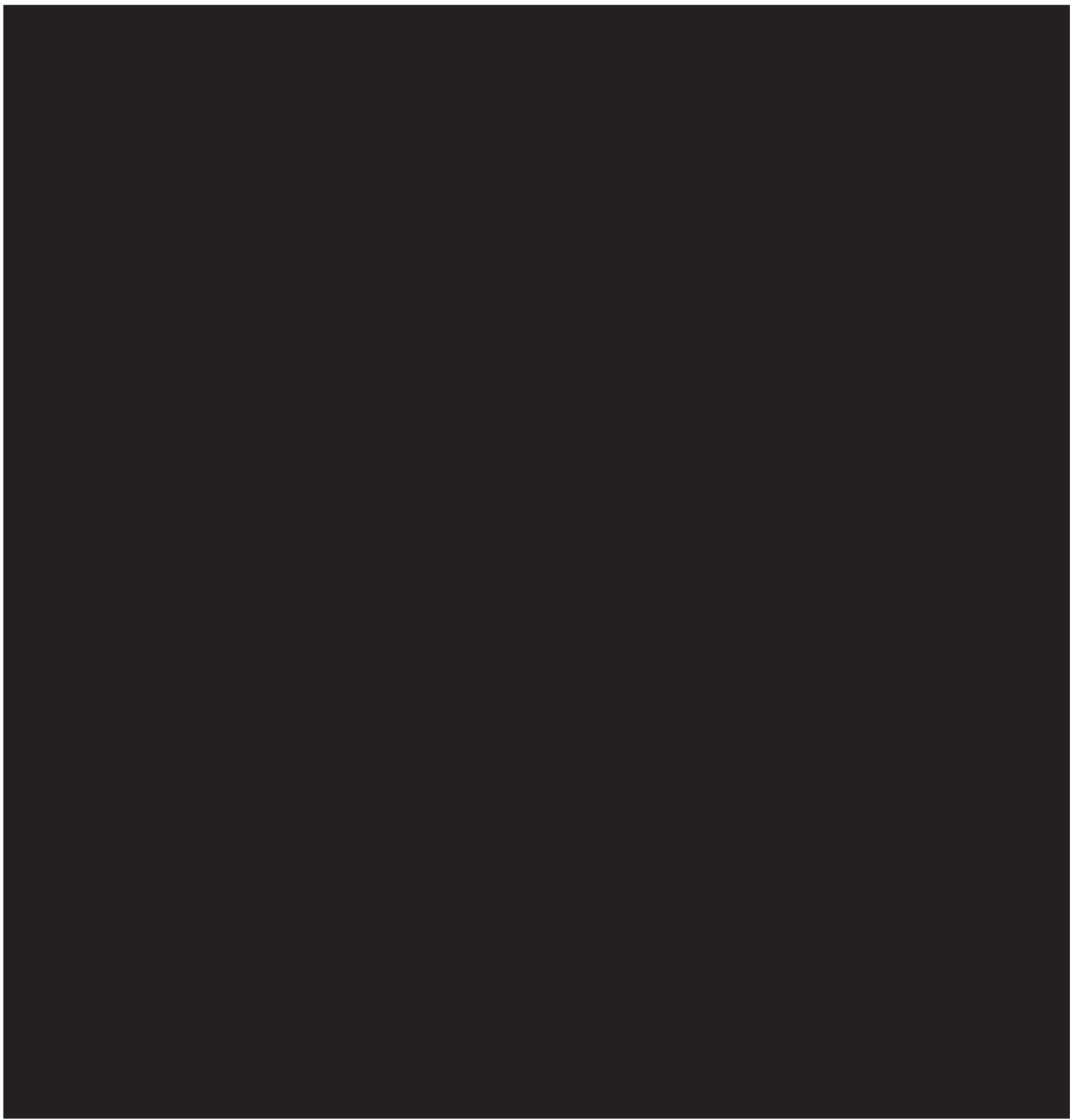
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From: Jamey Eggers jeggere@delrantownship.org 

Subject: Agenda

Date: February 2, 2021 at 12:37 PM

To: gcatrambone@delrantownship.org gcatrambone@delrantownship.org, Jeffrey Hatcher jhatcher@delrantownship.org, Lynn Jeney ljeney@delrantownship.org, Marlowe Smith msmith@delrantownship.org, Tom Lyon tlyon@delrantownship.org, Councilman Tyler Burrell tburrell@delrantownship.org, Virginia Parejo vparejo@delrantownship.org

Cc: Salvatore Siciliano sjs@sicilianolaw.com

Hello all,

Please see attached agenda with revisions needed. I have also attached memos from Jeff explaining the changes. I have also added the executive session to discuss 4101 Bridgeboro Road (Dunphy's).

Feel free to reach out with any questions.

Thanks,

Jamey



Memo-Ratify
Amend...ct.docx



Memo -
Ordina...3.docx



Chief's
Contract.pdf



02022021
Agenda.pdf

From: Salvatore Siciliano sjs@sicilianolaw.com

Subject: RE: Agenda

Date: February 2, 2021 at 12:51 PM

To: Jamey Eggers jegg@delrantownship.org, gcatr@delrantownship.org gcatr@delrantownship.org, Jeffrey Hatcher jhatcher@delrantownship.org, Lynn Jeney ljeney@delrantownship.org, Marlowe Smith msmith@delrantownship.org, Tom Lyon tlyon@delrantownship.org, Councilman Tyler Burrell tburrell@delrantownship.org, Virginia Parejo vp@delrantownship.org

Thanks Jamey, I added Jennifer McPeak from office, she will also be attending tonight.

From: Jamey Eggers <jegg@delrantownship.org>

Sent: Tuesday, February 2, 2021 12:38 PM

To: gcatr@delrantownship.org <gcatr@delrantownship.org>; Jeffrey Hatcher <jhatcher@delrantownship.org>; Lynn Jeney <ljeney@delrantownship.org>; Marlowe Smith <msmith@delrantownship.org>; Tom Lyon <tlyon@delrantownship.org>; Councilman Tyler Burrell <tburrell@delrantownship.org>; Virginia Parejo <vp@delrantownship.org>

Cc: Salvatore Siciliano <sjs@sicilianolaw.com>

Subject: Agenda

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Thanks,

Jamey

From: Councilman Tyler Burrell tburrell@delrantownship.org
Subject: Re: Agenda
Date: February 2, 2021 at 1:16 PM
To: Salvatore Siciliano sjs@sicilianolaw.com
Cc: Jamey Eggers jeggers@delrantownship.org



Sal,

I'll send her an invite.

--



Tyler J. Burrell
President of Council, Township of Delran
856.492.1365 | tburrell@delrantownship.org



On Feb 2, 2021, at 12:51 PM, Salvatore Siciliano <sjs@sicilianolaw.com> wrote:

Thanks Jamey, I added Jennifer McPeak from office, she will also be attending tonight.

From: Jamey Eggers <jeggers@delrantownship.org>
Sent: Tuesday, February 2, 2021 12:38 PM
To: gcatrambone@delrantownship.org <gcatrambone@delrantownship.org>; Jeffrey Hatcher <jhatcher@delrantownship.org>; Lynn Jeney <ljeney@delrantownship.org>; Marlowe Smith <msmith@delrantownship.org>; Tom Lyon <tlyon@delrantownship.org>; Councilman Tyler Burrell <tburrell@delrantownship.org>; Virginia Parejo <vparejo@delrantownship.org>
Cc: Salvatore Siciliano <sjs@sicilianolaw.com>
Subject: Agenda

Hello all,

Please see attached agenda with revisions needed. I have also attached memos from Jeff explaining the changes. I have also added the executive session to discuss 4101 Bridgeboro Road (Dunphy's).

Feel free to reach out with any questions.

Thanks,

Jamey

From: Salvatore Siciliano sjs@sicilianolaw.com
Subject: ATTORNEY CLIENT COMMUNICATION.---FW: DUNPHY V TWP OF DELRAN ET SEQ. / PRIVILEGED INFORMATION FOR SETTLEMENT PURPOSES ONLY
Date: March 12, 2021 at 11:35 AM
To: Gary Catrambone Townsh p (gcatrambone@de rantownsh p.org) gcatrambone@de rantownsh p.org, Tyler J. Burre Townsh p (tburre @de rantownsh p.org) tburre @de rantownsh p.org, Tom Lyon-Townsh p tlyon@de rantownsh p.org, Virginia Parejo Townsh p vpajero@de rantownsh p.org, Lynn Jeney -Townsh p jeney@de rantownsh p.org, Marjorie Smith--Townsh p msmith@de rantownsh p.org, Jeff Hatcher jhatcher@de rantownsh p.org
Cc: Jennifer McPeak jm@sicilianolaw.com

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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]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



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Bristol, PA 19007

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F: (609) 964-1849

Lou@Hornstine.com

www.Hornstine.com

From: Salvatore Siciliano sjs@sicilianolaw.com
Subject: Attorney Client --RE: Environmental Assessment of Block 115, Lot 30
Date: March 4, 2021 at 4:27 PM
To: Winckowski, Jim JWinkowski@cmeusa1.com, Tyler Burrell (tburrell@delrantownship.org) tburrell@delrantownship.org, Jeffrey Hatcher jhatcher@delrantownship.org, gcatrambone@delrantownship.org gcatrambone@delrantownship.org
Cc: Salvatore Siciliano sjs@sicilianolaw.com

[REDACTED]

From: Winckowski, Jim <JWinckowski@cmeusa1.com>
Sent: Thursday, March 4, 2021 3:10 PM
To: Tyler Burrell (tburrell@delrantownship.org) <tburrell@delrantownship.org>; Salvatore Siciliano <sjs@sicilianolaw.com>; Jeffrey Hatcher <jhatcher@delrantownship.org>; gcatrambone@delrantownship.org <gcatrambone@delrantownship.org>
Subject: FW: Environmental Assessment of Block 115, Lot 30

[REDACTED]

JAMES WINCKOWSKI, PE, CME
Senior Project Manager



**Consulting & Municipal
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JWinckowski@cmeusa1.com

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From: Giddings, Joe
Sent: Wednesday, March 3, 2021 6:15 PM
To: Winckowski, Jim <JWinckowski@cmeusa1.com>
Subject: Environmental Assessment of Block 115. Lot 30

Hello Everyone...on February 23, 2021, we conducted a wetlands assessment on Block 115, Lot 30, which has frontage on both Bridgeboro Rd. and Conrow Rd.. The assessment was made by using the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (1989), as required by the NJDEP. The wetland boundary points and stream locations were located by using a Trimble handheld GPS, then plotted on a base map created from tax map and NJ GIS-GIN aerial photography. Using the data available on the NJDEP's GEOWEB online GIS resource, it appears that there are no threatened or endangered species onsite. This likely means the wetlands buffer under the Freshwater Wetlands Protection Act rules would be 50' wide, as depicted on the attached environmental constraints map. NJDEP also regulates buffers or riparian zones around stream corridors under the Flood Hazard Control Act rules, where the buffer width is dependent on certain threatened and endangered species onsite or within 1 mile downstream. GEOWEB information does not show these species onsite or within 1 mile, so the stream buffer would not extend farther into the uplands as the wetlands buffer does.

With these constraints, there is not much of the property available for any structures. Paths can readily be constructed in freshwater wetlands with a freshwater wetlands permit approval. A community garden is also feasible, provided it consists only of plantings within the existing farm fields, but again no structures can be built within the wetlands or transition area. Please keep in mind that the water table is very shallow in these fields, to the point where it may affect the success of the garden. The enclosed Preliminary Constraints map shows the wetlands locations, wetlands buffer and streams, and the resulting unconstrained areas. One notable difference this map versus what GEOWEB wetlands mapping shows is that more of the site is wet in the northeast corner of the Lot. There is an existing 24" stormwater discharge pipe at the northeast property corner at Bridgeboro Road that contributes to the wet condition. One last notable issue is that there was a type of headstone or burial marker near the northerly property line that had inscriptions commemorating a war veteran from the 1800's. If any NJDEP Land Use permits were needed, their historical background research or site inspection would likely result in a requirement to have a cultural resources survey

done. A picture of the marker is attached.

If you would like to discuss these conditions further, please feel free to contact me anytime.

Date: March 4, 2021 at 6:07 PM

Cc: G dd ngs, Joe JG dd xxx@xxxxxxx.xxx



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Subject: Attorney Client --RE: Environmental Assessment of Block 115, Lot 30

From: Winckowski, Jim <xxxxxxxxxxx@xxxxxxx.xxx>

Sent: Thursday, March 4, 2021 3:10 PM

To: Tyler Burrell (<XXXXXXXXXXXXXXXXXXXX@XXXXXXXXXXXXXXXXXXXX>); Salvatore Siciliano <sjs@sicilianolaw.com>; Jeffrey Hatcher <XXXXXXXXXXXXXXXXXXXX@XXXXXXXXXXXXXXXXXXXX>; gcatrambone@delrantownship.org <XXXXXXXXXXXXXXXXXXXX@XXXXXXXXXXXXXXXXXXXX>

Subject: FW: Environmental Assessment of Block 115, Lot 30

JAMES WINCKOWSKI, PE, CME
Senior Project Manager



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XXXXXXXXXXXXXXXXXXXX@XXXXXXXXXXXX.XXX

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Follow us on
Instagram!

From: Giddings, Joe

Sent: Wednesday, March 3, 2021 6:15 PM

To: Winckowski, Jim <XXXXXXXXXXXXXXXXXXXX@XXXXXXXXXXXX.XXX>

Subject: Environmental Assessment of Block 115, Lot 30

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If you would like to discuss these conditions further, please feel free to contact me anytime.



2021-3-4 B115
L30 En...n.docx



From: Salvatore Siciliano sjs@sicilianolaw.com
Subject: Re: Attorney Client --RE: Environmental Assessment of Block 115, Lot 30
Date: March 4, 2021 at 6:15 PM
To: Winckowski, Jim JWnckowsk@cmeusa1.com
Cc: Tyler Burrell (tburrel@delrantownship.org) tburrel@delrantownship.org, Jeffrey Hatcher jhatcher@delrantownship.org, gcatrambone@delrantownship.org, Gddngs, Joe JGddxxx@xxxxxxx.xxx

Sent from my iPhone
Salvatore J. Siciliano Esq.

On Mar 4, 2021 at 6:07 PM Winckowski, Jim <JWnckowsk@cmeusa1.com> wrote:

[REDACTED]

[REDACTED]

JAMES WINCKOWSKI, PE, CME
Senior Project Manager

1 Market St., Suite 1F, Camden, NJ 08102
P:732.410.2651 M:732.887.9528

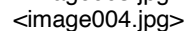
xxxxxxx@xxxxxxx.xxx

www.cmeusa1.com

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[!\[\]\(cf531ed27e91483460120fcc057b3901_img.jpg\)](#)







From: Salvatore Siciliano <sjs@sicilianolaw.com>
Sent: Thursday, March 4, 2021 4:27 PM
To: Winckowski, Jim <xxxxxxx@xxxxxxx.xxx>; Tyler Burrell
(xxxxxxx@xxxxxxxxxxxxxxxxxxx) <xxxxxxx@xxxxxxxxxxxxxxxxxxx>; Jeffrey Hatcher
<xxxxxxx@xxxxxxxxxxxxxxxxxxx>; gcatrambone@delrantownship.org
<xxxxxxx@xxxxxxxxxxxxxxxxxxx>
Cc: Salvatore Siciliano <sjs@sicilianolaw.com>
Subject: Attorney Client --RE: Environmental Assessment of Block 115, Lot 30

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Winckowski, Jim <xxxxxxxxxx@xxxxxxx.xxx>
Sent: Thursday, March 4, 2021 3:10 PM
To: Tyler Burrell (xxxxxxxx@xxxxxxxxxxxxxx); ~~xxxxxxxx@xxxxxxxxxxxxxx~~ Salvatore Siciliano <sjs@sicilianolaw.com>; Jeffrey Hatcher <xxxxxxxx@xxxxxxxxxxxxxx.xxx>; gcatrambone@delrantownship.org <xxxxxxxxxx@xxxxxxxxxxxxxx.xxx>
Subject: FW: Environmental Assessment of Block 115, Lot 30

[REDACTED]

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Senior Project Manager

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P:732.410.2651 M:732.887.9528

xxxxxxxxxx@xxxxxxx.xxx
www.cmeusa1.com

<[image011.jpg](#)>

<[image001.jpg](#)>

<[image003.jpg](#)>
<[image004.jpg](#)>
<[image005.jpg](#)>

From: Giddings, Joe
Sent: Wednesday, March 3, 2021 6:15 PM
To: Winckowski, Jim <xxxxxxxxxx@xxxxxxx.xxx>
Subject: Environmental Assessment of Block 115, Lot 30

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<21 02 23 Burial Marker Picture docx>



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Subject: Re: Attorney Client --RE: Environmental Assessment of Block 115, Lot 30
Date: March 4, 2021 at 6:28 PM
To: Councilman Tyler Burrell tburrell@delrantownship.org
Cc: Salvatore Siciliano sjs@sicilianolaw.com, Jeffrey Hatcher jhatcher@delrantownship.org, gcatrambone@delrantownship.org, Gdd ngs, Joe JGdd ngs@cmeusa1.com

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Date: March 5, 2021 at 7:13 AM
To: Winckowski, Jim JWnckowski@cmeusa1.com
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[REDACTED]

[REDACTED]

Gary A. Catrambone
Mayor
Delran Township
856.461.4377 x114



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<21-02-23 Bur a Marker P ctire.docx>

<image011.jpg><image001.jpg><image002.jpg><image003.jpg>
<image004.jpg><image005.jpg>

From: Salvatore Siciliano sjs@sicilianolaw.com
Subject: RE: Attorney Client --RE: Environmental Assessment of Block 115, Lot 30
Date: March 5, 2021 at 9:28 AM
To: gcatrambone@delrantownship.org; gcatrambone@delrantownship.org, Winckowski, Jim JWnckowsk@cmeusa1.com
Cc: Councilman Tyler Burrell tburrel@delrantownship.org, Jeffrey Hatcher jhatcher@delrantownship.org, Giddings, Joe JGddxxx@xxxxxxx.xxx

[REDACTED]

[REDACTED]

[REDACTED]

From: gcatrambone@delrantownship.org <xxxxxxx@xxxxxxx.xxx>
Sent: Friday, March 5, 2021 7:33 AM
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[REDACTED]

[REDACTED]

Gary A. Catrambone
Mayor
Delran Township
856.461.4377 x114



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Cc: [Councilman Tyler Burrell](#); [Jeffrey Hatcher](#); [gcatrambone@delrantownship.org](#); [Giddings, Joe](#)
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[REDACTED]

[REDACTED]

Sent from my iPhone
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[REDACTED]

James Winckowski
CME Associates
Mobile: 732-887-9528

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<xxxxxxxx@xxxxxxxxxxxxx.xxx> wrote:

[REDACTED]

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Tyler J. Burrell
President of Council, Township of Delran

856.492.1365 xxxxxxxx@xxxxxxxxxxxxx.xxx



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<[image001.jpg](#)>

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P:732.410.2651 M:732.887.9528
xxxxxxxxxxx@xxxxxxxx.xxx
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<[image003.jpg](#)>

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<xxxxxxxx@xxxxxxxxxxxxx.xxx>;
gcatrambone@ delrantownship.org <gcatrambone@delrantownship.org>
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From: Winckowski, Jim JW nckowsk@cmeusa1.com
Subject: RE: Attorney Client --RE: Environmental Assessment of Block 115, Lot 30
Date: March 5, 2021 at 11:40 AM
To: Salvatore Siciliano sjs@sicilianolaw.com, gcatrambone@delrantownship.org, gcatrambone@delrantownship.org
Cc: Councilman Tyler Burrell tburrel@delrantownship.org, Jeffrey Hatcher jhatcher@delrantownship.org, Giddings, Joe JGddxxx@xxxxxxxxxxx

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[REDACTED]

Gary A. Catrambone
Mayor
Delran Township
856.461.4377 x114



From: Salvatore Siciliano
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TO: [winckowski, jim](#)

CC: [Councilman Tyler Burrell](#); [Jeffrey Hatcher](#); [gcatrambone@delrantownship.org](#); [Giddings, Joe](#)

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21-02-23 Bur a
Marker...re.docx



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Constr...30.pdf

From: gcatrambone@delrantownship.org gcatrambone@delrantownship.org
Subject: Re: Attorney Client --RE: Environmental Assessment of Block 115, Lot 30
Date: March 5, 2021 at 11:53 AM
To: Salvatore Siciliano <sjs@sicilianolaw.com>, Winckowski, Jim JW Winckowski@cmeusa1.com
Cc: Councilman Tyler Burrell <tburrell@delrantownship.org>, Jeffrey Hatcher <jhatcher@delrantownship.org>, Giddings, Joe JGddxxx@xxxxxxx.xxx

[REDACTED]

[REDACTED]

Gary Catrambone
Mayor
Delran Township
856.461.7734 x114

From: Winckowski, Jim <xxxxxxxxxxx@xxxxxxx.xxx>
Sent: Friday, March 5, 2021 11:40:36 AM
To: Salvatore Siciliano <sjs@sicilianolaw.com>; gcatrambone@delrantownship.org <xxxxxxxxxxx@xxxxxxxxxxxxxxxxxxx>
Cc: Councilman Tyler Burrell <xxxxxxxx@xxxxxxxxxxxxxxxxxxx>; Jeffrey Hatcher <xxxxxxxx@xxxxxxxxxxxxxxxxxxx>; Giddings, Joe <xxxxxxxx@xxxxxxx.xxx>
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Cc: Councilman Tyler Burrell <xxxxxxxx@xxxxxxxxxxxxxxxxxxx>; Jeffrey Hatcher <xxxxxxxx@xxxxxxxxxxxxxxxxxxx>; Giddings, Joe <xxxxxxxx@xxxxxxx.xxx>
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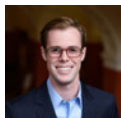
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Subject: RE: Attorney Client --RE: Environmental Assessment of Block 115, Lot 30
Date: March 5, 2021 at 12:03 PM
To: Winckowski, Jim <jw@winckowski.com>, gcatrambone@delrantownship.org
Cc: Councilman Tyler Burrell <tburrell@delrantownship.org>, Jeffrey Hatcher <jhatcher@delrantownship.org>, Giddings, Joe <jgiddings@delrantownship.org>

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Sent: Friday, March 5, 2021 11:41 AM
To: Salvatore Siciliano <sjs@sicilianolaw.com>; gcatrambone@delrantownship.org
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Cc: Councilman Tyler Burrell <tburrell@delrantownship.org>; Jeffrey Hatcher <jhatcher@delrantownship.org>; Giddings, Joe <jgiddings@delrantownship.org>
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Cc: [Councilman Tyler Burrell](#); [Jeffrey Hatcher](#); gcatrambone@delrantownship.org; [Giddings, Joe](#)
Subject: Re: Attorney Client --RE: Environmental Assessment of Block 115, Lot 30

[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPhone
Salvatore J. Siciliano, Esq.

On Mar 4, 2021, at 6:29 PM, Winckowski, Jim <[xxxxxxxxxxx@xxxxxxxx.xxx](#)> wrote:

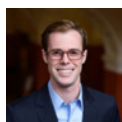
[REDACTED]

James Winckowski
CME Associates
Mobile: [REDACTED]

On Mar 4, 2021, at 6:22 PM, Councilman Tyler Burrell
<[xxxxxxxx@xxxxxxxxxxxxxxx.xxx](#)> wrote:

[REDACTED]
[REDACTED]
[REDACTED]

--



Tyler J. Burrell
President of Council, Township of Delran

[856.492.1365](tel:856.492.1365) xxxxxxxx@xxxxxxxxxxxxxxx.xxx



On Mar 4, 2021, at 6:15 PM, Salvatore Siciliano
<sjs@sicilianolaw.com> wrote:

[REDACTED]
[REDACTED]
[REDACTED]

Sent from my Phone
Salvatore J. Siciliano, Esq.

On Mar 4, 2021, at 6:07 PM, Winckowski, Jim
<JWinckowski@cmeusa1.com> wrote:

[REDACTED]

JAMES WINCKOWSKI, PE, CME
Senior Project Manager

<[image001.jpg](#)>

<[image002.jpg](#)>

1 Market St., Suite 1F, Camden, NJ 08102
P:732.410.2651 M:732.887.9528
xxxxxxxxxx@xxxxxxxx.xxx
www.cmeusa1.com

<[image003.jpg](#)>

<[image004.jpg](#)>

<[image005.jpg](#)>

From: Salvatore Siciliano <sjs@sicilianolaw.com>
Sent: Thursday, March 4, 2021 4:27 PM
To: Winckowski, Jim <xxxxxxxxxx@xxxxxxxx.xxx>;
Tyler Burrell (xxxxxxxx@xxxxxxxxxxxxxxxxxxx)>
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<xxxxxxxx@xxxxxxxxxxxxxxxxxxx>;
gcatrambone@delrantownship.org <gcatrambone@delrantownship.org>
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[REDACTED]

From: Winckowski, Jim
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gcatrambone@delrantownship.org <gcatrambone@delrantownship.org>
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[REDACTED]

JAMES WINCKOWSKI, PE, CME
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To: Winckowski, Jim <xxxxxxxxxxx@xxxxxxxx.xxx>
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If you would like to discuss these conditions further,
please feel free to contact me anytime.

<2021-3-4 B115 L30 Env ron Constran ts Invest gat on.docx>

<21-03-03 B115 L30 Constran ts.pdf>

<21-02-23 Bur a Marker P ctire.docx>

<image011.jpg><image001.jpg><image002.jpg><image003.jpg>

<image004.jpg><image005.jpg>

From: Salvatore Siciliano <sjs@sicilianolaw.com>
Subject: RE: Attorney Client --RE: Environmental Assessment of Block 115, Lot 30
Date: March 5, 2021 at 12:08 PM
To: gcatrambone@delrantownship.org, gcatrambone@delrantownship.org, Winckowski, Jim, JW nckowsk@cmeusa1.com
Cc: Councilman Tyler Burrell <tburrell@delrantownship.org>, Jeffrey Hatcher <jhatcher@delrantownship.org>, Giddings, Joe <jgiddings@delrantownship.org>

From: gcatrambone@delrantownship.org <gcatrambone@delrantownship.org>
Sent: Friday, March 5, 2021 11:54 AM
To: Salvatore Siciliano <sjs@sicilianolaw.com>; Winckowski, Jim <jwinckowski@delrantownship.org>
Cc: Councilman Tyler Burrell <tburrell@delrantownship.org>; Jeffrey Hatcher <jhatcher@delrantownship.org>; Giddings, Joe <jgiddings@delrantownship.org>
Subject: Re: Attorney Client --RE: Environmental Assessment of Block 115, Lot 30

Gary Catrambone
Mayor
Delran Township
856.461.7734 x114

From: Winckowski, Jim <jwinckowski@delrantownship.org>
Sent: Friday, March 5, 2021 11:40:36 AM
To: Salvatore Siciliano <sjs@sicilianolaw.com>; gcatrambone@delrantownship.org <gcatrambone@delrantownship.org>
Cc: Councilman Tyler Burrell <tburrell@delrantownship.org>; Jeffrey Hatcher <jhatcher@delrantownship.org>; Giddings, Joe <jgiddings@delrantownship.org>
Subject: RE: Attorney Client --RE: Environmental Assessment of Block 115, Lot 30

JAMES WINCKOWSKI, PE, CME
Senior Project Manager



**Consulting & Municipal
ENGINEERS**

1 Market St., Suite 1F, Camden, NJ 08102
P:732.410.2651 M:732.887.9528

<jwinckowski@delrantownship.org>
www.cmeusa1.com



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Instagram!

From: Salvatore Siciliano <sjs@sicilianolaw.com>
Sent: Friday, March 5, 2021 9:28 AM
To: 'gcatrambone@delrantownship.org' <gcatrambone@delrantownship.org>; Winckowski, Jim <jwinckowski@delrantownship.org>
Cc: Councilman Tyler Burrell <tburrell@delrantownship.org>; Jeffrey Hatcher <jhatcher@delrantownship.org>; Giddings, Joe <jgiddings@delrantownship.org>
Subject: RE: Attorney Client --RE: Environmental Assessment of Block 115, Lot 30

[REDACTED]

From: gcatrambone@ delrantownship.org <xxxxxxxxxx@xxxxxxxxxxxxxx.xxx>
Sent: Friday, March 5, 2021 7:33 AM
To: Salvatore Siciliano <sjs@sicilianolaw.com>; Winckowski, Jim <xxxxxxxxxx@xxxxxxx.xxx>
Cc: Councilman Tyler Burrell <xxxxxxxx@xxxxxxxxxxxxxx.xxx>; Jeffrey Hatcher <xxxxxxxx@xxxxxxxxxxxxxx.xxx>; Giddings, Joe <xxxxxxxx@xxxxxxx.xxx>
Subject: RE: Attorney Client --RE: Environmental Assessment of Block 115, Lot 30

[REDACTED]

[REDACTED]

Gary A. Catrambone
Mayor
Delran Township
856.461.4377 x114



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Sent: Friday, March 5, 2021 7:13 AM
To: [Winckowski, Jim](#)
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Mobile: 732-887-9528

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Tyler J. Burrell
President of Council, Township of Delran

856.492.1365 xxxxxxxx@xxxxxxxxxxx.xxx



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Tyler Burrell (<xxxxxxxx@xxxxxxxxxxx>);
<xxxxxxxx@xxxxxxxxxxx>; Jeffrey Hatcher
<jhatcher@delrantownship.org>;
gcatrambone@[delrantownship.org](mailto:gcatrambone@delrantownship.org) <gcatrambone@delrantownship.org>
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From: Giddings, Joe
Sent: Wednesday, March 3, 2021 6:15 PM
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<image004.jpg><image005.jpg>

From: Jeffrey Hatcher jhatcher@de rantownsh p.org
Subject: FW: Attorney Client --RE: Environmental Assessment of Block 115, Lot 30
Date: March 9, 2021 at 9:02 PM
To: Jamey Eggers jegg@de rantownsh p.org, Lynn Jeney jeney@de rantownsh p.org, Mar owe Smith msmith@de rantownsh p.org, gcatr@de rantownsh p.org, gcatr@de rantownsh p.org, Tom Lyon tlyon@de rantownsh p.org, Councilman Tyler Burrell tburrell@de rantownsh p.org, Virginia Parejo vp@de rantownsh p.org

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Cc: Giddings, Joe <xxxxxxxxxxxx@xxxxxxxx.xxx>
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Sent: Thursday, March 4, 2021 4:27 PM
To: Winckowski, Jim <xxxxxxxxxxxx@xxxxxxxx.xxx>; Tyler Burrell <xxxxxxxxxxxx@xxxxxxxxxxxxxxx.xxx>; Jeffrey Hatcher <xxxxxxxxxxxx@xxxxxxxxxxxxxxx.xxx>; gcatr@delrantownship.org <xxxxxxxxxxxx@xxxxxxxxxxxxxxx.xxx>
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2021-3-4 B115
L30 En...n.docx





21-02-23 Burial
Marker...re.docx



LAW OFFICES
SICILIANO & ASSOCIATES, LLC

16 SOUTH HADDON AVENUE

P.O. BOX 25

HADDONFIELD, NJ 08033

TEL: (856) 795-0500

FAX: (856) 795-5515

www.Sicilianolaw.com

SALVATORE J. SICILIANO *†

JENNIFER JOHNSON *

MICHAEL J. HAGNER *†

Of-Counsel:

JAMES J. DIVERGILIS *†

ALBERT J. TALONE *†

JOHN J. VAN DYKEN *◇

*NJ BAR

†PA BAR

◇NY BAR

302 N. Washington Ave
Suite 101 West
Moorestown, NJ 08057

Waterworks Building
359 96th Street
Suite 203
Stone Harbor, NJ 08247

June 23, 2021

Via Electronic Mail Only

Bowman & Company, LLP
601 White Horse Road
Voorhees, New Jersey 08043

**Re: Township of Delran
Annual Financial Adut as of December 31, 2020**

To Whom it May Concern,

Kindly accept this correspondence as responsive to the audit letter request. As you are aware, the undersigned counsel serves as the solicitor for the Township of Delran. This is my first term serving as Township Solicitor having been appointed in January 2021. Kindly accept the within submission as a reply to the request from the Township Business Administrator, Jefferey S. Hatcher, for information concerning certain contingencies, involving matters with respect to which my office has been engaged and to which I have devoted substantive attention on behalf of the Township of Delran in the form of legal consultation or representation.

Pursuant to the correspondence dated June 5, 2021 and received by our office on June 9, 2021, from Jefferey H. Hatcher who directed that the response be provided to your attention, Mr. Hatcher requested information be provided relating to litigation my office has handled on behalf of the Township including matters that existed December 31, 2020 to the present.

According to the direction set forth by Mr. Hatcher in his June 5, 2021 letter, my offices' response may be, but is not limited to, material matters that existed as of December 31, 2020. Accordingly, my response identifies material matters from that date, December 31, 2020, forward that my office has been made aware of and legal consultation and/ or representation has been provided. The effective date of the response is the date of the reply.

The format of the within response will first identify “Pending or Threatened Litigation, Claims and Assessments.” Thereafter, unasserted assessments to the extent that they are known will be identified.

1. Pending or Threatened Litigation, Claims and Assessments (excluding unasserted claims)

Pending Litigation

4101 Bridgeboro Road (Jim Dumphy Landscaping) v. Delran Zoning Board

Docket No.: BUR-L-001683-20

The plaintiff, Jim Dumphy, bought land in Delran because he wanted to run a landscaping business. He applied for a use variance to the zoning board to which they denied. Unhappy with said outcome, he appealed the decision to the Superior Court. The matter did not end until 2021.¹

Threatened Litigation and Tort Claim Notices

Jim Dumphy Landscaping LLC.

Plaintiff threatened to sue the township for various tort claims including, but not limited to: (1) interference with quiet enjoyment; (2) harassment; (3) Defamation, (4) malicious prosecution; etc. Potential claims were settled and approved by the township’s council on May 4, 2021.

There are ongoing proofs of claim which have been filed on behalf of the Township in the United States Bankruptcy Court for the District of New Jersey for the collection of municipal obligations.

- i. Franklin E. Westberry Jr, U.S. Bankruptcy Court District of New Jersey, Case No: 21-10068-ABA
- ii. Kass K. Wilson, U.S. Bankruptcy Court District of New Jersey, Case No: 19-23367-ABA
- iii. Linda J. Baumann, U.S. Bankruptcy Court District of New Jersey, Case No: 20-13775-ABA
- iv. John Riley, U.S. Bankruptcy Court District of New Jersey, Case No: 20-14528-ABA
- v. Robert B. Fagan and Kathleen M. Fagan, U.S. Bankruptcy Court District of New Jersey, Case No: 21-12736-ABA

¹ The case was heard before Judge Covert and was ultimately ruled in the plaintiff’s favor.

2. *Unasserted Claims and Assessments (considered being probably of assertion, and that if asserted, would have at least a reasonable possibility of an unfavorable outcome.)*

Other than the above, there are no known unasserted possible claims or assessments faced by the Township of Delran. Furthermore, there are no other pending or threatened litigation claims or assessments which are known to my office. There are also no unasserted claims and or assessments that have a reasonable possibility of an unfavorable outcome against the Township of Delran.

As requested in the letter, you may assume that whenever, in the course of performing legal services, with respect to a matter recognized to involve an unasserted possible claim or assessment that may call for financial statement disclosure, if we have formed a professional conclusion that the Township must disclose or consider disclosure concerning such possible claim or assessment, we, as a matter of professional responsibility to the Township will consult with the Township concerning the question of such disclosure and the applicable requirements of Statement of Financial Accounting Standards No. 5, Accounting for Contingencies.

The information set forth in this letter is as of the date of this letter through which we conducted our internal review in accordance with your request for purposes of preparing this response (with updated information concerning the litigation matters through the date of this letter). We have reviewed the matters being handles by each attorney at Siciliano & Associates LLC, for information concerning litigation, claims and assessments involving the Township of Delran. We disclaim any undertaking to advise you of changes which thereafter may be brought to my attention except as specifically otherwise stated herein.

This letter is solely for your information in connection with your audit of the financial statements of the Township of Delran and is not to be quoted in whole or in part or otherwise referred to in any financial statements or related documents of the Township nor is it to be filed with any governmental agency or other person, without the prior consent of Siciliano & Associates LLC. This letter shall not be construed in any manner as a waiver of the attorney client privilege that exists between Siciliano & Associates LLC and the Township of Delran.

This response is limited in its entirety by, and in accordance with, the ABA Statement of Policy Regarding Lawyer's Responses to Auditors' Requests for Information (December 1975) and the Township commentary. Without limiting the generality of the foregoing, the limitations set forth in the ABA Statement of Policy on the scope and limitations set forth in the ABA Statement of Policy on the scope and use of this response (Paragraphs 2 and 7) are specifically incorporated herein by reference, and any description herein provided in response to your letter is qualified in its entirety by paragraph 5 of the ABA Statement of Policy. Consistent with the last sentence of paragraph 6 of the ABA Statement of Policy and pursuant to the Township's request, this will confirm as correct the Borough's understanding as set forth in its audit inquiry letter to us that whenever, in the course of performing legal services for the Township of Delran with respect to a matter recognized to involve an unasserted possible claim or assessment that may call for

financial statement disclosure, we have formed a professional conclusion that the Township must disclose or consider disclosure concerning such possible claim or assessment, we, as a matter of professional responsibility to the Township, will so advise the Township and will consult with the Township concerning the question of such disclosure and the applicable requirements of Statement of Financial Accounting Standards No. 5.

In compliance with the Single Audit Act amendments of 1996, and in my capacity as the solicitor for the Township of Delran, no civil rights suit has been adjudicated against the Township in which the Township has been found to be a responsible culpable party. I have received no notice of any pending civil rights suits against the Township.

Finally, as of December 31, 2020, there was no balance due for legal services performed as Solicitor to Siciliano & Associates LLC for the month of December 2020.

Should you have any questions, please do not hesitate to contact our office.

In closing, I remain,

Very truly yours,

By: Salvatore J. Siciliano
Salvatore J. Siciliano, Esquire

SJS/LMG

cc: Delran Township Mayor & Council (via electronic mail)
Jeffrey Hatcher, Township Administrator (via electronic mail)
Jamey Eggers, Municipal Clerk (via electronic mail)
File.

From: Winckowski, Jim JW nckowsk@cmeusa1.com

Subject: Br dgeboro Road

Date: March 2, 2021 at 5:13 PM

To: Salvatore Scano sjs@scanoaw.com, Jeffrey Hatcher jhatcher@derantownshp.org, gcatrambone@derantownshp.org, gcatrambone@derantownshp.org, Tyler Burre (tburre@derantownshp.org) tburre@derantownshp.org

Cc: Gddngs, Joe JGddngs@cmeusa1.com

[REDACTED]

JAMES WINCKOWSKI, PE, CME
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Follow us on
Instagram!

[REDACTED]



From: Salvatore Siciliano sjs@s c ano aw.com 

Subject: Re: Br dgeboro Road

Date: March 2, 2021 at 5:17 PM

To: W nckowsk , J m JW nckowsk @cmeusa1.com

Cc: Jeffrey Hatcher jhatcher@de rantownsh p.org, gcatrambone@de rantownsh p.org, Ty er Burre (tburre @de rantownsh p.org) tburre @de rantownsh p.org, G dd ngs, Joe JG dd xxx@xxxxxxx.xxx

Sent from my iPhone
Salvatore J Siciliano Esq

On Mar 2 2021 at 5:13 PM Winckowski Jim <JWinckowski@cmeusa1.com> wrote:

[REDACTED]

JAMES WINCKOWSKI, PE, CME
Senior Project Manager

[<image001.jpg>](#)

[<image002.jpg>](#)

1 Market St., Suite 1F, Camden, NJ 08102
P:732.410.2651 M:732.887.9528

@

www.cmeusa1.com

[<image004.jpg>](#)

[<image005.jpg>](#)

[<image006.jpg>](#)

[<B115 L30 Constraint 4.pdf>](#)



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**Consulting & Municipal
ENGINEERS**

From: gcatrambone@delrantownship.org gcatrambone@de rantownsh p.org

Subject: Re: Br dgeboro Road

Date: March 3, 2021 at 8:17 AM

To: W nckowsk , J m JW nckowsk @cmeusa1.com, Sa vatore S c ano sjs@s c ano aw.com

Cc: Jeffrey Hatcher jhatcher@de rantownsh p.org, Counc man Ty er Burre tburre @de rantownsh p.org, G dd ngs, Joe JG dd xxx@xxxxxxx.xxx



From: Salvatore Siciliano sjs@s c ano aw.com 
Subject: Re: Br dgeboro Road
Date: March 4, 2021 at 3:04 PM
To: W nckowsk , J m JW nckowsk @cmeusa1.com
Cc: Jeffrey Hatcher jhatcher@de rantownsh p.org, gcatrambone@de rantownsh p.org, Ty er Burre (tburre @de rantownsh p.org) tburre @de rantownsh p.org, G dd ngs, Joe JG dd xxx@xxxxxxx.xxx

[REDACTED]

Sent from my iPhone
Salvatore J Siciliano Esq

On Mar 2 2021 at 5:13 PM Winckowski Jim <JWinckowski@cmeusa1.com> wrote:

[REDACTED]

JAMES WINCKOWSKI, PE, CME
Senior Project Manager

[<image001.jpg>](#)

[<image002.jpg>](#)

1 Market St., Suite 1F, Camden, NJ 08102
P:732.410.2651 M:732.887.9528

@

www.cmeusa1.com

[<image004.jpg>](#)

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[<B115 L30 Constraint 4.pdf>](#)



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**Consulting & Municipal
ENGINEERS**

Blair Leah Hornstine *
Richard L. Vanderslice *◇△†
Buneka J. Islam *◇
Louis F. Hornstine *◇9□
Robert G. Sellers *◇□



* Licensed in PA
◇ Licensed in NJ
9 Licensed in NY
✕ Licensed in FL
△ Licensed in CA

□ Counsel to the Firm
† NJ Managing Attorney

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P.O. Box 3
Avalon, New Jersey 08202

2 Canal's End Road, Suite 201A, Bristol, PA 19007
P: 215-568-4968 www.Hornstine.com F: 609-964-1849
(Please Forward All Correspondence to Bristol, PA Office)

New Jersey
P: 609-523-2222

March 15, 2021

VIA CERTIFIED AND ELECTRONIC MAIL

Salvatore Siciliano, Esq.
16 South Haddon Avenue
Haddonfield, NJ 08033

RE: 4101 Bridgeboro Road v ZBA of Twp. of Delran
A – 1849 - 20

[REDACTED]

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[REDACTED]

Respectfully,


Buneka J. Islam, Esq.

From: LawClerk2 LawCerk2@s c ano aw.com [REDACTED]

Subject: Dunphy Fr vo ous L t gat on Letter

Date: March 16, 2021 at 11:43 AM

To: gcatrambone@de rantownsh p.org, tburre @de rantownsh p.org

Cc: Sa vatore S c ano sjs@s c ano aw.com, t yon@de rantownsh p.org, vparejo@de rantownsh p.org, jeney@de rantownsh p.org, msm th@de rantownsh p.org, Jeffrey Hatcher jhatcher@de rantownsh p.org, jeggers@de rantownsh p.org

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Law Clerk



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[REDACTED]

From: Jennifer McPeak jm@s c ano aw.com [REDACTED]
Subject: Dunphy Sett ement Update
Date: March 15, 2021 at 12:21 PM
To: Gary Catrambone (gcatrambone@de rantownsh p.org) gcatrambone@de rantownsh p.org, Counc man Ty er Burre
tburre @de rantownsh p.org, Jeffrey Hatcher jhatcher@de rantownsh p.org
Cc: Sa vatore S c ano sjs@s c ano aw.com

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Jennifer McPeak, Esquire
t: 856-795-0500 | f: 856-795-5515



SICILIANO & ASSOCIATES, LLC
16 South Haddon Avenue
Suite 2
Haddonfield, NJ 08033

302 North Washington Avenue
Suite 101 West
Moorestown, NJ 08057

Waterworks Building
359 96th Street-Suite 203
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From: Councilman Tyler Burrell tburre @de rantownsh p.org [REDACTED]
Subject: Re: Dunphy Settlement Update
Date: March 15, 2021 at 12:25 PM
To: Jennifer McPeak jm@s c ano aw.com
Cc: gcatrambone@ de rantownsh p.org gcatrambone@de rantownsh p.org, Jeffrey Hatcher jhatcher@de rantownsh p.org, Salvatore S c ano sjs@s c ano aw.com



Tyler J. Burrell
President of Council, Township of Delran
856 492 1365 | burrell@delran ownship org



On Mar 15, 2021, at 12:21 PM, Jennifer McPeak <jm@s c ano aw.com> wrote:

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Jennifer McPeak, Esquire
t: 856-795-0500 | f: 856-795-5515
<image001.jpg>

SICILIANO & ASSOCIATES, LLC
16 South Haddon Avenue
Suite 2
Haddonfield, NJ 08033

302 North Washington Avenue
Suite 101 West
Moorestown, NJ 08057

Waterworks Building
359 96th Street-Suite 203
Stone Harbor, NJ 08247

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From: ju sdrywa @gma .com
Subject: Dunphy s Landscape 4101 Br dgeboro
Date: May 25, 2021 at 11:02 AM

To: gcatrambone@ de rantownsh p.org gcatrambone@de rantownsh p.org, tburre @de rantownsh p.org, t yon@de rantownsh p.org, jeney@de rantownsh p.org, vparejo@de rantownsh p.org, msm th@de rantownsh p.org

To Whom t may concern,

My name s Bryan We mer and I own 83 Cooper Ave wh ch backs up to Dunph e s property at 4101 Br dgeboro. I understand there w be a meet ng ton ght about no se. I w try to attend but have pr or comm tments.

Dumphy s Landscape s work ng from 6;45am and cont nues unt 7;45 pm w th no regard for h s ne ghbors. Th s happens everyday of the week nc ud ng sunday. Last Sunday they rece ved de ver es n the morn ng. There s a constant hum of heavy equ pment a day ong but the bus est t me of day s ear y n the morn ng and ate afternoon. That s when they oad and un oad a the r equ pment. A so they are now runn ng a fu t me mechan c shop. It s rea y spec a when they rece ve the r de ver es of mater a w th the tr -ax e trucks and 18 whee ers. I just ove the sound the ta gates make when they s am shut!!!! I now ve n the park ng ot of a major truck ng co. Ugh

I understand there was a set back n court but p ease don t ro over and g ve th s guy any money or a r ght to cont nue to destroy my r ght of qu et enjoyment. Th s guy s a bu y who pushed h s way nto a A-1 zon ng cond t on w th a company that does not fit n. He does not comp y w th any of the A-1 zon ng and the ne ghbors are pay ng the pr ce. I w assemb e the ne ghbors start ng today and I w fight Dunph e s, De ran Townsh p and anyone e se that we need to.

The on y peop e that w benefit from Dunph e s operat on w be Dunph e s and a the ega councl .

Bryan & Ju e We mer

██████████

From: Councilman Tyler Burrell tburrel@delrantownshp.org
Subject: Fwd: Dunphy's Landscape 4101 Bridgeboro
Date: May 25, 2021 at 8:47 PM
To: Jeffrey Hatcher jhatcher@delrantownshp.org



Tyler J. Burrell
President of Council, Township of Delran
856 492 1365 | burrell@delrantownshp.org



Begin forwarded message:

From: jsdriwa@gmail.com
Date: May 25, 2021 at 11:02:08 AM EDT
To: gcatrambone@delrantownshp.org, Councilman Tyler Burrell <tburrel@delrantownshp.org>, Tom Lyon <tyon@delrantownshp.org>, Lynn Jeney <jeney@delrantownshp.org>, Virginia Parejo <vparejo@delrantownshp.org>, Mar ower Smith <msmith@delrantownshp.org>
Subject: Dunphy's Landscape 4101 Bridgeboro

To Whom it may concern,

My name is Bryan Weimer and I own 83 Cooper Ave which backs up to Dunphy's property at 4101 Bridgeboro. I understand there will be a meeting tonight about noise. I will try to attend but have prior commitments.

Dunphy's Landscape is working from 6:45am and continues until 7:45pm with no regard for his neighbors. This happens everyday of the week including Sunday. Last Sunday they received deliveries in the morning. There is a constant hum of heavy equipment all day long but the busiest time of day is early in the morning and late afternoon. That's when they load and unload all the equipment. As so they are now running a full time mechanic shop. It's really special when they receive the deliveries of material with the trailer trucks and 18 wheelers. I just love the sound the tailgates make when they slam shut!!!! I now live in the parking lot of a major trucking company. Ugh

I understand there was a setback in court but please don't roll over and give this guy any money or a right to continue to destroy my right of quiet enjoyment. This guy is a bully who pushed his way into a A-1 zoning condition with a company that does not fit in. He does not comply with any of the A-1 zoning and the neighbors are paying the price. I will assemble the neighbors starting today and I will fight Dunphy's, Delran Township and anyone else that we need to.

The only people that will benefit from Dunphy's operation will be Dunphy's and all the illegal council.
Bryan & Julie Weimer

[REDACTED]

From: Julsdrywall ju sdrywa @gma .com

Subject: Re: Dunphy s Landscape 4101 Br dgeboro

Date: June 7, 2021 at 8:03 PM

To: gcatrambone@ de rantownsh p.org gcatrambone@de rantownsh p.org, Tburre tburre @de rantownsh p.org, T yon t yon@de rantownsh p.org, Ljeney jeney@de rantownsh p.org, Vparejo vparejo@de rantownsh p.org, Msm th msm th@de rantownsh p.org

Please help us on Cooper Ave. It's 7:56 pm we have numerous bowers and lawn mowers at full blast. This is not right we need relief. Everyday it's something... at 7:25 the car that leaves there every day with a modified exhaust rps down to the Hartford road light..ugh. Sunday morning at 8am they start backing up a the truck (with back up arms) then power washing them a for 4 hours. Really. This is ok? This morning the men were riding lawn mowers a the way to Summer H holding up traffic..... need help ASAP.
Bryan We mer

On May 25, 2021 at 11:01 AM, <Ju sdrywa > wrote:

To Whom it may concern,

My name is Bryan We mer and I own 83 Cooper Ave which backs up to Dunphy s property at 4101 Bridgeboro. I understand there will be a meeting tonight about noise. I will try to attend but have prior commitments.

Dunphy s Landscape s working from 6:45am and continues until 7:45 pm with no regard for his neighbors. This happens everyday of the week including Sunday. Last Sunday they received deliveries in the morning. There is a constant hum of heavy equipment all day long but the busiest time of day is early in the morning and late afternoon. That's when they load and unload all the equipment. Also they are now running a full time mechanical shop. It's really special when they receive the deliveries of material with the trailers trucks and 18 wheelers. I just love the sound the tail gates make when they slam shut!!!! I now live in the parking lot of a major trucking company.

I understand there was a setback in court but please don't roll over and give this guy any money or a right to continue to destroy my right of quiet enjoyment. This guy is a bully who pushed his way into a A-1 zoning condition with a company that does not fit in. He does not comply with any of the A-1 zoning and the neighbors are paying the price. I will assemble the neighbors starting today and I will fight Dunphy s, De ran Townsh p and anyone else that we need to.

The only people that will benefit from Dunphy s operation will be Dunphy s and the local council.

Bryan & Julie We mer

From: Councilman Tyler Burrell tburre@de.rantownsh.p.org
Subject: Fwd: Dunphy's Landscape 4101 Bridgeboro
Date: June 7, 2021 at 8:44 PM
To: Jeff Hatcher jhatcher@de.rantownsh.p.org, Gary Catrambone gcatrambone@de.rantownsh.p.org



Mayor

Are you going to reach out?



Tyler J. Burrell
President of Council, Township of Delran
856.492.1365 | xxxxxxxx@xxxxxxxxxxxxxxxxxxx



Begin forwarded message:

From: Ju sdrywa <jsdrywa@gmail.com>
Subject: Re: Dunphy's Landscape 4101 Bridgeboro
Date: June 7 2021 at 8:03:29 PM EDT
To: gcatrambone@de.rantownsh.p.org <gcatrambone@de.rantownsh.p.org> Tburre <tburre@de.rantownsh.p.org> T yon <tyon@de.rantownsh.p.org> L eney <leney@de.rantownsh.p.org> Vpare o <vpares@de.rantownsh.p.org> Msm th <msmith@de.rantownsh.p.org>

Please help us on Cooper Ave. it's 7:56 pm we have numerous blowers and lawn mowers at full blast. This is not right we need relief. Everyday it's something... at 7:25 the car that leaves there every day with a modified exhaust rips down to the Hartford road light.. ugh. Sunday morning at 8am they start backing up all the truck (with back up alarms) then power washing them all for 4 hours. Really. This is ok? This morning the men were riding lawn mowers all the way to Summer Hill holding up traffic.....

need help ASAP.

Bryan Weimer

On May 25, 2021 at 11:01 AM, <Julsdrywall> wrote:

To Whom it may concern,

My name is Bryan Weimer and I own 83 Cooper Ave which backs up to Dunphie's property at 4101 Bridgeboro. I understand there will be a meeting tonight about noise. I will try to attend but have prior commitments.

Dumphy's Landscape is working from 6:45am and continues until 7:45 pm with no regard for his neighbors. This happens everyday of the week including sunday. Last Sunday they received deliveries in the morning. There is a constant hum of heavy equipment all day long but the busiest time of day is early in the morning and late afternoon. That's when they load and unload all their equipment. Also they are now running a full time mechanic shop. It's really special when they receive their deliveries of material with the tri-axle trucks and 18 wheelers. I just love the sound the tailgates make when they slam shut!!!! I now live in the parking lot of a major trucking co. Ugh

I understand there was a set back in court but please don't roll over and give this guy any money or a right to continue to destroy my right of quiet enjoyment. This guy is a bully who pushed his way into a A-1 zoning condition with a company that does not fit in. He does not comply with any of the A-1 zoning and the neighbors are paying the price. I will assemble the neighbors starting today and I will fight Dunphie's, Delran Township and anyone else that we need to.

The only people that will benefit from Dunphie's operation will be Dunphie's and all the legal council.

Bryan & Julie Weimer



From: gcatrambone@delrantownship.org gcatrambone@de rantownsh p.org

Subject: Re: Dunphy s Landscape 4101 Br dgeboro

Date: June 7, 2021 at 8:46 PM

To: Ju sdrywa ju sdrywa @gma .com, Counc man Ty er Burre tburre @de rantownsh p.org, Tom Lyon t yon@de rantownsh p.org, Lynn Jeney jeney@de rantownsh p.org, V rg n a Parejo vparejo@de rantownsh p.org, Mar owe Sm th msm th@de rantownsh p.org

Bryan,

I am sorry we d dn t connect on Fr day. I thought we were go ng to connect today.

Are you around tomorrow at 5pm ?
I can stop over.

Gary

Gary Catrambone
Mayor
De ran Townsh p
856.461.7734 x114

From: Julsdrywall <xxxxxxxxxxx@xxxxx.xxx>

Sent: Monday, June 7, 2021 8:03:29 PM

To: gcatrambone@delrantownship.org <xxxxxxxxxxx@xxxxxxxxxxxxxxxxxxx>;
Councilman Tyler Burrell <xxxxxxxxx@xxxxxxxxxxxxxxxxxxx>; Tom Lyon
<xxxxxx@xxxxxxxxxxxxxxxxxxx>; Lynn Jeney <xxxxxx@xxxxxxxxxxxxxxxxxxx>; Virginia Pare
<xxxxxxxx@xxxxxxxxxxxxxxxxxxx>; Marlowe Smith <xxxxxx@xxxxxxxxxxxxxxxxxxx>

Subject: Re: Dunphy's Landscape 4101 Bridgeboro

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Th s s ok? Th s morn ng the men were r d ng awn mowers a the way to Summer H ho d ng up traffic....
need he p ASAP.
Bryan We mer

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I understand there was a set back n court but please don t ro over and g ve th s guy any money or a r ght to cont nue to destroy my r ght of qu et enjoyment. Th s guy s a bu y who pushed h s way nto a A-1 zon ng cond t on w th a company that does not fit n. He does not comp y w th any of the A-1 zon ng and the ne ghbors are pay ng the pr ce. I w assemb e the ne ghbors start ng today and I w fight Dunph e s, De ran Townsh p and anyone e se that we need to.

The on y peop e that w benefit from Dunph e s operat on w be Dunph e s and a the ega counc .

Bryan & Ju e We mer

[REDACTED]



LAW OFFICES
SICILIANO & ASSOCIATES, LLC

16 SOUTH HADDON AVENUE

P.O. BOX 25

HADDONFIELD, NJ 08033

TEL: (856) 795-0500

FAX: (856) 795-5515

www.Sicilianolaw.com

SALVATORE J. SICILIANO *†

JENNIFER JOHNSON *

JENNIFER McPEAK *

Of-Counsel

JAMES J. DIVERGILIS *†

ALBERT J. TALONE *†

JOHN J. VAN DYKEN *◇

*NJ BAR

†PA BAR

◇NY BAR

302 N. Washington Ave
Suite 101 West
Moorestown, NJ 08057

Waterworks Building
359 96th Street
Suite 203

March 16, 2021

Via Electronic Mail Only

Mayor Catrambone
Council President Tyler Burrell
Delran Township
900 Chester Avenue
Delran, New Jersey 08075

Re: Frivolous Litigation Letter Regarding Dunphy Appeal

[REDACTED]

[REDACTED]
[REDACTED]
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Mayor and Council

March 16, 2021

Page 2

[REDACTED]

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[REDACTED]

[REDACTED]

SICILIANO & ASSOCIATES, LLC

Salvatore J. Siciliano

Salvatore J. Siciliano, Esquire

sjs@sicilianolaw.com

Cc Elected Officials (*via Electronic Mail only*)
Jeff Hatcher (*via Electronic Mail only*)
Jamey Eggers (*via Electronic Mail only*)

From: Salvatore Siciliano sjs@s c ano aw.com
Subject: FW: 4101 Bridgeboro Road Hearing
Date: January 6, 2021 at 4:52 PM
To: Gary Catrambone (gcatrambone@de rantownsh p.org) gcatrambone@de rantownsh p.org,
Tyler J. Burre (tburre @de rantownsh p.org) tburre @de rantownsh p.org
Cc: Jeff Hatcher jhatcher@de rantownsh p.org, Jennifer McPeak jm@s c ano aw.com



[REDACTED]

From: Salvatore Siciliano <sjs@sicilianolaw.com>
Sent: Wednesday, January 6, 2021 4:50 PM
To: 'Alexis Smith' <xxxxxx.xxxxx@xxxxxxxxx.xxx>; 'Muccifori, Thomas A.' <tmuccifori@archerlaw.com>
Cc: Elizabeth Piston <xxxxxxxxx.xxxxxx@xxxxxxxxx.xxx>; Jennifer McPeak <jm@sicilianolaw.com>
Subject: RE: 4101 Bridgeboro Road Hearing
Importance: High

We are available on that date and time. Thank You

From: Alexis Smith <xxxxxx.xxxxx@xxxxxxxxx.xxx>
Sent: Wednesday, January 6, 2021 4:43 PM
To: Salvatore Siciliano <sjs@sicilianolaw.com>; 'Muccifori, Thomas A.' <tmuccifori@archerlaw.com>
Cc: Elizabeth Piston <xxxxxxxxx.xxxxxx@xxxxxxxxx.xxx>
Subject: 4101 Bridgeboro Road Hearing

Good Afternoon Mr. Siciliano and Mr. Muccifori,

Judge Covert has agreed to move the Hearing for 4101 Bridgeboro Road v. Zoning Board of Adjustment of Delran (L-1683-20) from this Friday, January 8th. Judge Covert is unavailable on Friday, January 15th, but she agreed to move the Hearing to Thursday, January 14th at 9 am. In addition, Judge Covert said no formal letter in eCourts is necessary. Please advise if both parties are available on the proposed date/ time of Thursday, January 14th at 9 am.

All the Best,
Alexis Smith

Alexis Smith
Law Clerk to the Honorable Jeanne T. Covert, A.J.S.C.
Phone: 609.288.9500 ext. 38527
Fax: 609.288.9484
Email: xxxxxx.xxxxx@xxxxxxxxx.xxx

From: Councilman Tyler Burrell tburre @de rantownsh p.org
Subject: Re: 4101 Bridgeboro Road Hearing
Date: January 6, 2021 at 6:26 PM
To: Salvatore Sciano sjs@s c ano aw.com
Cc: Gary Catrambone gcatrambone@de rantownsh p.org, Jeff Hatcher jhatcher@de rantownsh p.org, Jennifer McPeak jm@s c ano aw.com



Tyler J. Burrell
President of Council, Township of Delran
856.492.1365 | xxxxxxxx@xxxxxxxxxxxxxxx.xxx



On Jan 6 2021 at 4:52 PM Salvatore Siciliano <sjs@sicilianolaw.com> wrote:

From: Salvatore Siciliano <sjs@sicilianolaw.com>
Sent: Wednesday, January 6, 2021 4:50 PM
To: 'Alexis Smith' <xxxxxx.xxxxx@xxxxxxxxx.xxx> 'Muccifori, Thomas A.' <tmuccifori@archerlaw.com>
Cc: Elizabeth Piston <xxxxxxxxx.xxxxxx@xxxxxxxxx.xxx> Jennifer McPeak <jm@sicilianolaw.com>
Subject: RE: 4101 Bridgeboro Road Hearing
Importance: High

We are available on that date and time. Thank You

From: Alexis Smith <xxxxxx.xxxxx@xxxxxxxxx.xxx>
Sent: Wednesday, January 6, 2021 4:43 PM
To: Salvatore Siciliano <sjs@sicilianolaw.com>; 'Muccifori, Thomas A.' <tmuccifori@archerlaw.com>
Cc: Elizabeth Piston <xxxxxxxxx.xxxxxx@xxxxxxxxx.xxx>
Subject: 4101 Bridgeboro Road Hearing

Good Afternoon Mr. Siciliano and Mr. Muccifori,

Judge Covert has agreed to move the Hearing for 4101 Bridgeboro Road v. Zoning Board of Adjustment of Delran (L-1683-20) from this Friday, January 8th. Judge Covert is unavailable on Friday, January 15th, but she agreed to move the Hearing to Thursday, January 14th at 9 am. In addition, Judge Covert said no formal letter in eCourts is necessary. Please advise if both parties are available on the proposed date/ time of Thursday, January 14th at 9 am.

All the Best,
Alexis Smith

Alexis Smith

ALICIA SIMON

Law Clerk to the Honorable Jeanne T. Covert, A.J.S.C.

Phone: 609.288.9500 ext. 38527

Fax: 609.288.9484

Email: xxxxxx.xxxxx@xxxxxxxxx.xxx

From: Salvatore Siciliano sjs@s c ano aw.com [REDACTED]
Subject: FW: 4101 Br dgeboro Road, LLC/ Dunphy
Date: March 15, 2021 at 10:36 AM
To: Gary Catrambone Townsh p (gcatrambone@de rantownsh p.org) gcatrambone@de rantownsh p.org, Ty er J. Burre Townsh p (tburre @de rantownsh p.org) tburre @de rantownsh p.org, Tom Lyon-Townsh p t yon@de rantownsh p.org, V rg na Parejo Townsh p vparejo@de rantownsh p.org, Mar owe Sm th--Townsh p msm th@de rantownsh p.org, Lynn Jeney -Townsh p jeney@de rantownsh p.org, Jeff Hatcher jhatcher@de rantownsh p.org
Cc: Jenn fer McPeak jm@s c ano aw.com

[REDACTED]

From: Linda McGuire <[REDACTED]>
Sent: Monday, March 15, 2021 10:20 AM
To: Salvatore Siciliano <sjs@sicilianolaw.com>
Cc: Buneka J. Islam, Esq. <[REDACTED]>; Louis F. Hornstine, Esq. <[REDACTED]>; Blair Hornstine <[REDACTED]>
Subject: 4101 Bridgeboro Road, LLC/ Dunphy

Dear Mr. Siciliano:

I am emailing the attached letter per the request of Buneka J. Islam, Esq.

Kindly confirm receipt.

Thank you.

Linda



Linda D. McGuire-Szczepanski

Hornstine Law, LLC
2 Canal's End Road,
Suite 201A
Bristol, PA 19007
P: (215) 568-4968
F: (609) 964-1849

[@ \[REDACTED\]](#)



From: Jennifer McPeak jm@sicilianoaw.com
Subject: FW: eCourts Appellate-Submissions = A-001849-20 = 4101 BRIDGEBORO ROAD, LLC, PLAINTIFF, VS. THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF DELRAN,
Date: March 12, 2021 at 2:13 PM
To: Gary Catrambone (gcatrambone@delrantownship.org) gcatrambone@delrantownship.org
Cc: Councilman Tyler Burrenburren@delrantownship.org, Tom Lyon tlyon@delrantownship.org, Lynn Jeney -Townshipjeney@delrantownship.org, Virginia Parejo vporejo@delrantownship.org, Marjorie Smith--Townshipmsmith@delrantownship.org, Jeffrey Hatcher jhatcher@delrantownship.org, Salvatore Siciliano sjs@sicilianoaw.com

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

Jennifer McPeak, Esquire
t: 856-795-0500 | f: 856-795-5515



SICILIANO & ASSOCIATES, LLC
16 South Haddon Avenue
Suite 2
Haddonfield, NJ 08033

302 North Washington Avenue
Suite 101 West
Moorestown, NJ 08057

Waterworks Building
359 96th Street-Suite 203
Stone Harbor, NJ 08247

www.SicilianoLaw.com

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From: Salvatore Siciliano <sjs@sicilianolaw.com>
Sent: Friday, March 12, 2021 12:51 PM

Sent: Friday, March 12, 2021 12:31 PM

To: Jennifer McPeak <jm@sicilianolaw.com>

Subject: Fwd: eCourts Appellate-Submission = A-001849-20 = 4101 BRIDGEBORO ROAD, LLC, PLAINTIFF, VS. THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF DELRAN,

Begin forwarded message:

From: eCourts Appellate-Submission =
<njedatanotices.mailbox@judiciary.state.nj.us>

Date: March 12, 2021 at 12:36:16 PM EST

**Subject: eCourts Appellate-Submission = A-001849-20 = 4101
BRIDGEBORO ROAD, LLC, PLAINTIFF, VS. THE ZONING BOARD OF
ADJUSTMENT OF THE TOWNSHIP OF DELRAN,**

eCourts Appellate is the New Jersey Judiciary's electronic filing system for the Appellate Division.

A document was submitted by: [SALVATORE J SICILIANO](#) on Mar 12 2021 12:35PM

Caption: [4101 BRIDGEBORO ROAD, LLC, PLAINTIFF, VS. THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF DELRAN,](#)

Docket #: (Appeal &/or Trial Court) A-001849-20, BUR-L-1683-20

Transaction ID: E1415229-03122021

Team Number: TEAM 02

Filing Party: THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF DELRAN

Document Type: [NOTICE OF APPEAL/TRIAL COURT ORDER/JUDGMENT/DECISION/CASE INFORMATION STATEMENT/PROOF OF SERVICE](#)

NOTICE HAS BEEN ELECTRONICALLY MAILED TO:

APPELLANT ATTORNEY NAME	APPELLANT ATTORNEY EMAIL
-------------------------------	--------------------------

SALVATORE J SICILIANO	sjs@sicilianolaw.com , jvd@sicilianolaw.com , adminassist@sicilianolaw.com
--------------------------	--

RESPONDENT ATTORNEY NAME	RESPONDENT ATTORNEY EMAIL
--------------------------------	---------------------------

THOMAS A MUCCIFORI	tmuccifori@archerlaw.com , iriss@archerlaw.com
-----------------------	---

CLINT B ALLEN	callen@archerlaw.com
------------------	--

BUNKA JABEEN ISLAM	
--------------------------	--

	@ @ @ @ @
--	---------------------------

TRIAL COURT JUDGE: **JEANNE T. COVERT, JSC**
TRIAL COURT DIVISION MGR: **THERESA CORSON**
COUNTY: **BURLINGTON**

For participating Attorneys/Parties:

You will need a valid user id to view the documents submitted.

Login at <https://portal.njcourts.gov/webe3/sso> to view the document.

The Clerk's Office reviews all submitted document(s) for compliance with court rules. After review, the above listed parties receive an email notification on the status of the submitted document(s).

For Trial Court/Agency Personnel:

The Trial Court Judge or Agency receives the initial pages of the filing as the proof of service. Once the case is given an appellate docket number, the Clerk's Office will email the Notice of Docketing to the Trial Court Judge or Agency for review and to take any appropriate action they consider necessary. Any amplification shall be in accordance with R.2:5-1(b) and R.2:5-6(c) and the time frames recited therein and may be emailed to the clerk's office for filing: xxxxxxxxxxx.xxx@xxxxxxxxx.xxx. Please note, amplifications on Criminal Justice Reform appeals should be forwarded as soon as possible as these case types are expedited per the court rule.

For County Trial Court Judges and their Secretaries:

You may access the Appellate Case Management system (ACME) to view any documents after the Docketing Notice is received. If you do not have ACME access, contact your local IT staff with a request.

Recipients of this notification should advise the Appellate Division if there are outstanding issues pending in the trial court or agency in reference to this appeal.

Please do not reply to this message, this email is an automated notification, which is unable to receive replies. We are happy to help you with any questions or concerns you may have. Please contact the case manager listed in your notice of docketing.

From: Winckowski, Jim JW nckowsk@cmeusa1.com
Subject: FW: Environmental Assessment of Block 115, Lot 30
Date: March 4, 2021 at 3:10 PM

To: Tyler Burre (tburre@de-rantownsh.p.org) tburre@de-rantownsh.p.org, Salvatore Scano sjs@scanoaw.com, Jeffrey Hatcher jhatcher@de-rantownsh.p.org, gcatrambone@de-rantownsh.p.org gcatrambone@de-rantownsh.p.org

JAMES WINCKOWSKI, PE, CME
Senior Project Manager



**Consulting & Municipal
ENGINEERS**

1 Market St., Suite 1F, Camden, NJ 08102
P:732.410.2651 M:732.887.9528



www.cmeusa1.com



Like us on
Facebook!



Follow us on
Twitter!



Follow us on
Instagram!

From: Giddings, Joe
Sent: Wednesday, March 3, 2021 6:15 PM
To: Winckowski, Jim <xxxxxxxxxxx@xxxxxxxx.xxx>
Subject: Environmental Assessment of Block 115, Lot 30

Hello Everyone...on February 23, 2021, we conducted a wetlands assessment on Block 115, Lot 30, which has frontage on both Bridgeboro Rd. and Conrow Rd.. The assessment was made by using the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (1989), as required by the NJDEP. The wetland boundary points and stream locations were located by using a Trimble handheld GPS, then plotted on a base map created from tax map and NJ GIS-GIN aerial photography. Using the data available on the NJDEP's GEOWEB online GIS resource, it appears that there are no threatened or endangered species onsite. This likely means the wetlands buffer under the Freshwater Wetlands Protection Act rules would be 50' wide, as depicted on the attached environmental constraints map. NJDEP also regulates buffers or riparian zones around stream corridors under the Flood Hazard Control Act rules, where the buffer width is dependent on certain threatened and endangered species onsite or within 1 mile downstream. GEOWEB information does not show these species onsite or within 1 mile, so the stream buffer would not extend farther into the uplands as the wetlands buffer does.

With these constraints, there is not much of the property available for any structures. Paths can readily be constructed in freshwater wetlands with a freshwater wetlands permit approval. A community

garden is also feasible, provided it consists only of plantings within the existing farm fields, but again no structures can be built within the wetlands or transition area. Please keep in mind that the water table is very shallow in these fields, to the point where it may affect the success of the garden. The enclosed Preliminary Constraints map shows the wetlands locations, wetlands buffer and streams, and the resulting unconstrained areas. One notable difference this map versus what GEOWEB wetlands mapping shows is that more of the site is wet in the northeast corner of the Lot. There is an existing 24" stormwater discharge pipe at the northeast property corner at Bridgeboro Road that contributes to the wet condition. One last notable issue is that there was a type of headstone or burial marker near the northerly property line that had inscriptions commemorating a war veteran from the 1800's. If any NJDEP Land Use permits were needed, their historical background research or site inspection would likely result in a requirement to have a cultural resources survey done. A picture of the marker is attached.

If you would like to discuss these conditions further, please feel free to contact me anytime.



21-02-23 Burial
Marker...re.docx





From: gcatrambone@delrantownship.org gcatrambone@delrantownship.org

Subject: Fwd: Delran Township Website Form - "4101 Bridgeboro Rd"

Date: Apr 15, 2021 at 11:06 PM

To: Councilman Tyler Burr tburre@delrantownship.org, Salvatore J. Scano (sjs@scanoaw.com) sjs@scanoaw.com

Gary Catrambone
Mayor
Delran Township
856.461.7734 x114

From: Delran Township Website <wordpress@jhamlinenterprises.com>

Sent: Thursday, April 15, 2021 7:55:03 PM

To: gcatrambone@delrantownship.org <gcatrambone@delrantownship.org>

Subject: Delran Township Website Form - "4101 Bridgeboro Rd"

From: Bryan Weimer <julsdrywall@gmail.com>

Subject: 4101 Bridgeboro Rd

Department:
gcatrambone@delrantownship.org

Name:
Bryan Weimer

Address:
83 Cooper Avenue

Email:
[REDACTED]

Phone:
[REDACTED]

Message Body:
7:53pm. Dunphie's landscape still making noise

--

This e-mail was sent from a contact form on Delran Township

Sender's IP Address: 162.158.63.176

Sender's browser metadata: Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_6)

AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.0.3 Safari/605.1.15

From: gcatrambone@delrantownship.org gcatrambone@delrantownship.org

Subject: Fwd: Dumpies Landscape

Date: Apr 13, 2021 at 9:09 AM

To: Salvatore J. Scano (sjs@scanoaw.com) sjs@scanoaw.com, Councilman Tyler Burrer tburre@delrantownship.org



[REDACTED]

[REDACTED]

[REDACTED]

Gary Catrambone
Mayor
De Ran Township
856.461.7734 x114

From: xxxxxxxxxx@xxxxx.xxx <xxxxxxxxxxxx@xxxxx.xxx>

Sent: Tuesday, April 13, 2021 8:54:13 AM

To: Ted Reimel <xxxxxxx@xxxxxxxxxxxxxxxxxxx>; gcatrambone@delrantownship.org <xxxxxxxxxxxx@xxxxxxxxxxxxxxxxxxx>; Jeffrey Hatcher <xxxxxxxx@xxxxxxxxxxxxxxxxxxx>

Subject: Dumpies Landscape

To Whom it may concern,

I just wanted the township office to know of the operations going on at Dumpies Landscape located at 4101 Bridgeboro Rd in De Ran Township. My name is Bryan Weimer and my property (83 Cooper Ave) backs up to Mr. Dumpies property. I am under the impression Mr. Dumpie has won a court case to resume his operations on 4101 Bridgeboro Rd.. I want everyone to be aware of how this affects the neighborhood that it backs up to. This operation is very large, he is not only parking his trucks and operating his administrative offices here so,

running a full scale mechanical shop with a full time mechanic

He employs more than 50 people at this location

operating large equipment from 7am to dark.

The heavy equipment noise goes almost all day long.

Large dump trucks sampling the materials

buying tractor and trailer loads of landscape products and reselling to his customers

(products that are not produced on that land)

constructed large concrete containment area for mulch, stone, sand

Numerous sea boxes for storage

dumpsters

Diesel fumes, truck exhaust fumes

digging drainage ditches and installing drainage pipes

expanded the parking lot by approximately 3-4 times the size it was.

activities are visible from the street

We have a video of the operations that we will be sending everyone that will show the operations. Also Google Earth pictures of before Dumpies took possession of the property.

Mr. Dumpie has proved to me and to me again that he will not comply with any of the township rules or regulations, will not apply and pay for permits. Mr. Dumpie should be located in an industrial area not residential A-1. He violates almost every rule for A-1 zoning.

As owner of my property I have the right to quiet enjoyment. This right has been taken from me! Please review any and all possible remedies so this neighborhood can go back to normal. I will be contacting all of the neighbors for a meeting on how to proceed.

Thank you
Bryan Weimer

[REDACTED]

From: Salvatore Siciliano sjs@s c ano aw.com

Subject: RE: Dumph es Landscape

Date: Apr 13, 2021 at 10:01 AM

To: gcatrambone@ de rantownsh p.org gcatrambone@de rantownsh p.org, Counc man Ty er Burre tburre @de rantownsh p.org

Cc: Jenn fer McPeak jm@s c ano aw.com

[REDACTED]

From: gcatrambone@ delrantownship.org <xxxxxxxxxxx@xxxxxxxxxxxxxxxxxxx>

Sent: Tuesday, April 13, 2021 9:09 AM

To: Salvatore Siciliano <sjs@sicilianolaw.com>; Councilman Tyler Burrell
<xxxxxxxx@xxxxxxxxxxxxxxxxxxx>

Subject: Fwd: Dumphies Landscape

[REDACTED]

[REDACTED]

[REDACTED]

Gary Catrambone
Mayor
Delran Township
856.461.7734 x114

From: [xxxxxxxxxxx@xxxxxx.xx](#) <[xxxxxxxxxxx@xxxxxx.xx](#)>

Sent: Tuesday, April 13, 2021 8:54:13 AM

To: Ted Reimel <[xxxxxxxx@xxxxxxxxxxxxxxxxxx.xx](#)>, gcatrambone@ delrantownship.org
<[gcatrambone@delrantownshin org](#)>, Jeffrev Hatcher <[jhatcher@delrantownshin org](#)>

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Thank you
Bryan Weimer



Subject: Fwd: Dumphies Landscape

[REDACTED]

[REDACTED]

Gary

Gary Catrambone
Mayor
Delran Township
856.461.7734 x114

From: [xxxxxxxxxxx@xxxxx.xx](#) <[xxxxxxxxxxx@xxxxx.xx](#)>
Sent: Tuesday, April 13, 2021 8:54:13 AM
To: Ted Reimel <[xxxxxxxx@xxxxxxxxxxxxxxxx.xx](#)>, gcatrambone@delrantownship.org
<[xxxxxxxx@xxxxxxxxxxxxxxxx.xx](#)>; Jeffrey Hatcher <[xxxxxxxx@xxxxxxxxxxxxxxxx.xx](#)>
Subject: Dumphies Landscape

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Thank you
Bryan Weimer



Date: Apr 13, 2021 at 1:12 PM

To: gcatrambone@derantownship.org

Cc: Councilman Tyler Burres tburres@derantownship.org, Jennifer McPeak jm@scanoaw.com

On Apr 13, 2021, at 12:37 PM, gcatrambone@de rantownsh p.org wrote:

From: Salvatore Siciliano <sjs@sicilianolaw.com>
Sent: Tuesday, April 13, 2021 10:01:47 AM
To: gcatrambone@delrantownship.org <xxxxxxxxxxxx@xxxxxxxxxxxxxxxxxxx>; Councilman Tyler Burrell <xxxxxxxx@xxxxxxxxxxxxxxxxxxx>
Cc: Jennifer McPeak <jm@sicilianolaw.com>
Subject: RE: Dumphies Landscape

Category	Value (approximate percentage)
1	85
2	95
3	92
4	88
5	55
6	98
7	10
8	93
9	100
10	94
11	98
12	65
13	78
14	95
15	30
16	98
17	97
18	15

From: gcatrambone@ delrantownship.org <xxxxxxxxxxx@xxxxxxxxxxxxxxxxxxx>
Sent: Tuesday, April 13, 2021 9:09 AM
To: Salvatore Siciliano <sjs@sicilianolaw.com>; Councilman Tyler Burrell
<xxxxxxxxxxx@xxxxxxxxxxxxxxxxxxx>
Subject: Fwd: Dumphies Landscape

████

████████████████████

Gary

Gary Catrambone
Mayor
Delran Township
856.461.7734 x114

From: [xxxxxxxxxxx@xxxxx.xx](#) <[xxxxxxxxxxx@xxxxx.xx](#)>
Sent: Tuesday, April 13, 2021 8:54:13 AM
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<[xxxxxxxxxxx@xxxxxxxxxxxxxxxxxxx.xx](#)>; Jeffrey Hatcher <[xxxxxxxxxxx@xxxxxxxxxxxxxxxxxxx.xx](#)>
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Thank you
Bryan Weimer
[REDACTED]

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Cc: Counc man Ty er Burre tburre @de rantownsh p.org, Jenn fer McPeak jm@s c ano aw.com

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Cc: Jennifer McPeak <jm@sicilianolaw.com>
Subject: RE: Dumphies Landscape

A horizontal bar chart consisting of 15 black bars of varying lengths. The bars are arranged vertically, with the longest bar in the center and the shortest bars at the top and bottom. The lengths of the bars vary significantly, with some being nearly full-width and others being much shorter.

From: gcatrambone@ delrantownship.org <xxxxxxxxxxx@xxxxxxxxxxxxxxxxxxx>
Sent: Tuesday, April 13, 2021 9:09 AM
To: Salvatore Siciliano <sjs@sicilianolaw.com>; Councilman Tyler Burrell
<xxxxxxxxxxx@xxxxxxxxxxxxxxxxxxx>
Subject: Fwd: Dumphies Landscape

████

████████████████████

Gary

Gary Catrambone
Mayor
Delran Township
856.461.7734 x114

From: [xxxxxxxxxxx@xxxxx.xx](#) <[xxxxxxxxxxx@xxxxx.xx](#)>
Sent: Tuesday, April 13, 2021 8:54:13 AM
To: Ted Reimel <[xxxxxxxxxxx@xxxxxxxxxxxxxxxxxxx.xx](#)>; gcatrambone@ delrantownship.org
<[xxxxxxxxxxx@xxxxxxxxxxxxxxxxxxx.xx](#)>; Jeffrey Hatcher <[xxxxxxxxxxx@xxxxxxxxxxxxxxxxxxx.xx](#)>
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Thank you
Bryan Weimer


Cc: Councilman Tyler Burres tburres@derantownship.org, Jennifer McPeak jm@scanoaw.com

Subject: RE: Dumphies Landscape

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Sent: Tuesday, April 13, 2021 9:09 AM

To: Salvatore Siciliano <sjs@sicilianolaw.com>; Councilman Tyler Burrell

<xxxxxxxx@xxxxxxxxxxxxxxxxxxx>

Subject: Fwd: Dumphies Landscape

████

████████████████████

Gary

Gary Catrambone

Mayor

Delran Township

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<xxxxxxxxxxx@xxxxxxxxxxxxxxxxxxx.xxx>; Jeffrey Hatcher <xxxxxxxx@xxxxxxxxxxxxxxxxxxx.xx>

Subject: Dumphies Landscape

To Whom it may concern,

I just wanted the township officials to know of the operations going on at Dumphies Landscape located at 4101 Bridgeboro Rd in Delran Township. My name is Bryan Weimer and my property (83 Cooper Ave) backs up to Mr. Dumphies property. I am under the impression Mr. Dumphie has won a court case to resume his operations on 4101 Bridgeboro Rd.. I want everyone to be aware of how this is affecting the neighborhood that it backs up to. This operation is very large, he is not only parking his trucks and operating his administrative offices he is also, running a full scale mechanic shop with a full time mechanic. He employs more than 50 people at this location operating large equipment from 7am till dark. The heavy equipment noise goes almost all day long. Large dump trucks slamming their tail gates buying tractor and trailer loads of landscape products and reselling to his customers (products that are not produced on that land) constructed large concrete containment area for mulch, stone, sand Numerous sea boxes for storage dumpsters Diesel fumes, truck exhaust fumes digging drainage ditches and installing drainage pipes expanded the parking lot by approximately 3-4 times the size it was. all activities are visible from the street We have a video of the operations that we will be sending everyone that will show the operations. also Google earth pictures of before Dumphies took possession of the property. Mr. Dumphie has proved time and time again that he will not comply with any of the

township rules or regulations, will not apply and pay for permits. Mr. Dumphie should be located in an industrial area not residential A-1. He violates almost every rule for A-1 zoning.

As owner of my property I have the right to quiet enjoyment. This right has been taken from me! Please review any and all possible remedies so this neighborhood can go back to normal. I will be contacting all of the neighbors for a meeting on how to proceed.

Thank you
Bryan Weimer




LAW OFFICES
SICILIANO & ASSOCIATES, LLC

16 SOUTH HADDON AVENUE
P.O. BOX 25

HADDONFIELD, NJ 08033

TEL: (856) 795-0500

FAX: (856) 795-5515

www.Sicilianolaw.com

SALVATORE J. SICILIANO *†

JENNIFER JOHNSON *

JENNIFER McPEAK *

*NJ BAR

†PA BAR

◇NY BAR

Of-Counsel

JAMES J. DIVERGILIS *†

ALBERT J. TALONE *†

JOHN J. VAN DYKEN *◇

302 N. Washington Ave
Suite 101 West
Moorestown, NJ 08057

Waterworks Building
359 96th Street
Suite 203
Stone Harbor, NJ 08247

February 2, 2021

Via Electronic Mail

Gary Catrambone, Mayor

gcatrambone@delrantownship.org

900 Chester Avenue

Delran, NJ 08075

Tyler Burrell, Council President

tburrell@delrantownship.org

900 Chester Avenue

Delran, NJ 08075

RE: 4101 Bridgeboro Road, LLC vs. the Zoning Board of Adjustment of the Township of Delran
Docket No.: BUR-L-1683-20

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Mayor and Council President

February 2, 2021

Page 3

SICILIANO & ASSOCIATES, LLC.

BY: *Salvatore Siciliano*
Salvatore J. Siciliano, Esquire

Jennifer McPeak
Jennifer McPeak, Esquire

SJS/JM

cc: Council Members (*Via Electronic Mail*)
Jeffery Hatcher (*Via Electronic Mail*)
Jamey Eggers (*Via Electronic Mail*)
File



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SICILIANO & ASSOCIATES, LLC

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P.O. BOX 25
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SALVATORE J. SICILIANO *†
JENNIFER JOHNSON *
JENNIFER McPEAK *

*NJ BAR
†PA BAR
ØNY BAR

Of-Counsel
JAMES J. DIVERGILIS *†
ALBERT J. TALONE *†
JOHN J. VAN DYKEN *Ø

302 N. Washington Ave
Suite 101 West
Moorestown, NJ 08057

Waterworks Building
359 96th Street
Suite 203
Stone Harbor, NJ 08247

March 16, 2021

Via Electronic Mail

Gary Catrambone, Mayor
gcatrambone@delrantownship.org
900 Chester Avenue
Delran, NJ 08075

Tyler Burrell, Council President
tburrell@delrantownship.org
900 Chester Avenue
Delran, NJ 08075

**RE: 4101 Bridgeboro Road, LLC vs. the Zoning Board of Adjustment of
the Township of Delran
Docket No.: BUR-L-1683-20
A-1849-20**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

SICILIANO & ASSOCIATES
LLC

Mayor and Council President

March 16, 2021

Page 3

BY: *Salvatore Siciliano*
Salvatore J. Siciliano, Esquire

John J. Van Dyken
John J. Van Dyken, Esquire

SJS/JM

cc: Council Members (*Via Electronic Mail*)
Jeffery Hatcher (*Via Electronic Mail*)
Jamey Eggers (*Via Electronic Mail*)
File

DRAFT

From: LawClerk2 LawCerk2@s c ano aw.com 

Subject: Projected L t gat on Budget

Date: March 16, 2021 at 1:22 PM

To: gcatrabbone@de rantownsh p.org, tburre @de rantownsh p.org

Cc: Sa vatore S c ano sjs@s c ano aw.com, t yon@de rantownsh p.org, vparejo@de rantownsh p.org, jeney@de rantownsh p.org, msm th@de rantownsh p.org, Jeffrey Hatcher jhatcher@de rantownsh p.org, Jeffrey Hatcher jhatcher@de rantownsh p.org, John Van Dyken jvd@s c ano aw.com

[REDACTED]

[REDACTED]

[REDACTED]

Marilyn B. Porcaro
Law Clerk



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[REDACTED]

From: LawClerk2 LawCerk2@s c ano aw.com 

Subject: RE: Projected Litigation Budget

Date: March 16, 2021 at 1:30 PM

To: gcatrampbone@de rantownsh p.org, tburre @de rantownsh p.org

Cc: Salvatore S c ano sjs@s c ano aw.com, t yon@de rantownsh p.org, vparejo@de rantownsh p.org, jeney@de rantownsh p.org, msm th@de rantownsh p.org, Jeffrey Hatcher jhatcher@de rantownsh p.org, Jeffrey Hatcher jhatcher@de rantownsh p.org, John Van Dyken jvd@s c ano aw.com

[REDACTED]

[REDACTED]

[REDACTED]

Marilyn B. Porcaro
Law Clerk



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From: LawClerk2

Sent: Tuesday, March 16, 2021 1:23 PM

To: [REDACTED]

Cc: Salvatore Siciliano <sjs@sicilianolaw.com>; [REDACTED]

[REDACTED]msmith@delrantownship.org;

Jeffrey Hatcher <[REDACTED]>; Jeffrey Hatcher

<[REDACTED]>; John Van Dyken <jvd@sicilianolaw.com>

Subject: Projected Litigation Budget

[REDACTED]

[REDACTED]

[REDACTED]

Marilyn B. Porcaro
Law Clerk



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From: LawClerk2 LawClerk2@scianoaw.com [REDACTED]
Subject: RE: legal letter
Date: June 23, 2021 at 12:11 PM
To: Robert S. Marrone, CPA, RMA, CGMA <xxxxxxx@xxxxxx.xxx>
Cc: Jeffrey Hatcher jhatcher@de rantownsh p.org, jeggers@de rantownsh p.org, gcatrambone@de rantownsh p.org, t yon@de rantownsh p.org, vparejo@de rantownsh p.org, Councilman Tyler Burr tburre @de rantownsh p.org, jeney@de rantownsh p.org, msmith@de rantownsh p.org

[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

Lauren M. Greenwald
Law Clerk



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From: Robert S. Marrone, CPA, RMA, CGMA <xxxxxxx@xxxxxx.xxx>
Sent: Monday, June 21, 2021 9:10 PM
To: Salvatore Siciliano <sjs@sicilianolaw.com>
Cc: Jennifer McPeak <jm@sicilianolaw.com>; LawClerk2 <LawClerk2@sicilianolaw.com>
Subject: Re: legal letter

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPhone

On Jun 21, 2021, at 6:29 PM, Salvatore Siciliano <sjs@sicilianolaw.com> wrote:

Bob, I will make every effort, but no guarantee. This is the 1st I'm hearing of the exit conference, no one informed me. It is difficult because the letter really should be prepared by the outgoing solicitor, Stuart Platt, since it is for 2020, but he has refused to do it, so I am picking up the pieces and trying to put it together.

Salvatore J. Siciliano, Esquire
sjs@sicilianolaw.com

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

<image001.jpg>
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Haddonfield, NJ 08033

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Moorestown, NJ 08057

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From: Robert S. Marrone, CPA, RMA, CGMA <xxxxxxxx@xxxxxx.xxx >
Sent: Monday, June 21, 2021 5:55 PM
To: Salvatore Siciliano <sjs@sicilianolaw.com>
Subject: legal letter
Importance: High

Hi Sal,

Hope all is well.

We are having the exit conference for Delran on Thursday. Any chance of getting the legal letter to me by then?

Thanks,

Bob

Robert S. Marrone, CPA, RMA, CGMA, Partner
BOWMAN & COMPANY LLP
CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS

Please note my new email address and the firm's new .cpa website!
Download my vCard below

Phone/Fax	856.782.2897
Email	xxxxxxxx@xxxxxx.xxx —
Website	www.bowman.cpa
Address	601 White Horse Rd. Voorhees, NJ 08043-2493

[Download My vCard](#)

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Audit Letter
2020.pdf

10

11

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- 10

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Salvatore J. Siciliano, Esquire

sjs@sicilianolaw.com

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



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From: Salvatore Siciliano <sjs@scianoaw.com>
Subject: RE: Settlement Negotiations-Dunphy's
Date: February 1, 2021 at 2:13 PM
To: Councilman Tyler Burrell <tburre@delrantownship.org>
Cc: gcatrampone@delrantownship.org, gcatrampone@delrantownship.org, Jennifer McPeak <jm@scianoaw.com>

[REDACTED]

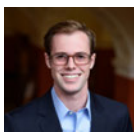
[REDACTED].

From: Councilman Tyler Burrell <xxxxxxxx@xxxxxxxxxxxxxxx.xxx>
Sent: Monday, February 1, 2021 1:43 PM
To: Salvatore Siciliano <sjs@sicilianolaw.com>
Cc: gcatrampone@delrantownship.org <xxxxxxxx@xxxxxxxxxxxxxxx.xxx>; Jennifer McPeak <jm@sicilianolaw.com>
Subject: Re: Settlement Negotiations-Dunphy's

[REDACTED]

- [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
- [REDACTED]

--



Tyler J. Burrell
President of Council, Township of Delran

856.492.1365 | [@](#) [m](#)



On Feb 1, 2021, at 1:40 PM, Salvatore Siciliano <sjs@sicilianolaw.com> wrote:

[REDACTED]

- [REDACTED]
- [REDACTED]
[REDACTED]
- [REDACTED]
[REDACTED]
- [REDACTED]
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[REDACTED]
- [REDACTED]
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[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Salvatore J. Siciliano, Esquire

sjs@sicilianolaw.com

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

<image001.jpg>

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302 North Washington Avenue

Suite 101 West

Moorestown, NJ 08057

Waterworks Building

359 96th Street-Suite 203

Stone Harbor, NJ 08247

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■ [REDACTED]
[REDACTED]
[REDACTED]
■ [REDACTED]
[REDACTED]
[REDACTED]
■ [REDACTED]
[REDACTED]
■ [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

Salvatore J. Siciliano, Esquire

sjs@sicilianolaw.com

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From: gcatrambone@delrantownship.org gcatrambone@delrantownship.org
Subject: RE: Settlement Negotiations-Dunphy's
Date: February 1, 2021 at 9:40 PM
To: Salvatore Sciano sjs@scianoaw.com, Councilman Tyler Burrell tburrell@delrantownship.org
Cc: Jennifer McPeak jm@scianoaw.com

[REDACTED]

Gary A. Catrambone
Mayor
Delran Township
856.461.4377 x114



From: [Salvatore Siciliano](#)
Sent: Monday, February 1, 2021 2:13 PM
To: [Councilman Tyler Burrell](#)
Cc: [gcatrambone@delrantownship.org](#); [Jennifer McPeak](#)
Subject: RE: Settlement Negotiations-Dunphy's

[REDACTED]

[REDACTED]

From: Councilman Tyler Burrell <tburrell@delrantownship.org>
Sent: Monday, February 1, 2021 1:43 PM
To: Salvatore Siciliano <sjs@sicilianolaw.com>
Cc: gcatrambone@delrantownship.org <gcatrambone@delrantownship.org>; Jennifer McPeak <jm@sicilianolaw.com>
Subject: Re: Settlement Negotiations-Dunphy's

[REDACTED]

- [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
- [REDACTED] [REDACTED]
[REDACTED]

--



Tyler J. Burrell
President of Council, Township of Delran

[856.492.1365](tel:856.492.1365) | tburrell@delrantownship.org



On Feb 1, 2021, at 1:40 PM, Salvatore Siciliano <sjs@sicilianolaw.com> wrote:

[REDACTED]

- A horizontal bar chart titled "Percentage of respondents who believe that the U.S. should take action to address climate change". The chart displays data for six categories: 18-29, 30-49, 50-69, 70+, Male, and Female. Each category has three bars representing different levels of agreement: "Strongly agree" (dark blue), "Somewhat agree" (medium blue), and "Disagree" (light blue). The percentages are as follows:

Category	Strongly agree	Somewhat agree	Disagree
18-29	78%	18%	4%
30-49	72%	22%	6%
50-69	65%	28%	7%
70+	58%	32%	10%
Male	68%	25%	7%
Female	70%	23%	7%

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Salvatore J. Siciliano, Esquire

sjs@sicilianolaw.com

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

<image001.jpg>

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From: Salvatore Siciliano sjs@s c ano aw.com
Subject: RE: Sett ement Negot at ons-Dunphy s
Date: February 2, 2021 at 12:50 PM
To: Counc man Ty er Burre tburre @de rantownsh p.org, gcatrambone@ de rantownsh p.org gcatrambone@de rantownsh p.org
Cc: Jenn fer McPeak jm@s c ano aw.com

[REDACTED]

From: Councilman Tyler Burrell <xxxxxxxx@xxxxxxxxxxxxxxx.xxx>
Sent: Monday, February 1, 2021 11:29 PM
To: gcatrambone@ delrantownship.org <xxxxxxxxxxx@xxxxxxxxxxxxxxx.xxx>
Cc: Salvatore Siciliano <sjs@sicilianolaw.com>; Jennifer McPeak <jm@sicilianolaw.com>
Subject: Re: Settlement Negotiations-Dunphy's

[REDACTED]



Tyler J. Burrell
President of Council, Township of Delran

856-482-1385 | [@tyerburrell](#)



On Feb 1, 2021, at 9:40 PM, [xxxxxxxxxx@xxxxxxxxxxxxxxx.xxx](#) wrote:

[REDACTED]

Gary A. Catrambone
Mayor
Delran Township
856.461.4377 x114
<F6DC7498811844E2991D8DEA4AC25723[151870].jpg>

From: [Salvatore Siciliano](#)
Sent: Monday, February 1, 2021 2:13 PM
To: [Councilman Tyler Burrell](#)
Cc: [gcatrambone@delrantownship.org](#); [Jennifer McPeak](#)
Subject: RE: Settlement Negotiations-Dunphy's

[REDACTED]

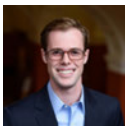
[REDACTED]

From: Councilman Tyler Burrell <[xxxxxxxxxx@xxxxxxxxxxxxxxx.xxx](#)>
Sent: Monday, February 1, 2021 1:43 PM
To: Salvatore Siciliano <[sjs@sicilianolaw.com](#)>
Cc: gcatrambone@delrantownship.org <[xxxxxxxxxx@xxxxxxxxxxxxxxx.xxx](#)>;
Jennifer McPeak <[jm@sicilianolaw.com](#)>
Subject: Re: Settlement Negotiations-Dunphy's

[REDACTED]

- [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
- [REDACTED]

--



Tyler J. Burrell
President of Council, Township of Delran

[856.492.1365](#) | [@](#) [in](#)



On Feb 1, 2021, at 1:40 PM, Salvatore Siciliano <[sjs@sicilianolaw.com](#)>

On FEB 1, 2021, at 1:40 PM, Salvatore Sclafano <sjs@SclafanoLaw.com> wrote:

[REDACTED]

- [REDACTED]
 - [REDACTED]
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 - [REDACTED]
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Salvatore J. Siciliano, Esquire

sjs@sicilianolaw.com

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<image001.jpg>

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