

**WORK SESSION
MUNICIPAL BUILDING**

**March 25, 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, Mr. Smith, Mr. Jeney, and Mr. Lyon were present. Mrs. Apeadu was absent.

ALSO PRESENT: Mr. Hutchins, Mayor, Mr. Marmero, Solicitor, Mr. D'Armiento, Engineer, Ms. Eggers, Interim Administrator/Township Clerk, Mr. Gasper, Acting Chief of Police, Mr. Lunemann, Construction Official.

WORK SESSION

Discussion Ordinance 2025-07 Amending Chapter 257 Property Maintenance

Mr. Lunemann, Delran Township Construction Official gave a brief explanation of why this ordinance is being considered and what it would entail. He assured residents that it is not intended to raise money for the township. It is intended to keep life, health and safety standards up and many municipalities in the area have similar ordinances in place.

Mr. Morrow advised that buyers could submit an OPRA request which shows all the permits issued for the home. He also expressed concern over the cost of this inspection to the seller and what would happen if a buyer purchased the property as is. Mr. Lunemann explained if the house is sold as is, a temporary certificate of occupancy would be issued, and the buyer would have a certain period of time to fix problems discovered during the inspection.

Mr. Smith asked what would happen if the current owners had no knowledge of unpermitted work done prior to them owning the home. Mr. Lunemann explained that current owners would not be responsible for obtaining permits for work done before they took ownership of the property. The current owner would be responsible for fixing any issues that resulted from unpermitted work.

Mr. Hutchins asked how it would be possible to tell when work was completed in the home. Mr. Lunemann explained that most construction materials have dates on them which can be checked.

Mr. Lyon proposed that properties currently under contract should be exempt from this new ordinance.

Mr. Smith made a motion to open the meeting to the public, seconded by Mr. Morrow. All were

in favor, motion approved.

Nancy Evans, 307 Arch Street – Ms. Evans asked Mr. Lunemann who he represents. Mr. Lunemann stated that he is the construction official for Delran Township. Ms. Evans asked how the township would be notified when a home is being sold. Mr. Lunemann explained that realtors would be informed that Delran Township requires an inspection prior to the home being sold. She asked what would happen if a reputable company such as PSE&G did not pull a permit when they did work on a house. Mr. Lunemann assured her that issues of this nature rarely happen with reputable companies.

Ms. Evans asked if the inspection pertains to a rental property when tenants change. Mr. Lunemann explained that this ordinance only pertains to a property that is being sold. He also explained how the process works including the form required, scheduling an inspection and how long it would take to get the results. Ms. Evans asked how much the inspection would cost. Mr. Lunemann stated that the permit will cost \$200 and is good for a year.

Angie Nally, Princeton Drive – Ms. Nally questioned what the inspection would cover. Mr. Lunemann explained that it would cover the HVAC, hot water heater, etc. Ms. Nally asked why a current resident who did unpermitted work has to pay for the permit as well as the home inspector. Mr. Lunemann and Mr. Jeney explained that a UCC inspector making sure that completed projects are safe has very different certifications than a home inspector who is checking to make sure permits and inspections were completed.

Pat Pomeranz, 21 Alden Avenue – Ms. Pomeranz stated that she is in favor of this ordinance. She sent 12-15 certificates of occupancy inspections from various municipalities to Mr. Lyon, Mrs. Apeadu, and Ms. Eggers so they could compare the differences and use what information they found to be helpful. Ms. Pomeranz suggested drawing up a check list so sellers know exactly what the home inspector will be looking at.

She also advised calling it a certificate of occupancy inspection rather than a home inspection since they are two very different things. Mr. Lunemann advised that the state of NJ does not allow it to be called a certificate of occupancy inspection which is why it is being called a housing resale inspection.

Ms. Pomeranz stated that she does not agree with the inspection being valid for a year because it would give homeowners too much time to complete unpermitted jobs after the initial inspection was completed. Mr. Lunemann advised that the reason for the extended time is an attempt to avoid it expiring if the sale of the property is delayed.

William Spych, 518 Brown Street – Mr. Spych asked Mr. Lunemann if he wrote the addendum. Mr. Lunemann stated he did not. Mr. Spych advised that there is redundancy between this addendum and an already existing section of the township code entitled “Public Health Nuisance.” Mr. Marmero explained that the section Mr. Spych is referring to pertains to Board of Health issues rather than housing.

Mr. Spych also asked if the mayor could say that he doesn't want this addendum. Mr. Marmero stated that the mayor could veto the ordinance.

Jen Reppert, Delran – Ms. Reppert feels that Delran is turning into an HOA and instead of helping the residents, the township is attempting to enforce more legislation. She asked about the point of the ordinance and who wrote it. Mr. Lyon explained that this ordinance will protect homebuyers from purchasing a house that is unsafe. Ms. Reppert feels that the ordinance is a violation of people's liberties.

Steve Grello, Delran – Mr. Grello does not feel the ordinance is an attempt to make money, but he does believe that it is unnecessary. He suggested that the language of the ordinance should be very clear so there is no room for confusion. Mr. Grello commended the extremely thorough rental property ordinance that was passed last year. He stated that the township already allows the enforcement of code violations. Mr. Lunemann explained that it doesn't allow inspectors to enter the home. Mr. Grello cited various ordinances that cover homes and feels that there may be redundancies. He also warned of potential legal challenges under the doctrine due to overreach by the township.

Patricia Griffith, 518 Brown Street – Ms. Griffith expressed concern over redundancies and vague language in the ordinance. She advised that if Council passes it, the people will push for a referendum.

Mike Nally, Princeton Drive – Mr. Nally questioned whether the township can be sued if an inspected house has a fire. Mr. Lunemann explained that the township is only inspecting things that can be seen without opening walls. Mr. Nally asked if a home is being inspected when it is being sold, why is there also the opportunity to drive around and cite homeowners for property maintenance? Mr. Lunemann explained that those examples are two separate things. One is for inside the home and the other is for exterior property maintenance. Mr. Jeney stated that this ordinance is an opportunity to make sure that township codes are being followed, and the property is safe for habitation. Mr. Nally feels that this is an overreach by the township.

Gary Catrambone, 261 Burning Tree Road – Mr. Catrambone stated that this ordinance seems to be a mechanism for inspectors to enter the home. His only concern is that the township isn't exposed to any liability as a result of the inspections. Mr. Lyon assured Mr. Catrambone and the residents that the mayor and Council wanted to have discussions and listen to the concerns of residents prior to approving it.

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

Discussion on Proposed Ordinance Amending Chapter 20 Division of Police

Mr. Lyon explained that this ordinance would create the ability to increase police officers and

ranks within the police department.

Mr. Gasper, Acting Police Chief – Mr. Gasper stated that the police department would like to increase the number of officers from 32 to 35. He explained that with more businesses and residents in the township, this ordinance will make it possible to put more officers on the streets.

Mr. Morrow agreed that this needs to be done to keep residents safe as the population grows. Mr. Lyon explained that providing more opportunities for advancement also increases the likelihood that officers will stay in Delran for the entirety of their careers.

Mr. Jeney asked how many officers would have to be hired to be fully staffed. Mr. Gasper responded that there are currently 28 officers, and one will be leaving the force next month. Mr. Jeney advised anyone interested in joining the police department to reach out to Mr. Gasper for information.

Mr. Smith asked for an explanation as to the requirements to become an officer. Mr. Gasper stated that it takes about a year and a half. Potential candidates must take the civil service exam, attend the police academy for six months, have three months of FTO training and an additional four months of training in Delran.

2025 Budget Discussions

Mr. Hutchins explained that there have been increases for insurance, a communications director, a vendor for the physical audit to look at the fixed assets inventory and additional staffing of police officers. Regardless, he reported that there will not be a municipal tax increase for the sixth year in a row.

Mr. Lyon stated that Council will review the budget, and it would be nice to introduce the 2025 budget with no municipal tax increase.

Mr. Morrow noted that there was an increase in the road program. Ms. Eggers advised that the increase is due to salary and wages. Mr. Morrow stated that the departments have done a good job in keeping spending stable.

ORDINANCE(S) ON SECOND READING

TOWNSHIP OF DELRAN, NEW JERSEY

ORDINANCE 2025-03

BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS SEWER UTILITY SYSTEM IMPROVEMENTS

**IN AND FOR THE TOWNSHIP OF DELRAN;
APPROPRIATING THE SUM OF \$4,200,000 THEREFOR;
AUTHORIZING THE ISSUANCE OF GENERAL
OBLIGATION BONDS OR BOND ANTICIPATION NOTES
OF THE TOWNSHIP OF DELRAN, COUNTY OF
BURLINGTON, NEW JERSEY, IN THE AGGREGATE
PRINCIPAL AMOUNT NOT TO EXCEED \$4,200,000;
MAKING CERTAIN DETERMINATIONS AND
COVENANTS; AND AUTHORIZING CERTAIN RELATED
ACTIONS IN CONNECTION WITH THE FOREGOING**

BE IT ORDAINED by the Township Council of the Township of Delran, County of Burlington, New Jersey (not less than two-thirds of all the members thereof affirmatively concurring), pursuant to the provisions of the Local Bond Law, Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented ("Local Bond Law"), as follows:

Section 1. The purposes described in Section 7 hereof are hereby authorized as general improvements to be made or acquired by the Township of Delran, County of Burlington, New Jersey ("Township").

Section 2. It is hereby found, determined and declared as follows:

- (a) the estimated amount to be raised by the Township from all sources for the purposes stated in Section 7 hereof is \$4,200,000; and
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$4,200,000.

Section 3. The sum of \$4,200,000, to be raised by the issuance of bonds or bond anticipation notes, is hereby appropriated for the purposes stated in this bond ordinance ("Bond Ordinance").

Section 4. The issuance of negotiable bonds of the Township in an amount not to exceed \$4,200,000 to finance the costs of the purposes described in Section 7 hereof is hereby authorized. Said bonds shall be sold in accordance with the requirements of the Local Bond Law.

Section 5. In order to temporarily finance the purposes described in Section 7 hereof, the issuance of bond anticipation notes of the Township in an amount not to exceed \$4,200,000 is hereby authorized. Pursuant to the Local Bond Law, the Chief Financial Officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver the same to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their date to delivery thereof. The Chief Financial Officer is hereby directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this Bond Ordinance is made. Such report must include

the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 6. The amount of the proceeds of the obligations authorized by this Bond Ordinance which may be used for the payment of interest on such obligations, accounting, engineering, legal fees and other items as provided in Section 20 of the Local Bond Law, N.J.S.A. 40A:2-20, shall not exceed the sum of \$800,000.

Section 7. The improvements hereby authorized and the purposes for which said obligations are to be issued; the estimated costs of each said purpose; the amount of down payment for each said purpose; the maximum amount of obligations to be issued for each said purpose and the period of usefulness of each said purpose within the limitations of the Local Bond Law are as follows:

	<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Down Payment</u>	<u>Amount of Obligations</u>	<u>Period of Usefulness</u>
A.	Sewer Utility System Improvements (Sewer Line Improvements for Route 130, Phase II), together with the completion of all work necessary therefor or related thereto, all as more particularly set forth in the plans on file with the Township Engineer	\$4,000,000	\$0	\$4,000,000	40 years
B.	Sewer Utility Improvements (Stewart Avenue Sewer Line Improvements), together with the completion of all work necessary therefor or related thereto, all as more particularly set forth in the plans on file with the Township Engineer	200,000	0	200,000	40 years
	Total:	\$4,200,000	\$0	\$4,200,000	

Section 8. The average period of useful life of the purpose for the financing of which this Bond Ordinance authorizes the issuance of bonds or bond anticipation notes, taking into consideration the respective amounts of bonds or bond anticipation notes authorized for said several purpose, is not less than 40 years.

Section 9. Grants or other monies received from any governmental entity, if any, will be applied to the payment of, or repayment of obligations issued to finance, the costs of the purposes described in Section 7 above.

Section 10. The supplemental debt statement provided for in Section 10 of the Local Bond Law, N.J.S.A. 40A:2-10, was duly filed in the office of the Clerk prior to the passage of this

Bond Ordinance on first reading and a complete executed duplicate original thereof has been filed in the Office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. The supplemental debt statement shows that the gross debt of the Township, as defined in Section 43 of the Local Bond Law, N.J.S.A. 40A:2-43, is increased by this Bond Ordinance by \$4,200,000 and that the obligations authorized by this Bond Ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 11. The full faith and credit of the Township are irrevocably pledged to the punctual payment of the principal of and interest on the bonds or bond anticipation notes authorized by this Bond Ordinance, and to the extent payment is not otherwise provided, the Township shall levy ad valorem taxes on all taxable real property without limitation as to rate or amount for the payment thereof.

Section 12. The applicable Capital Budget is hereby amended to conform with the provisions of this Bond Ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended Capital Budget and Capital Program as approved by the Director of the Division of Local Government Services, is on file with the Clerk and available for inspection.

Section 13. The Township hereby declares its intent to reimburse itself from the proceeds of the bonds or bond anticipation notes authorized by this Bond Ordinance pursuant to Income Tax Regulation Section 1.150-2(e), promulgated under the Internal Revenue Code of 1986, as amended ("Code"), for "original expenditures", as defined in Income Tax Regulation Section 1.150-2(c)(2), made by the Township prior to the issuance of such bonds or bond anticipation notes.

Section 14. The Township hereby covenants as follows:

(a) it shall take all actions necessary to ensure that the interest paid on the bonds or bond anticipation notes authorized by the Bond Ordinance is exempt from the gross income of the owners thereof for federal income taxation purposes, and will not become a specific item of tax preference pursuant to Section 57(a)(5) of the Code;

(b) it will not make any use of the proceeds of the bonds or bond anticipation notes or do or suffer any other action that would cause the bonds or bond anticipation notes to be "arbitrage bonds" as such term is defined in Section 148(a) of the Code and the Regulations promulgated thereunder;

(c) it shall calculate or cause to be calculated and pay, when due, the rebatable arbitrage with respect to the "gross proceeds" (as such term is used in Section 148(f) of the Code) of the bonds or bond anticipation notes;

(d) it shall timely file with the Internal Revenue Service, such information report or reports as may be required by Sections 148(f) and 149(e) of the Code; and

(e) it shall take no action that would cause the bonds or bond anticipation notes to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

Section 15. The improvements authorized hereby are not current expenses and are improvements that the Township may lawfully make. No part of the cost of the improvements authorized hereby has been or shall be specially assessed on any property specially benefited thereby.

Section 16. All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 17. In accordance with the Local Bond Law, this Bond Ordinance shall take effect twenty (20) days after the first publication thereof after final passage.

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

Nancy Evans, 307 Arch Street – Ms. Evans questioned the kind of work that costs 4.3 million dollars for such a small portion of Delran. Mr. D’Armiento explained that money is being budgeted for Stewart Avenue due to issues that were encountered with existing laterals in the last phase of the project. He further noted that the scope of work that is being done on Route 130 is costly.

Ms. Evans responded that there are many areas of the township that need to be repaired, and she would like the township to find contractors and supplies that don’t cost as much money and that complete jobs in a timely fashion.

Mr. Lyon explained that when the project goes out to bid, the township is always looking for the lowest bid from a competent, qualified bidder.

Mr. Marmero concurred but he pointed out that if there were previous issues with that contractor, it would be grounds to choose another bidder.

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

Mr. Jeney made a motion, seconded by Mr. Morrow to adopt Ordinance 2025-03 on second reading.

There being no questions, the roll was called.

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

Ayes: 4

Nays: None

Motion Approved

TOWNSHIP OF DELRAN, NEW JERSEY

ORDINANCE 2025-04

BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE TOWNSHIP OF DELRAN; APPROPRIATING THE SUM OF \$1,304,640 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE TOWNSHIP OF DELRAN, COUNTY OF BURLINGTON, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$950,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

BE IT ORDAINED by the Township Council of the Township of Delran, County of Burlington, New Jersey (not less than two-thirds of all the members thereof affirmatively concurring), pursuant to the provisions of the Local Bond Law, Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented ("Local Bond Law"), as follows:

Section 1. The purposes described in Section 7 hereof are hereby authorized as general improvements to be made or acquired by the Township of Delran, County of Burlington, New Jersey ("Township").

Section 2. It is hereby found, determined and declared as follows:

- (a) the estimated amount to be raised by the Township from all sources for the purposes stated in Section 7 hereof is \$1,304,640;
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$950,000; and
- (c) a down payment in the amount of \$50,000 for the purposes stated in Section 7 hereof is currently available in accordance with the requirements of Section 11 of the Local Bond Law, *N.J.S.A. 40A:2-11*.

Section 3. The sum of \$950,000, to be raised by the issuance of bonds or bond anticipation notes, together with the sum of \$304,640, which amount represents available grants, and \$50,000, which amount represents the required down payment, are hereby appropriated for the purposes stated in this bond ordinance ("Bond Ordinance").

Section 4. The issuance of negotiable bonds of the Township in an amount not to exceed \$950,000 to finance the costs of the purposes described in Section 7 hereof is hereby authorized. Said bonds shall be sold in accordance with the requirements of the Local Bond Law.

Section 5. In order to temporarily finance the purposes described in Section 7 hereof, the issuance of bond anticipation notes of the Township in an amount not to exceed \$950,000 is hereby authorized. Pursuant to the Local Bond Law, the Chief Financial Officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver the same to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their date to delivery thereof. The Chief Financial Officer is hereby directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this Bond Ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 6. The amount of the proceeds of the obligations authorized by this Bond Ordinance which may be used for the payment of interest on such obligations, accounting, engineering, legal fees and other items as provided in Section 20 of the Local Bond Law, N.J.S.A. 40A:2-20, shall not exceed the sum of \$260,000.

Section 7. The improvements hereby authorized and the purposes for which said obligations are to be issued; the estimated costs of each said purpose; the amount of down payment for each said purpose; the maximum amount of obligations to be issued for each said purpose and the period of usefulness of each said purpose within the limitations of the Local Bond Law are as follows:

<u>Purpose/Improvement</u>	<u>Estimate d Total Cost</u>	<u>Grants</u>	<u>Down Paymen t</u>	<u>Amount of Obligation s</u>	<u>Period of Usefulnes s</u>
A. Sewer Improvements for Stewart Avenue, together with the completion of all work necessary therefor or related thereto, all as more particularly set forth in the plans on file with the Township Engineer	\$1,304,640	\$304,640	\$50,000	\$950,000	40 years

Section 8. The average period of useful life of the several purposes for the financing of which this Bond Ordinance authorizes the issuance of bonds or bond anticipation notes, taking into consideration the respective amounts of bonds or bond anticipation notes authorized for said several purposes, is not less than 40 years.

Section 9. Grants or other monies received from any governmental entity, if any, will be applied to the payment of, or repayment of obligations issued to finance, the costs of the purposes described in Section 7 above.

Section 10. The supplemental debt statement provided for in Section 10 of the Local Bond Law, N.J.S.A. 40A:2-10, was duly filed in the office of the Clerk prior to the passage of this Bond Ordinance on first reading and a complete executed duplicate original thereof has been filed in the Office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. The supplemental debt statement shows that the gross debt of the Township, as defined in Section 43 of the Local Bond Law, N.J.S.A. 40A:2-43, is increased by this Bond Ordinance by \$950,000 and that the obligations authorized by this Bond Ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 11. The full faith and credit of the Township are irrevocably pledged to the punctual payment of the principal of and interest on the bonds or bond anticipation notes authorized by this Bond Ordinance, and to the extent payment is not otherwise provided, the Township shall levy ad valorem taxes on all taxable real property without limitation as to rate or amount for the payment thereof.

Section 12. The applicable Capital Budget is hereby amended to conform with the provisions of this Bond Ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended Capital Budget and Capital Program as approved by the Director of the Division of Local Government Services, is on file with the Clerk and available for inspection.

Section 13. The Township hereby declares its intent to reimburse itself from the proceeds of the bonds or bond anticipation notes authorized by this Bond Ordinance pursuant to Income Tax Regulation Section 1.150-2(e), promulgated under the Internal Revenue Code of 1986, as amended ("Code"), for "original expenditures", as defined in Income Tax Regulation Section 1.150-2(c)(2), made by the Township prior to the issuance of such bonds or bond anticipation notes.

Section 14. The Township hereby covenants as follows:

(a) it shall take all actions necessary to ensure that the interest paid on the bonds or bond anticipation notes authorized by the Bond Ordinance is exempt from the gross income of the owners thereof for federal income taxation purposes, and will not become a specific item of tax preference pursuant to Section 57(a)(5) of the Code;

(b) it will not make any use of the proceeds of the bonds or bond anticipation notes or do or suffer any other action that would cause the bonds or bond anticipation notes to be "arbitrage bonds" as such term is defined in Section 148(a) of the Code and the Regulations promulgated thereunder;

(c) it shall calculate or cause to be calculated and pay, when due, the rebatable arbitrage with respect to the "gross proceeds" (as such term is used in Section 148(f) of the Code) of the bonds or bond anticipation notes;

(d) it shall timely file with the Internal Revenue Service, such information report or reports as may be required by Sections 148(f) and 149(e) of the Code; and

(e) it shall take no action that would cause the bonds or bond anticipation notes to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

Section 15. The improvements authorized hereby are not current expenses and are improvements that the Township may lawfully make. No part of the cost of the improvements authorized hereby has been or shall be specially assessed on any property specially benefited thereby.

Section 16. All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 17. In accordance with the Local Bond Law, this Bond Ordinance shall take effect twenty (20) days after the first publication thereof after final passage.

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

Steve Grello, Notre Dame Drive – Mr. Grello asked for an explanation regarding the bidding process of a Qualifying Purchasing Agent (QPA). Mr. Marmero gave a brief explanation regarding how the process works. Mr. Grello asked if the township sees the same contractors bidding on projects. Mr. D’Armiento stated that there are repeat bidders who feel they have a competitive advantage against their opponents since they may understand the existing conditions in town. Projects do go out for public bid if they are over the bid threshold.

Patricia Griffith, 518 Brown Street – Ms. Griffith asked what work is being done on Stewart Avenue. Mr. D’Armiento explained that there is a storm sewer that needs to be replaced which is different than the sanitary sewer. Mr. Lyon questioned whether the township received a DOT offset grant for this project. Mr. D’Armiento reported that the township did receive an offset grant in the amount of \$304,640.

Dave Sutter, 206 Leon Avenue – Mr. Sutter asked how change orders are monitored to avoid contractors bidding low and then increasing the cost via change orders. Mr. D’Armiento stated that the engineering team analyzes the original bid to make sure it looks good and reported that change orders are not usually an issue. Mr. Marmero further explained the legal aspects of this.

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

Mr. Morrow made a motion, seconded by Mr. Smith to adopt Ordinance 2025-04 on second reading.

There being no questions, the roll was called.

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

Ayes: 4

Nays: None

Motion Approved

TOWNSHIP OF DELRAN, NEW JERSEY

ORDINANCE NO. 2025-05

**AN ORDINANCE OF THE TOWNSHIP OF DELRAN,
COUNTY OF BURLINGTON, NEW JERSEY, APPROPRIATING
\$250,000 FROM CAPITAL SURPLUS FUNDS FOR THE
COMPLETION OF A SOIL EROSION STUDY WITH THE U.S.
ARMY CORPS OF ENGINEERS IN AND FOR THE TOWNSHIP**

**BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF DELRAN,
COUNTY OF BURLINGTON, STATE OF NEW JERSEY ("TOWNSHIP"), AS FOLLOWS:**

Section 1. There is hereby appropriated the sum of \$250,000 from Capital Improvement Fund surplus for the purpose of undertaking and completing a soil erosion study in partnership with the U.S. Army Corps of Engineers in and for the Township, together with all related costs necessary therefor or related thereto.

Section 2. It is hereby determined and stated that the purposes set forth in Section 1 above are general capital improvements and not current expenses.

Section 3. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services, is on file with the City Clerk and available for inspection.

Section 4. All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 5. This ordinance shall take effect after final adoption and publication as required by law.

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

William Spych, 518 Brown Street – Mr. Spych asked if the township already paid \$250,000 to the Army Corps of Engineers in 2024. Mr. Lyon wasn't sure about the previous payment, but the

current payment is required if the township wants them to move forward with the soil erosion study. Mr. Spych asked when the feasibility agreement was signed and when the study will be completed. The former was not immediately known. Mr. D’Armiento then responded that the study is scheduled to be completed in September of 2026. He stated that they are in the process of doing the design now. Mr. D’Armiento explained that the cost is a 50/50 split between the Army Corps of Engineers and the township. Joel Dohm is the project manager for the Army Corps of Engineers.

Steve Grello, Notre Dame Drive – Mr. Grello asked if the public could view the plan for this project. Mr. D’Armiento explained that the Army Corps of Engineers is preparing the plan, and a presentation will be given once it is completed. In the meantime, residents can reach out to Mr. D’Armiento with any questions.

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

Mr. Smith made a motion, seconded by Mr. Jeney to adopt Ordinance 2025-05 on second reading.

There being no questions, the roll was called.

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

Ayes: 4

Nays: None

Motion Approved

**TOWNSHIP OF DELRAN
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**

BE IT ORDAINED by the Township Council of the Township of Delran in the County of Burlington and State of New Jersey that the Township does hereby establish the following salaries for the employees serving in the following position:

POSITION	2025 SALARY	PAY PERIOD
Interim Business Administrator	\$6,000 (Monthly) Effective 3/4/2025	Bi-weekly
Qualified Purchasing Agent	\$10,000-\$20,000 (Annually) Effective 3/1/2025	Monthly

Section II Repeal – All Ordinances or part of Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of their inconsistency.

Section III Adoption – This Ordinance shall take effect immediately upon its final adoption and publication according to law.

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

There were no public comments.

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

Mr. Jeney made a motion, seconded by Mr. Smith to adopt Ordinance 2025-06 on second reading.

There being no questions, the roll was called.

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

Ayes: 4

Nays: None

Motion Approved

TOWNSHIP OF DELRAN

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

WHEREAS, the Township of Delran has established a Recreation Advisory Committee (RAC) to provide guidance and oversight regarding civic and recreational events within the Township; and

WHEREAS, the RAC is currently authorized to approve and authorize Township-sponsored events and approve the expenditure of Township funds for such events; and

WHEREAS, the RAC has expressed a desire to solicit funds and donations from businesses and the public in order to supplement Township funds allocated for recreational events and activities, with the ultimate goal of reducing or eliminating the Township's financial contribution; and

WHEREAS, the Township Council finds that authorizing the RAC to engage in fundraising activities will enhance the Township's recreational offerings while reducing reliance on municipal budget allocations;

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Delran, County of Burlington, and State of New Jersey, that Section 20-45(B) of the Code of the Township of Delran is hereby amended as follows:

Section 1. Amendment to Section 20-45(B)

A new subsection (6) shall be added to Section 20-45(B) as follows:

"(6) Solicit and accept funds, sponsorships, and donations from businesses, residents, and other entities for the purpose of funding Township civic and recreational events. Any funds raised by the Recreation Advisory Committee shall be by check only and deposited into a dedicated trust account established by the Township for this purpose and shall be utilized for recreational programming, events, and related expenditures. The Recreation Advisory Committee and CFO shall maintain accurate records of all funds raised and expended and shall provide monthly reports to the Business Administrator and Township Council regarding fundraising activities and the allocation of funds."

Section 2. Repealer.

Any and all other Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 3. Severability.

If any section, paragraph, subdivision, clause, or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to that section, paragraph, subdivision, clause, or provision and the remainder of this Ordinance shall remain in full force and effect.

Section 4. Effective Date.

This Ordinance shall take effect upon final passage and publication as provided by law.

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

Steve Grello, Notre Dame Drive – Mr. Grello thanked Council for passing this ordinance explaining that this will allow the Recreation Advisory Committee to raise money and offset the cost of events in the township. The RAC has added a vocal competition called *08075 Can Sing!* to the list of annual events and Mr. Grello encouraged residents to attend the contest at Dooney's Pub.

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

Mr. Jeney made a motion, seconded by Mr. Smith to adopt Ordinance 2025-08 on second reading.

There being no questions, the roll was called.

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

Ayes: 4

Nays: None

Motion Approved

ORDINANCE(S) ON FIRST READING

Ordinance 2025-09 Bond Ordinance Authorizing Supplemental Funding for the Completion of Sewer Utility System Improvements (Creek Road Sewer Line Extension) in and for the Township of Delran; Appropriating the Sum of \$300,000 Therefor; Authorizing the Issuance of General Obligation Bonds Or Bond Anticipation Notes of the Township of Delran, County of Burlington, New Jersey, in the Aggregate Principal Amount not to Exceed \$300,000; Making Certain Determinations and Covenants; and Authorizing Certain Related Actions in Connection with the Foregoing

Mr. D'Armiento explained that the county is extending the sewer line along Creek Road from the bridge to Rainbow Meadows Park, which the county has plans to improve. There are private residences along that route which will have the ability to connect to public sewer at their own expense.

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

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

Ayes: 4

Nays: None

Motion Approved

CONSENT AGENDA

- a. Resolution 2025-65** Authorizing the Issuance of Duplicate Tax Sale Certificate for BB 316 Investments LLC
- b. Resolution 2025-66** Approving Raffle License #665 & #666 for One Love Animal Rescue Group Inc.

- c. **Resolution 2025-67** Amending Resolution 2024-188 Authorizing Change Order No. 2 Brown Street Ballfield Improvements
- d. Authorizing the payment of bills including all purchases made under the cooperative purchasing agreement.

Mr. Jeney 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, Mr. Smith, Mr. Jeney, and Mr. Lyon voted aye.

Ayes: 4

Nays: None

Motion Approved

PUBLIC PORTION

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

Pat Pomeranz, 21 Alden Avenue – Ms. Pomeranz reported that she saw in a previous set of minutes that there will be aerial mosquito control in Delran. She asked when that would begin and what area it would cover. The exact date wasn't known but Mr. Morrow responded that he thinks they target specific areas of Delran not the entire town.

Ms. Pomeranz asked what the Sustainable NJ Grant will be used for. Mr. Jeney informed her that it will go towards planting trees and the services that the Delran Green Team provides.

Ms. Pomeranz mentioned Resolution 2025-94, the Summerhill Improvement grant for \$100,000 and asked what that will fund if it is awarded. Mr. D'Armiento stated that it would be for the proposed pickleball court at Summerhill Field. Ms. Pomeranz questioned if it could still be used if the decision was made to build the court at a different park. Mr. D'Armiento explained that if the township receives the grant, he will reach out to clarify whether it can be used at a different location since the scope of work would remain the same.

Ms. Pomeranz mentioned the previous suggestion of Tom Morrow that the township meetings occur three times a month instead of two. She asked what the status of that suggestion was. Mr. Lyon explained that they are waiting for a permanent administrator before they return to three meetings a month. Ms. Pomeranz also questioned why Council doesn't have more discussions at the meetings, so residents are aware of proposed plans. She advised that conversations that Council has regarding possible resolutions should be public.

Steve Grello, Notre Dame Drive – Mr. Grello suggested the township review statistics and data that show whether there are existing safety issues or gaps. He also advised the township to look at how many fires, floods or collapses were not covered by a homeowner's insurance policy and how many complaints or lawsuits occurred as a result of work being done without a permit. Mr. Grello offered to submit solutions that other towns use. Mr. Lyon stated that they would welcome the input.

Mr. Grello asked if there are still plans to connect Notre Dame Park to Delran Community Park. Mr. D'Armiento responded that he has a meeting scheduled for next week to discuss the project.

Patricia Griffith – Ms. Griffith pronounced that the RAC sponsored Spring Festival/Egg Hunt is scheduled for April 12th at 11:00 AM.

Dave Sutter, 206 Leon Avenue – Mr. Sutter thanked Lynn Jeney and the Delran Green Team for their dedication to the town stating that they did an amazing job cleaning up the area around the lakes.

Gary Catrambone, 261 Burning Tree Road – Mr. Catrambone pointed out that all the money earmarked for projects is not always used. He also explained that there are no bargain vendors that come in at a huge discount.

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 – No report

Boards/Committees – No report

Ms. Eggers – Ms. Eggers reported that there will be a bid opening for Leon Avenue on Thursday.

Mr. Hutchins – Mr. Hutchins thanked everyone for their feedback on Ordinance 2025-07. He also spoke about the 08075 Can Sing! competition, explaining that the winner will perform at Delran Night Out.

Mr. Marmero – No report

Mr. D'Armiento – Mr. D'Armiento reported that there will be a bid opening for Leon Avenue on Thursday.

Mr. D'Armiento explained that Riverside Township needs to divert traffic due to a project in their

town. They reached out to Delran and requested that the township allow 6-8 tractor trailers to utilize Pancoast Boulevard daily for a period of three weeks from 7:00 AM to 5:00 PM. Pancoast Boulevard currently has a five-ton weight restriction on it.

Mr. Morrow expressed concern over the increased traffic citing many children who get the bus to school on Pancoast Boulevard as well as the ability for large trucks to successfully navigate a road that was not designed for those types of vehicles. Mr. D'Armiento explained that the alternative is for Riverside to contact the Department of Transportation for help with rerouting traffic which will delay the project for two months. Mr. Lyon also had concerns as did Mr. Jeney who commented that in addition to the safety issues, the weight of the trucks could damage the roadway. It was decided that more discussion is needed before a decision is made.

Mr. D'Armiento also reported that he spoke with PSE&G & NJAW regarding the Millside neighborhood that includes Suburban Boulevard, Rutgers Drive, Dartmouth Drive, Holyoke Drive, Penn Drive and Princeton Drive. Plans are to completely replace gas and water mains and services where required with PSE&G starting work right after Easter. The road program would follow the completion of the work done by both utility companies with the exception of Suburban that will be completed next year. CME will send letters to residents who will be affected by this project.

Mr. D'Armiento announced that approval was received from DOT to go out for bid for phase two of Stewart Avenue. Mr. D'Armiento also discussed that Riverside Township has been coordinating with CME, Mr. Hutchins, and Ms. Eggers and has begun designs for Greenwood Avenue.

Mr. D'Armiento reported that the Army Corps of Engineers will tentatively be in town the week of April 10th to begin their geotechnical work.

Mr. Morrow – Mr. Morrow advised that branches and leaves can be put at the curb starting April 1st. He recently walked around Swedes Lake with Mr. Hutchins and Ms. Eggers where they discussed the mayor's plans for improving that area.

Mr. Morrow thanked the residents for their feedback, noting the importance of hearing various opinions so he is better able to make decisions. Mr. Morrow told Ms. Pomeranz that he agrees with her about having more discussions at Council meetings. He reported that he attended an RAC meeting earlier in the month with the mayor and Mr. Jeney and praised the work that the committee does to plan events for the township. Mr. Morrow asked Mr. D'Armiento to ride around town with a police officer to identify areas of the township that are in need of crosswalks or could benefit from increased safety measures at existing crosswalks.

Mr. Smith – Mr. Smith advised that April is National Volunteer Month. He encouraged residents to become involved and stated that the Recreation Advisory Committee and the Green Team have opportunities to give back to the community. He reminded residents that branches and leaves can be placed at the curb beginning April 1st.

Mr. Jeney – Mr. Jeney reported that the Green Team recently cleaned up 22 bags of trash at the

wildflower micro forest (Chester Avenue jughandle) and 29 bags of trash from Lake Lonnie. They were assisted in their efforts by Cub Scout Pack #70 from Cinnaminson and many other volunteers. Mr. Jeney advised that anyone interested in law enforcement is encouraged to reach out to the township for more information. Mr. Jeney reminded residents of some of the many improvements in the infrastructure of the township.

Mr. Lyon – Mr. Lyon commented on the amazing group of volunteers that provide services and events for Delran Township. He encouraged residents to attend the upcoming egg hunt at Delran Community Park. Mr. Lyon also thanked emergency services for the great job they do for the township. Mr. Lyon stressed the importance of providing increased wages and incentives, so law enforcement and additional staff choose to have long careers with the township.

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