

**PUBLIC MEETING  
MUNICIPAL BUILDING**

**March 11, 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, and Mr. Jeney were present. Mr. Lyon was absent.

**ALSO PRESENT:** Mr. Hutchins, Mayor, Mr. Carleton, Solicitor, and Ms. Eggers, Interim Administrator/Township Clerk

**ORDINANCE(S) ON FIRST READING**

**Ordinance 2025-06** An Ordinance Establishing Salaries for Various Employees of the Township of Delran, County of Burlington, State of New Jersey and Regulating the Manner of Payment of Same

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

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

Ayes: 4

Nays: None

Motion Approved

**Ordinance 2025-07** An Ordinance of the Township of Delran, County of Burlington, State of New Jersey, Amending Chapter 257 Entitled Property Maintenance

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

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

Ayes: 4

Nays: None

Motion Approved

**Ordinance 2025-08** An Ordinance Amending Section 20-45(B) of the Code of the Township of Delran to Authorize the Recreation Advisory Committee to Solicit Funds and Donations

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

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

Ayes: 4

Nays: None

Motion Approved

### **CONSENT AGENDA**

- a. Resolution 2025-62** Appointment of Jamey L. Eggers as Interim Business Administrator
- b. Resolution 2025-63** A Resolution of the Township of Delran, Burlington County, New Jersey Appointing a Qualified Purchasing Agent (QPA) and Increasing the Bid and Quote Thresholds Accordingly
- c. Resolution 2025-64** Establishing the 2025 Quarterly Sewer Billing Block 9 Lot 33 Berk & Berk @ Hunters Glen, LLC
- d.** Authorizing the payment of bills including all purchases made under the cooperative purchasing agreement.
- e.** Accepting the report of the CFO including the February 2025 YTD Revenue Report, YTD Budget Report and December Check Register.
- f.** Accepting the report of the Tax Collector and Township Clerk

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

There being no questions, the roll was called.

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

Ayes: 4

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.

Joan Kerstetter, 10 River Drive – Ms. Kerstetter asked if there is a proposed start date for phase 2 of the Stewart Avenue project. Ms. Eggers explained that the second reading of the ordinance will take place on the 25<sup>th</sup> of March with a 20-day estoppel period following. The township will then have a better idea of the start date. Ms. Kerstetter noted that a lot of the newly replaced concrete on Stewart Avenue is flaking. She also reported that there is a condemned utility pole in front of her house whose removal was overlooked by PSE&G. She added that the cable TV wire was also damaged and has not been replaced. Mr. Hutchins asked Ms. Kerstetter to send him an email regarding those issues.

Bill Savage, 145 Dorado Drive – Mr. Savage pronounced that there are a large number of commercial vehicles that are parked on the street in his neighborhood. Mr. Jeney and Mr. Hutchins responded that this issue will be investigated. Mr. Morrow explained that he agrees that this problem needs to be addressed.

William Spych, 518 Brown Street – Mr. Spych read a list of township projects along with questions he submitted regarding them. He remarked that he needs more information than what was already provided. Mr. Jeney stated that Mr. Hutchins would address the outstanding questions.

Latia Ray, 117 Creek Road – Ms. Ray asked about the possibility of establishing a food refrigerator for people in need. Mr. Jeney responded that local organizations already have this service in place. He explained that if she is interested in heading up this project she could reach out to council and the mayor to discuss it. Mr. Smith explained that he knows of a religious institution in the area that has a food pantry, and he will discuss the details with her after the meeting.

Ms. Ray also asked if she could have a pool in her yard this summer as she has been unable to get approval for this since purchasing her home. Mr. Jeney advised going to the township construction department and if there are any issues, she can call him.

Patricia Griffith, 518 Brown Street – Ms. Griffith asked about the purpose of Ordinance 2025-07. Mr. Jeney explained that there are many homes in Delran that are being sold by owners who completed projects without permits or inspections by the township. This ordinance will allow the township to make sure that any home that is for sale includes the proper permits and inspections. Ms. Griffith responded that the ordinance is not clear and doesn't specify that it is only for homes being sold.

Ms. Griffith also asked about the number of outstanding bonds that the township has. Mr. Jeney responded that the number will be researched and passed on to her.

Angie Nally, Chairperson RAC – Ms. Nally thanked Council for introducing the ordinance that

will allow the Recreation Advisory Committee to raise funds. She then expressed concern over Ordinance 2025-07 asking if she would be responsible for paying the permit fee for any work that was done prior to purchasing her home. Mr. Carleton stated that he cannot definitively say that she wouldn't be responsible, but he would say it would be on a case-by-case basis. Mr. Jeney further explained that the seller is responsible for answering questions about the house prior to selling it. If the current homeowner truly had no knowledge of unpermitted work and the work looked fine, they probably would not be responsible.

Bill Schlosky, 23 Haines Mill Road – Mr. Schlosky expressed concern regarding Ordinance 2025-07 stating that the township should not be able to enter residents' homes to inspect work that was completed. He also pronounced that it is an attempt to collect money from homeowners. Mr. Jeney explained that it is only to make sure that the home is safe for sale, and this is a program in place in many townships in the state.

Mr. Schlosky also reported that cars with modified mufflers speeding on Haines Mill Road have become a major issue. Jeney agreed and explained that he spoke with the chief of police about the speeding and there has been a larger police presence in that area.

Isaac, Britton, Baylor Avenue, Delran Cub Scout Pack #17 – Mr. Britton asked if there are any plans to protect green spaces in Delran. Mr. Jeney explained that the Green Team in Delran works hard to plant trees in the township and to clean up parks. Recently, the Green Team along with the help from the fire department and the VFW cleaned up and started to rehabilitate Lake Lonnie. The mayor would also like to improve Swedes Lake. Mr. Jeney outlined a kindergarten tree planting program that takes place at Millbridge Elementary School.

Bradley Burrridge, Fox Chase Drive, Delran Cub Scout Pack #17 – Mr. Burrridge expressed concern over roadways in the township that do not have crosswalks or have crosswalks with faded paint or potholes. He will give a list of areas that need attention to Council.

Brittany Burrridge, Fox Chase Drive & Haines Mill Road – Ms. Burrridge reported that there are many eighteen-wheelers going down Haines Mill Road at high speeds during the night. The trucks are noisy and are causing damage to the roadway. Mr. Jeney advised Ms. Burrridge to call the township to report any issues.

Mary Janus, Westover Drive – Ms. Janus stated that Ordinance 2025-07 is unclear, and she feels that the fines and possible jail time are excessive. Mr. Jeney explained that both penalties would be last ditch efforts after all other options were exhausted. He stated that the ordinance is a way to protect both the buyer and seller of the home.

Pam, Delran – Pam stated that she feels that lawfully, Ordinance 2025-07 is a trespass on her rights. Mr. Carleton explained that is not the case. He advised that this ordinance is not being passed with the purpose or intent to infringe upon anyone's rights. Pam does not feel that she should have to pay the fee to be told that she can sell her home. She also questioned what would happen if the buyer wanted to purchase the house as is. Mr. Carleton explained that the seller

would assume that the township was involved in inspecting any work that was done. Mr. Jeney stated that it is the seller's responsibility to sell a house that meets all local codes, and this is a way to achieve that goal.

Brian, 100 Wayside Court – Brian reiterated Pam's question as to what would happen if the buyer purchased the property in an as is condition. Mr. Jeney stated that if the home could not get a certificate of occupancy, no one would be able to live in it before issues were rectified. Brian asked if residents could vote on the ordinance. Mr. Jeney informed him that residents do not vote on ordinances.

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

## **REPORTS**

**Emergency Services** – Chuck McSweeney, Delran Emergency Squad – Mr. McSweeney reported that the squad responded to 255 calls in February. He thanked Delran residents for their generous donations explaining that the emergency squad used the money received to add glucometers and LUCAS CPR devices to ambulances. The squad is always recruiting members and will begin monthly CPR classes for residents.

**Boards/Committees** – Deb Hammond, Delran Green Team – Ms. Hammond stated that there will be a clean-up event March 22<sup>nd</sup> at 10:00 AM at Lake Lonnie/Swedes Lake and the wildflower micro forest. Ms. Hammond advised residents to begin trimming the bottom branches of small trees. She recommended that residents reach out to Green Team members with any questions.

Dana Nahill, 7 Montclair Drive, Vice-Chairperson of the Chicken Advisory Board – Ms. Nahill reported that Silvia, the chairperson of the board, went door to door to homes that had unlicensed chickens in the township. Those residents were educated as to how to become licensed. They were also informed that roosters are not allowed in Delran and were given information on how to rehome them. Ms. Nahill has been tracking the progression of the bird flu across the country and has educated chicken owners on how to avoid their chickens becoming infected. Ms. Nahill has given board member contact information to the township in case residents have questions.

**Ms. Eggers** – Ms. Eggers reported that Ed D'Armiento, the township engineer, will be issuing an addendum for the Leon Avenue sewer project. The bid opening will be postponed until later in March, but the township is still on schedule to award the project in April. Ms. Eggers advised that the 2025 budget will likely be reviewed by Council at the next work session with the introduction scheduled for April 8<sup>th</sup>.

**Mr. Hutchins** – Mr. Hutchins thanked Ms. Eggers for becoming the interim business administrator after Mr. Bellina resigned. Mr. Hutchins recently visited the new American Red Cross Blood Donation Center in Delran and advised that there will be blood drives at Holy Cross Preparatory

Academy on March 22<sup>nd</sup> and one at the municipal building on May 7<sup>th</sup> from 1:00 PM – 6:00 PM.

Mr. Hutchins stated that he had the privilege of spending time with Troop #17. He had encouraged the troop to attend a Council meeting and ask questions and congratulated them on a job well done.

**Mr. Carleton** – No report

**Mr. Morrow** – Mr. Morrow suggested having a more in-depth discussion on Ordinance 2025-07 at the next work session. He would also like to have a discussion on possible redevelopment ideas for the harbor district and reported that after many years in business, the Castle Harbor Drive-In Restaurant is closing. Mr. Morrow advised that public works will begin picking up branches and leaves on April 1<sup>st</sup>. He reported that he recently spoke to the township engineer about improving safety at crosswalks.

**Mrs. Apeadu** – Mrs. Apeadu thanked Troop #17 for their great ideas regarding crosswalks. She appreciated the report from the Chicken Advisory Board and stressed the importance of keeping up to date about the bird flu. Mrs. Apeadu explained that Ordinance 2025-07 is structured to protect the buyer, the seller, and the township. She cautioned residents to observe the speed limit on township roads.

**Mr. Smith** – Mr. Smith congratulated Troop #17 for attending the meeting, stating that it is important for them to be involved in the civic process. With the warmer weather approaching, he advised motorists to be mindful of children playing or going to school.

**Mr. Jeney** – Mr. Jeney asked residents to avoid throwing debris in the storm water drains as this promotes flooding and introduces toxins to our water. He thanked Troop #17 for attending the meeting and for accepting and supporting children with disabilities.

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

Pat Pomeranz – Ms. Pomeranz suggested that rather than adding a home inspection to an already existing ordinance, a new ordinance could be created. It would require that any home being sold must obtain a CO or a CCO before the property is occupied. She also advised that real estate agents should ask for an OPRA report that would show all permits that were issued for the property. She also explained that a home inspection is something that the buyer purchases which is completely different than a CO or CCO.

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

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

Submitted,

Jamey Eggers  
Municipal Clerk