

**PUBLIC MEETING
MUNICIPAL BUILDING**

**January 14, 2025
DELRAN, NJ**

CALL TO ORDER

SALUTE TO THE FLAG

Sunshine Statement: Be advised that proper notice has been given by the Township Council in accordance with the sunshine law in the following manner. Notice advertised in the Burlington County Times and Camden Courier Post on January 8, 2025 and posted on the bulletin board on the same date.

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

ALSO PRESENT: Mr. Hutchins, Mayor, Mr. Marmero, Solicitor, Mr. Bellina, Administrator, and Ms. Eggers, Township Clerk

ORDINANCE(S) ON FIRST READING

Ordinance 2025-01 Calendar Year 2025 Ordinance to exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40A: 4-45.14)

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

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

Ayes: 5

Nays: None

Motion Approved

RESOLUTION(S)

Resolution 2025-25 Appointment of Environmental Resolutions, Inc. as Township Engineer

There were no motions for Resolution 2025-25

Resolution Failed Due to No Motions

CONSENT AGENDA

- a. Resolution 2025-26** Authorizing CME Associates to Perform Engineering for Haines Mill Road Streambank Stabilization Improvements

- b. Resolution 2025-27** Authorizing the Mayor to Execute the 2025 Safety Contract
- c. Resolution 2025-28** Authorizing Signatures for Accounts Held at TD Bank
- d. Resolution 2025-29** Authorizing Signatures for Escrow Account Held at WSFS Bank
- e. Resolution 2025-30** Appointing CME as Licensed Tree Expert
- f. Resolution 2025-31** Approving Raffle License 658 For The O League, Inc.
- g. Resolution 2025-32** Resolution Authorizing the Cancellation of Taxes of a Totally Disabled Veteran Located at Block 32 Lot 7 Partial Tax Year 2024 and Thereafter
- h. Resolution 2025-33** Resolution Authorizing the Cancellation of Taxes of a Totally Disabled Veteran Located at Block 133.01 Lot 26 Qual C0026 Partial Tax Year 2024 and Thereafter
- i. Resolution 2025-34** Adopting 2025 Temporary Budget
- j. Resolution 2025-35** Refunding Duplicate Mercantile License Payment for Prime Comms Retail, LLC. D/B/A AT&T Authorized Retailer
- k. Resolution 2025-36** Authorizing 2024 Budget Transfers
- l. Resolution 2025-37** Authorizing the 2025-2027 Shared Services Agreement for Snow Removal and Salting Between the Burlington County Board of County Commissioners and the Township of Delran
- m. Resolution 2025-38** Authorizing the Award of a Non-Fair and Open Contract for Affordable Housing Administrative Agent Services
- n. Resolution 2025-39** Authorizing CME Associates to Perform Engineering for the 2025 Road Program
- o.** Authorizing the payment of bills including all purchases made under the cooperative purchasing agreement.
- p.** Accepting the report of the CFO including the December 2024 YTD Revenue Report, YTD Budget Report and December Check Register.
- q.** Accepting the report of the Tax Collector and Township Clerk

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

There being no questions, the roll was called.

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

Ayes: 5

Nays: None

Motion Approved

PUBLIC PORTION

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

William Spych, 518 Brown Street – Mr. Spych asked council how many CME projects are currently in progress. Mr. Bellina responded there are at least 20 projects in various stages of completion ranging from 18 months to three or four years. Members of council explained that the administrator works with the engineer, and they trust that Mr. Bellina's number is accurate.

Chris Adryan, 55 Springcross Drive – Ms. Adryan questioned why the council did not pass Resolution 2025-25, thus not backing the wishes of the newly elected mayor. She feels that there have been issues not addressed by CME and that not approving a new engineering firm is doing a disservice to the township. Ms. Adryan stated that there should have been at least an open debate on the topic.

Pat Pomeranz, 21 Alden Avenue – Ms. Pomeranz asked the council why no one wanted to pass Resolution 2025-25. Mr. Lyon explained that the council has had discussions, the results of which will be covered in their reports. Ms. Pomeranz stated that the township has been working on the flooding issue in Riverside Park with CME for 13 years with no results. She stressed that for the new mayor to make positive changes in the township, he needs the support of the council.

Jen Reppert, Delran – Ms. Reppert remarked that she is supporting the mayor and his request to change engineering firms. She would like to see the council and the mayor work together.

Caroyln Suess, Mayor, Delanco Township – Ms. Suess explained that ERI has been Delanco Township's engineering firm since 2013 regardless of the political parties of their elected officials. She outlined various, successful, flooding related projects that ERI is involved with for Delanco and explained that it would be beneficial if all of the river towns had the same engineer that would coordinate projects to abate flooding issues. She encouraged council to support Mayor Hutchins' recommendation to bring them on as the engineering company for Delran Township.

Jim Fazzone, 306 High Street, Burlington, Former Mayor, City of Burlington – Mr. Fazzone

explained that when he was mayor, at times they would give someone new a chance to develop a relationship with the township and maybe that's something Delran might consider. Mr. Lyon advised that council offered a compromise, allowing ERI to get involved with some work in the township but Mayor Hutchins did not want to go in that direction.

Samantha, Chester Avenue – Samantha asked for clarification on the offer made by council to the mayor regarding ERI. Mr. Lyon explained that CME would remain the township engineer and ERI would be the engineering company for the sewer department. That would give ERI the opportunity to work in Delran. Samantha asked if there was another engineering company that the mayor could have proposed that the council would have voted yes too. Mr. Lyon stated that he will explain why council felt it was necessary to keep CME as the township engineering firm. Samantha proclaimed that the appointment belongs to the mayor. She feels that there was no reason that ERI should not have been appointed by the mayor.

Joan Kerstetter, 10 River Drive – Ms. Kerstetter pronounced that the residents of Riverside Park have to fight to get the flooding issue taken care of. She questioned whether CME was involved with the county bike path project and stated that they should have given the county better advice regarding the flooding in that area because all of the landscaping that was put in has washed away. In July of 2021 the emergency streambank erosion study was done. Ms. Kerstetter announced that the pictures that CME provided were 9 years out of date. She stated there were issues with sidewalks, curbing and storm drain piping during the Stewart Avenue project and asked why CME wasn't more on top of the problems. Mr. Lyon advised that CME would address any issues.

Nancy Evans, 307 Arch Street – Ms. Evans stated that she doesn't think the council knows what CME is working on and doesn't feel like they can make an informed decision. She doesn't feel that council is working for the residents of the town and disagrees with the five-minute time limit for residents to speak during the public comment section of the meeting.

Diane Zierler, 128 Jacqueline Avenue – Ms. Zierler had a question regarding parliamentary procedure. She stated that there should have been a discussion regarding the appointment of the township engineer, so residents knew the opinions on both sides.

Joe Samero, 603 Third Street, Riverside – Mr. Samero asked whether anything could be done about the tractor trailers speeding down Chester Avenue. He suggested a weight limit being put on the road. Mr. Lyon responded that he is not opposed to looking into that.

Eileen Bleistine, Cinnaminson – Ms. Bleistine stated that a motion should have been made regarding the appointment of the township engineer. She stressed the importance of listening to the people and the mayor, pointing out the number of residents in attendance at the meeting.

Patricia Griffith, 518 Brown Street – Ms. Griffith explained that there are many problems in town that she feels are directly related to CME. She would like council to reconsider their decision to veto the mayor's appointment for township engineer.

Jane Maher, 88 Stewart Avenue – Ms. Maher stated that the recent pipe issue on Stewart Avenue was due to CME not overseeing the plans. She also disagreed with the possibility of using inflatable tubing to mitigate flooding in Riverside Park and expressed frustration with the length of time it has taken to effectively address the flooding issues in that area. Ms. Maher advised that a new set of eyes could give a better perspective.

Jack Moore, 133 Kathleen Avenue – Mr. Moore would like to see a library in Delran Township, so residents don't have to use the resources in other towns. He feels that a library is a community builder and a great financial investment. Mr. Moore covered the many benefits of having a town library and urged council to investigate the possibility of bringing that idea to fruition.

Kim Custer, 48 Alden Avenue – Ms. Custer also supports the idea of having a library in the township. She is looking forward to working with the mayor on this project and believes that it will be something for residents to feel good about.

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

REPORTS

Emergency Services – Chuck McSweeney reported that the Delran Emergency Squad had 3,681 calls in 2024, 12% higher than what was anticipated. The squad raised \$24,000 during their fund drive which will help pay for two mechanical CPR devices. Mr. McSweeney advised that the emergency squad does not demand payment from anyone who is not covered by insurance and cannot pay out-of-pocket.

Boards/Committees – No report

Mr. Bellina – No report

Ms. Eggers – No report

Mr. Hutchins – Mr. Hutchins advised residents that they can report potholes on the new township website. He implored council to take a second look at his request to change the township engineer.

Mr. Marmero – Mr. Marmero reported that the Township has some deadlines with respect to affordable housing. Mr. Strausser is here tonight to discuss that topic in Executive Session. There was litigation seeking to overturn the new law and also put a stay on the deadlines; however, January 31st remains the date to adopt the resolution which will be discussed in executive session.

Mr. Morrow – Mr. Morrow stated that he is open to discussing the engineer decision with the mayor.

He would like to have the housing inspector oversee rentals in the township to make sure that they do not lower the property values of the houses around them.

Mr. Morrow would also like to see a canine unit at the police department.

He stated that cars speeding through town are a safety hazard which needs to be taken care of by increasing ticketing.

Mr. Morrow would like to help rehabilitate the harbor district and continue to improve Delran Community Park.

Mrs. Apeadu – Mrs. Apeadu stated that she does not see that there are any issues with CME as the township engineer. She will conduct research and gather facts regarding the work that they are doing. She stressed that council did approve most of the mayor's appointments. Ms. Apeadu will do what she feels is best for the residents and stressed the importance of everyone working together.

Mr. Smith – Mr. Smith thanked the public works department for the fantastic job they did with recent snow removal. He also thanked the emergency squad for the great work they do.

Mr. Smith cautioned that by changing engineers it would increase the cost of projects and would potentially slow down important work that is already in progress. He feels that it makes the most sense to continue working with CME.

Mr. Jeney – Mr. Jeney congratulated the fire department for their recent, water rescue certification training. He reported that it entailed rescuers breaking through ice at Lake Lonnie to practice removing people from the water.

Mr. Jeney advised that residents can bring their broken Christmas lights to the municipal building where they will be recycled.

In terms of appointing a new engineer, Mr. Jeney stated that he does not make decisions like this based on politics. He cautioned that it would cost the township more money to switch engineers. He also noted that CME is currently working with the Army Corps of Engineers to address the flooding issues in Riverside Park, and he approves of the work that CME has done for the township over the years.

Mr. Lyon – Mr. Lyon assured the mayor and residents that CME has been made aware of their concerns and if they do not meet or exceed the township's expectations in 2025, he will be the first one to agree to a change in 2026. Mr. Lyon outlined some of the successful projects that CME has been involved in and explained that they have also been successful in securing millions of dollars in grants for Delran Township.

He attended the fire department ice rescue training event, stating that they did a great job. He

thanked the emergency responders who were all on the scene of recent accidents. He thanked public works for their expert snow removal and the entire staff at the township for their hard work in 2024.

In closing, Mr. Lyon explained that there were mayoral appointments that were not his first choice but were approved because he knew that the professionals in question would do a good job for the township. He reiterated that if there is a problem with CME's performance in 2025, he will be more open to change moving forward.

EXECUTIVE SESSION At this time, Mr. Lyon asked for a motion to adopt Resolution 2025-40 authorizing the executive session.

TOWNSHIP OF DELRAN

RESOLUTION 2025-40

AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE FOLLOWING: ATTORNEY-CLIENT PRIVILEGE AFFORDABLE HOUSING

WHEREAS, N.J.S.A. 10-4.6 et seq. (Open Public Meeting Act) provides for the exclusion of the public from public meeting for certain reasons; and

WHEREAS, it is necessary to close the public meeting of January 14, 2025 for the following reasons:

1. Attorney-Client Privilege Affordable Housing
2. Litigation – Jodi Klein et al vs. Delran Township

NOW THEREFORE BE IT RESOLVED that the meeting is closed for the reasons above in accordance with the Open Public Meeting Act.

Mr. Smith made a motion, seconded by Mrs. Apeadu to adopt Resolution 2025-40. All were in favor, motion approved.

No action was taken.

Mr. Morrow made a motion to end the closed session and reopen the meeting to the public. The

motion was seconded by Mr. Smith. All were in favor, motion approved.

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

Submitted,

Jamey Eggers
Municipal Clerk