

**WORK SESSION
MUNICIPAL BUILDING**

**January 28, 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. D'Armiento Mr. Bellina, Administrator, and Ms. Eggers, Township Clerk

CME ASSOCIATES PRESENTATION – PICKLE BALL COURT- SUMMERHILL PARK

Mr. Bellina informed everyone that the mayor suggested the possibility of creating two pickleball courts in the township. Mr. D'Armiento offered a presentation which showed that the pickleball courts could be located between the basketball court and the parking lot at Summerhill Park. If the township can secure a grant from the state to help fund the project, the total out-of-pocket cost would be \$100,000.

Council thought it was a great idea but discussed a variety of concerns including parking, fencing, lighting and if residents in the area would be agreeable with the courts being installed.

ORDINANCE(S) ON FIRST READING

Ordinance 2025-02 Ordinance of the Township Of Delran Amending Chapter 63 of the Township Code to Establish Uniformity With Regard to the Recent Amendments of the Fair Share Housing Act (P.L. 2024 C.2)

Mr. Jeney made a motion, seconded by Mrs. Apeadu.

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

Ayes: 5

Nays: None

Motion Approved

RESOLUTION(S)

Resolution 2025-41 Resolution of the Mayor and Council of the Township of Delran, Burlington County, New Jersey, Adopting its Fourth Round Fair Share Affordable Housing Obligation and

Other Actions

Mr. Morrow made a motion, seconded by Mr. Smith to adopt Resolution 2025-41

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

CONSENT AGENDA

- a. **Resolution 2025-42** Approving Raffle License 659, 660, 661, 662 and Bingo License 2025-01 for PTO Holy Cross Preparatory Academy
- b. **Resolution 2025-43** Risk Management Consultant Burlington County Municipal Joint Insurance Fund
- c. **Resolution 2025-44** Approval to Apply for a Grant from the New Jersey Department of Community Affairs for Approximately \$100,000.00 for Improvements to Summerhill Park
- d. **Resolution 2025-45** Approving 2025 CWA Floating Holiday Schedule
- e. **Resolution 2025-46** Authorizing Change Order No. 1 for the 2024 Road Program
- f. **Resolution 2025-47** Extending 2025 Budget Deadlines
- g. **Resolution 2025-48** Authorizing Change Order No. 2 Stewart Avenue Roadway Improvements, Phase I
- h. Approving the following appointments to the Recreation Advisory Committee:
 - Patricia Griffith for a term to expire 12/31/2025
 - Steve Grello for a term to expire 12/31/2026
 - Tina Buckley for a term to expire 12/31/2026
 - Samantha Hutchins for a term to expire 12/31/2027
 - Angie Nally for a term to expire 12/31/2027
- i. Authorizing the payment of bills including all purchases made under the cooperative purchasing agreement.

j. Approval of the following mercantile licenses:

- Stewart Business Systems, LLC, 1825 Underwood Blvd.
- M6 Logistics, Inc. 1816 Underwood Blvd.

Mr. Jeney noted that on the two road projects listed in the resolutions above, the township received money back because the jobs came in under budget.

Mrs. Apeadu made a motion, seconded by Mr. Jeney 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

MINUTES FOR APPROVAL

Approval of the minutes for the following meetings:

- Public Meeting - November 12, 2024
- Work Session - November 26, 2024

Mr. Jeney made a motion, seconded by Mr. Smith to approve the minutes listed above.

There being no questions, the roll was called.

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

Ayes: 4

Nays: None

Abstained: 1

Motion Approved

PUBLIC PORTION

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

Daniel Walters, 15 Rutgers Drive – Mr. Walters stated that while the pickleball courts are a great

idea, he feels that the location is not the best due to parking issues. Mr. Walters suggested placing it at Conrow Park where parking and visibility are better and mentioned Brown Street Field as another option.

Christine Etsell, 8 River Drive – Ms. Etsell asked for an update on the work that the Army Corps of Engineers is conducting in the flood zone. Mr. Bellina explained that their work is on schedule. Ms. Etsell requested that any correspondence received by the township pertaining to that project be shared with the residents in the affected area. She would like better communication across the board.

Jennifer Reppert, Delran – Ms. Reppert asked Mr. Bellina for clarification on a comment he made at a previous meeting regarding a list of engineering projects being available on the website. Mr. Bellina will research that and get back to Ms. Reppert.

Ms. Reppert asked Mrs. Apeadu for an update regarding the team that she is putting together to provide resources for the residents of Riverside Park. Mrs. Apeadu responded that she will be addressing that topic later in the meeting.

Joan Kerstetter, 10 River Drive – Ms. Kerstetter expressed frustration that residents of Riverside Park are not receiving updates concerning the steps that are being taken to mitigate flooding in that area. She asked that Council members and all parties involved in the flooding issues in Riverside Park be included in any correspondence from the Army Corps of Engineers. Mr. Lyon assured residents that no one is purposely hiding anything. He and the mayor are both on the same page about improving communication.

William Spych – Mr. Spych asked Council if they have done any research regarding the current contracts between CME and Delran Township. Mr. Morrow and Mr. Jeney responded, yes. Mrs. Apeadu and Mr. Smith will discuss it in their reports. Mr. Lyon responded, no.

Mr. Spych asked Council if they are aware of the agreement between the Burlington County Board of Commissioners and Delran Township to extend a sewer line to the Rainbow Meadow Park. Mr. Morrow, Mr. Smith, Mr. Jeney and Mr. Lyon responded, yes. Mrs. Apeadu will give that information in her report.

Mr. Spych asked Mr. Bellina when he would be placing the current contracts, completion dates and money spent on the township website. Mr. Bellina responded that he can get that information on the website in the next ten days.

Mr. Spych asked the township attorney if most government contracts have an escape clause and a penalty clause. Mr. Marmero responded that most of the ones that he writes do. He has not read the current contract between CME and Delran Township, but he is able to go back and view it.

Samantha asked what briefing a new mayor receives. The mayor reported that he was briefed on a lot of projects but not the letter received from the Army Corps of Engineers on January 2nd.

Samantha stated that the mayor should not be held responsible for failing to share a letter that he had not seen. Mr. Lyon explained that no one is being blamed. Mr. Bellina stated that the mayor was fully briefed on the project.

Eileen Bleistine, Cinnaminson – Ms. Bleistine stated that she is surprised that the township is discussing pickleball courts when there are so many more important issues going on in Delran. She doesn't feel like a canine unit should be considered when we need more police officers. Ms. Bleistine thanked Mrs. Apeadu for pointing out that residents might not want pickle ball courts. She advised that Council should poll the residents to see what issues are important to them. She asked whose responsibility it is to make sure that the public sees notices like the January 2nd letter from the Army Corps of Engineers so they can comment on it. Mr. Bellina explained that it is his responsibility. He encouraged residents to always reach out with any questions.

Patricia Griffith, Brown Street – Ms. Griffith asked how many new affordable housing units will be added to Delran Township. Mr. Lyon explained that there will be 96 new units and the rehabilitation of 40 existing units. Mr. Marmero stated that these numbers are for the fourth round of affordable housing obligations which will span from 2025 to 2035. He advised that the state determines what each town's obligation is.

Ms. Griffith asked Council how they are sure that the decisions they make are representative of what the residents want. She stated that she hopes Council has more involved discussions on agenda items than what the public witnesses.

Dave Sutter, 206 Leon Avenue – Mr. Sutter expressed his concern over the recent sewer issues on Leon Avenue and the possible environmental effects on the lakes in that area. He also asked if there is any information regarding the upcoming sewer project in that area and advised that the work be monitored to ensure that everything is being done properly. Mr. Bellina encouraged Mr. Sutter to schedule a meeting with him to discuss it further.

Nancy Evans, Arch Street – Ms. Evans is concerned about building more housing in Delran Township when there are so many issues with the current infrastructure. She also pointed out that wildlife can be seen running down streets and in yards because they don't have a natural habitat anymore.

Steve Grello, Delran – Mr. Grello offered some suggestions regarding the pickleball courts. He also commented that it's difficult to find information on the website and advised that it needs to be updated. Mr. Grello asked for clarification on the necessity of more affordable housing in the township. Mr. Marmero announced that it is a constitutional obligation and gave a short explanation of how the process works. Mr. Grello urged Council to take greater measures to prevent overpopulation in town. Mr. Morrow responded that builders have rights, and it is difficult to deny someone if they meet all the prerequisites for construction. Mr. Lyon agreed with that statement.

Angie Nally, 31 Princeton Drive – Ms. Nally stated that traffic has exploded in the township. She

asked if traffic concerns play a part in whether construction is approved. Mr. Morrow suggested she direct her questions to the planning board and assured her that he is always available to discuss issues. Ms. Nally also informed Council that she ran into a lot of problems when attempting to access the township website. Mr. Lyon pronounced that the website issues need to be addressed. Mr. Smith agreed with Ms. Nally regarding the traffic problems. Mrs. Apeadu suggested that there may be an issue with using your phone to access the website and that problem needs to be fixed.

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

REPORTS

Emergency Services – No report

Boards/Committees – Deb Hammond, Green Team – Ms. Hammond gave a brief summary of 2024 activities which included a First Day Hike, the distribution of 200 seedlings, the planting of 43 trees including eight Trees of Honor, and three trees that the class of 2036 helped with, multiple park clean-ups, the collection of 2,500 pounds of soft plastic which resulted in two free benches, the opportunity to join community solar, the redistribution of over 200 Halloween costumes and the recycling of approximately 148 pounds of Christmas lights. The Green Team would like to read the new Trees of Honor recipients and deliver their forestry report at an upcoming Council meeting.

Mr. Bellina – No report

Ms. Eggers – Ms. Eggers reminded residents that Friday, January 31st is the last day to license pets in the township.

Mr. Hutchins – Mr. Hutchins stated that he is happy to see so many residents at the meeting and stressed his desire for increased communication. He informed everyone that interviews have begun for a communications director who will help with the website, social media and the overall dissemination of information. He urged residents to report issues through proper channels and not on social media.

Mr. Hutchins informed residents that Christmas tree pick-up will be complete at the end of the month, but trees can also be brought to the public works yard. Mr. Hutchins stated he is excited to see what the Recreation Advisory Committee will organize this year. He congratulated the township departments for the incredible work they do. He apologized that he didn't receive the letter from the Army Corps of Engineers.

Mr. Marmero – Mr. Marmero gave a brief overview of the affordable housing process.

Mr. Morrow – Mr. Morrow recently met with the mayor and had a productive conversation. He

attended a League of Municipalities event with Councilwoman Apeadu where they both obtained helpful information. Mr. Morrow recently spoke with some school crossing guards about improving safety measures in certain areas of the township. He plans to discuss what actions can be taken at future work sessions. Mr. Morrow also suggested a few ideas for the recreation advisory committee including a possible band cover for events.

Mr. Morrow reported that there is a new bill of rights for domestic workers. He also advised anyone needing to purchase health insurance in NJ to do so by January 31st when the open enrollment period ends. Mr. Morrow warned residents not to be scammed by texts stating they owe money for tolls.

He recently gathered additional information about establishing a canine unit in Delran but is not pushing that idea. He acknowledged that acquiring more police officers is very important. Mr. Morrow stressed the importance of improving communication with residents.

Mrs. Apeadu – Mrs. Apeadu is looking for volunteers to help with a team she is putting together to provide information for Riverside Park residents. She explained that if there are technical questions that are above her scope, she will defer to the experts. Mrs. Apeadu would like to continue having town halls, so residents have an opportunity to give feedback. She informed residents that she will post helpful information on her Facebook page.

Mr. Smith – Mr. Smith thanked township employees for their hard work and commended public works for their snow removal efforts. He advised residents to celebrate Super Bowl Sunday safely. Mr. Smith told the mayor that he is supportive of hiring a communications director. He informed any interested residents that they can get a list of the number of CME projects ongoing in the township.

Mr. Jeney – Mr. Jeney also supports the mayor's efforts for a communications director. He assured residents that he is listening to their concerns and is committed to doing what is in the best interest of the Township. He explained that Council has very little control over housing and cannot restrict the ability of a developer to develop land. He explained that the Township has unsuccessfully gone to court many times, in an attempt to restrict building.

Mr. Lyon – Mr. Lyon explained that affordable housing in Delran is mandated by the Mt. Laurel decision. The Township tries to adhere to those laws while attempting not to put an undue burden on the community. He also explained that traffic is not able to be used as a reason to halt construction unless it's creating an extreme hazard. Great lengths are taken to negotiate better building plans while avoiding potential litigation.

Mr. Lyon is open to considering an alternative location for the proposed pickleball court at Summerhill Field. He also explained that despite more serious issues in the township, when there is an opportunity to receive a grant for a project that will benefit residents, Council will always review it.

Mr. Lyon stressed the importance of a long-range plan that will address maintaining the aging sewer system in the Township. He also provided residents with information regarding a town hall hosted by Dr. Herb Conaway, Congressman for the 3rd Congressional District. The town hall will be held at the Burlington County Library, 5 Pioneer Blvd., Westampton, NJ from 7:00 PM – 8:30 PM on Wednesday, January 29, 2025.

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

Submitted,

Jamey Eggers
Municipal Clerk