

**PUBLIC MEETING  
MUNICIPAL BUILDING**

**April 8, 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 and Mr. Lyon were present.

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

**ORDINANCE(S) ON FIRST READING**

**Ordinance 2025-10** An Ordinance Amending Chapter 20, Article IX, §20-52(A) within the Code of the Township Of Delran

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

**RESOLUTIONS**

**Resolution 2025-68** Authorizing Emergency Procurement Resolution for Emergency Repair of the Sanitary Sewer Main on Leon Avenue

Mr. Smith made a motion, seconded by Mr. Morrow to adopt Resolution 2025-68

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

**Resolution 2025-69** Authorizing Emergency Procurement Resolution for Clean-Up Resulting from Sanitary Sewer Main Collapse on Leon Avenue

Mrs. Apeadu made a motion, seconded by Mr. Jeney to adopt Resolution 2025-69

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

**Resolution 2025-70** Authorizing Emergency Procurement Resolution For Emergency Repair of the Sanitary Sewer Lateral at 144 Whitemarsh Way

Mr. Jeney made a motion, seconded by Mrs. Apeadu to adopt Resolution 2025-70

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

**CONSENT AGENDA**

- a. Resolution 2025-71** Awarding Contract for Leon Avenue Sewer Improvements to R.E. Pierson for the Base Bid in the amount of \$1,959,631.50
- b. Resolution 2025-72** Approval to Submit an Additional Award Extension Request for LA2022 Bike Delran Township FY-2022 Delran Community Park Bike Path Improvement 03 to the New Jersey Department of Transportation
- c. Resolution 2025-73** Approval to Submit an Additional Award Extension Request For LA2022 SST Delran Township FY-2022 Route 130 & Chester Avenue Pedestrian Safety Improvements 03 to the New Jersey Department of Transportation
- d. Resolution 2025-74** Approval to Submit an Additional Award Extension Request for LA2023 Bike Delran Township FY-2023 Delran Community Park Bike Path Improvements Phase 2 03 to the New Jersey Department of Transportation

- e. **Resolution 2025-75** Appointment of Jamey L. Eggers as Business Administrator
- f. Authorizing the payment of bills including all purchases made under the cooperative purchasing agreement.
- g. Accepting the report of the CFO including the March 2025 YTD Revenue Report, YTD Budget Report and March Check Register.
- h. Accepting the report of the Tax Collector and Township Clerk
- i. Approval of the following Mercantile Licenses
  - Fed Legal Imports, Inc., 207A-1 Carriage Lane
  - Wadi Motor Group, LLC, 150-18 Carriage
  - Maha Enterprises, LLC, 207-9 Carriage Lane
  - Executive Auto Wheels, 209A-4 Carriage Lane

Mr. Jeney stated that he is very happy that the mayor chose Jamey Eggers as the new business administrator. Mr. Lyon agreed.

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

Ayes: 5

Nays: None

Motion Approved

### **PUBLIC PORTION**

Sal Bubalo, 156 Red Stone Ridge – Mr. Bubalo asked Council for help in obtaining field time for his soccer academy. He stated that he had already spoken with Chris Pullion, the township fields coordinator but was told that space wasn't available. He feels that it is unfair that the same organizations get field time from year to year. Mr. Lyon advised him to speak with Ms. Eggers or Mr. Mullen, the Superintendent of Public Works who will then bring the issue to Council if needed.

Joan Kerstetter, 10 River Drive – Mr. Kerstetter asked if any progress has been made regarding the crumbling concrete on Stewart Avenue. Ms. Eggers replied that CME has been investigating the area, and the issues will be fixed.

Ms. Kerstetter asked if the Army Corps of Engineers received their \$250,000 check. Ms. Eggers stated that they have received their check and their Geotech work will begin on Monday and last for 3 to 4 days with the lab work to follow.

William Spych, 518 Brown Street – Mr. Spych asked the mayor if he appointed Ms. Eggers as the Business Administrator by Resolution 2025-75. Mr. Hutchins replied that he had. Mr. Spych asked a series of questions regarding the process of hiring a new administrator and whether it was through a civil service list. Ms. Eggers stated that the position does not require that the candidate be hired from a civil service list and explained that her contract will end at the end of the mayor's term. Mr. Hutchins advised that many people were interviewed for this position and that he oversees Ms. Eggers' job performance.

Jen Reppert, Delran – Ms. Reppert asked if Resolution 2025-71 has anything to do with Resolutions 2025-68 and 2025-69. She questioned whether the money was coming out of bond ordinance 2025-03. She asked if the bond was issued already. Ms. Reppert questioned what is happening with current lawsuits occurring in the township. She also reported that the Delran Township School District is one of 20 in NJ that are not receiving federal funds. She is concerned that the residents of Delran will be shouldering the cost of these issues. Ms. Reppert asked that someone respond to her questions during the reports of Council members.

Joe Schneider, 610 South Chester Avenue – Mr. Schneider thanked Council for the recently completed baseball field at Brown Street. He reported that there is a problem with cars speeding through the area near the field and is concerned that someone is going to be injured. He asked if there is a chance to install a four-way stop at Brown and Fifth Streets. Mr. Lyon stated that the police department will go out to the area and take a look.

Chris Adryan, Summerhill – Ms. Adryan has concerns about Ms. Eggers holding three positions at Delran Township.

She also stated that the walkway proposed by the state of NJ from Cinnaminson to the Rancocas Bridge in Delran is a dangerous idea noting that there are 96 cross streets and driveways along the route. Ms. Adryan asked Mr. Morrow if he plans to put flashing lights at each one for pedestrians and cyclists. Mr. Morrow clarified the difference between the township bike path and the state proposed Route 130 walkway.

Ms. Adryan announced that the new township website is a mess and asked who was responsible for implementing it. Ms. Eggers replied that it was a project that Mr. Bellina and Mr. Catrambone were involved with. She recommended that the person who was hired to create the website should be held accountable for the issues including the inability to access the township calendar. She also advised the mayor to post his monthly newsletter to the township website and the Delran Residents page on Facebook.

Ms. Adryan stated that there are many issues related to Ordinance 2025-07 including infringement on property rights. She is concerned that township ordinances are different than state laws. She

cautioned that Delran Township may be held liable for any issues that arise after a township inspector has given it a seal of approval. She stated that people selling their homes must sign a disclosure statement regarding the condition of the home. It is then the buyer's responsibility to have the home inspected. Ms. Adryan advised that the right to negotiate certain terms between the buyer and the seller is negatively affected by this ordinance.

Pam, Delran – Pam advised Council to abide by the Constitution citing a deprivation of rights under color of law. She stated that the township does not have the right to enter her home. Pam asked Mr. Carleton about the difference between legal and lawful. Mr. Carleton explained that public comment should be to express opinions not to interrogate people. Pam proceeded to give her definitions of both words and provided an example.

Patricia Griffith, Brown Street – Mrs. Griffith asked for a follow up of Ordinance 2025-07. She also had questions about Resolution 2025-71. Mr. Lyon explained that one of the bidders for this project had to withdraw their bid and Pierson was the only bidder remaining. This resolution awards the job to Pierson.

Ms. Griffith asked for clarification on Resolutions 2025-72, 2025-73 and 2025-74. Mr. Lyon and Ms. Eggers explained that 2025-72 & 2025-74 ask for extensions for the bike path project between Delran Community Park and Notre Dame Field. Resolution 2025-73 asks for an extension for the pedestrian safety project along Chester Avenue. Ms. Eggers explained that this project has nothing to do with the state proposed pedestrian walkway along Route 130.

Jane Maher, 88 Stewart Avenue – Ms. Maher asked about the status of the new communications director. Mr. Lyon explained that no one has been chosen yet. Ms. Maher stated that residents are here to ask questions so that they are on record and the public can hear the questions as well as the answers. She prefers that answers are not emailed to her personally because others won't see them. Mr. Carleton explained that public comment is supposed to be an opportunity for people to express their opinions not to have a debate. Mr. Lyon explained that Council doesn't have access to most records at the meetings. Once they research the answers to questions, they are then emailed so accurate information is relayed.

Brian, Delran – Brian questioned Ordinance 2025-07 and asked what work can be done in homes without a permit. He stated that many projects can be completed without one. Mr. Lyon explained that the inspections will cover life safety issues, and the ordinance is still being reviewed. Mr. Jeney remarked that a check list may be created so homeowners know exactly what will be inspected. The goal is to maintain the quality of homes in Delran.

Steve Grello, Delran – Mr. Grello stated that the township engineer submitted an award extension request for the Notre Dame Park Bike Path Project. Mr. Lyon explained that since the grant is expiring soon and the township cost for the project is high, an extension is being requested so the grant money won't be lost. Mr. Grello advised that often grants don't come close to covering the cost of a project. He cautioned Council to keep that in mind when applying for them.

Mr. Grello asked who requested that Ordinance 2025-07 be put on the agenda. Mr. Lyon explained that it began with the construction official and Mr. Bellina and made its way to Council. Mr. Grello stated that the ordinance is a civil rights violation, and the township runs the risk of being sued.

Mr. Jeney 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** – Deb Hammond, Delran Green Team, reported that Delran Township is a Tree City for the fourth year in a row. The Green Team will be celebrating Arbor Day at 10:00 AM on Saturday, April 26<sup>th</sup> with a free seedling giveaway at Conrow Park. Trees of Honor will also be planted at that time. Ms. Hammond stated that the community solar program is complete and is waiting for PSE&G to turn the power on. Credits will show up on PSE&G bills.

The RAC will be sponsoring an egg hunt on Saturday, April 12<sup>th</sup> at 11:00 AM at Delran Community Park.

**Ms. Eggers** – Ms. Eggers reported that the township Clean Up Days begins tomorrow through Friday from 7:00 AM – 7:00 PM and Saturday from 7:00 AM – 5:00 PM.

She stated that the Army Corps of Engineers will begin Geotech work on Monday, April 14<sup>th</sup>. Another update will be available in a couple of weeks.

Ms. Eggers explained that the contract for Leon Avenue was awarded tonight. The engineer and R.A. Pierson are working to set up a pre-construction meeting in the very near future.

**Mr. Hutchins** – Mr. Hutchins congratulated Ms. Eggers on her appointment to business administrator.

He assured residents that he is working as quickly as possible to get a communications director hired and plans to start working on his newsletter tomorrow.

**Mr. Carleton** – No report

**Mr. Morrow** – Mr. Morrow explained some of the recent resolutions that were approved. He went on to explain that he is doing research prior to deciding how to vote on Ordinance 2025-07.

Mr. Morrow congratulated Ms. Eggers on her appointment as township administrator.

He advised residents to get rid of unwanted items during the upcoming Clean Communities Days and reminded them that leaves will be picked up during the month of April. Branches will be

picked up from April through the end of October.

Mr. Morrow explained that when the township gets a grant, it helps to fund projects, and they are something that should be pursued.

**Mrs. Apeadu** – Mrs. Apeadu congratulated Ms. Eggers on her appointment to administrator.

She asked residents if they would prefer that Council not approve resolutions that will fix issues in the township. Mrs. Apeadu also stressed the need to prepare accurate responses to questions asked by residents.

Ms. Apeadu gave a brief overview of some civil service requirements and how they relate to Ms. Eggers recent appointment to the administrator position.

**Mr. Smith** – Mr. Smith congratulated Ms. Eggers on her appointment.

He informed residents that there will be a utility assistance event tomorrow at the Tabernacle Baptist Church 150 E. Second Street in Burlington. The event is sponsored by Senator Troy Singleton and there will be staff on site to help anyone in need.

Mr. Smith announced that the Delran Fire Department is selling Easter flowers.

He cautioned residents to be mindful of children playing outside during spring break.

Mr. Smith also stated that there will be a shredding event on Sunday, May 4<sup>th</sup> at BCIT, 695 Woodlane Road in Westampton. Burlington County residents can bring confidential information that needs to be destroyed.

He explained that there are many issues that must be resolved prior to the state pedestrian walkway project getting underway.

**Mr. Jeney** – Mr. Jeney congratulated Ms. Eggers on her appointment.

He announced that on April 24<sup>th</sup>, Delran Township will be hosting a workshop run by Burlington County that will cover the hazards and vulnerabilities due to climate change in our area. Everyone is welcome to attend.

Ms. Jeney attended the West Jersey Rotary Luncheon last Thursday. He was the guest of Clark Daugherty who works with him on the Flags for Heroes program.

**Mr. Lyon** – Mr. Lyon announced that more information will be gathered regarding field usage for Mr. Bubalo.

He reported that the concrete issue that was brought up by Ms. Kerstetter will be addressed.

Mr. Lyon explained that lawsuits cannot be discussed publicly.

Mr. Lyon will speak with the police department regarding concerns that traffic is speeding in the vicinity of Brown Street Field and if a study is required, it will be conducted.

He congratulated Jamey on her appointment stating that everyone is confident of her abilities. He also stressed that the township has employees in the clerk's office as well as the tax department that can assist with work if need be.

Mr. Lyon assured everyone that Ordinance 2025-77 is nowhere near being in its final form. He also wants to make sure that the township does not have any liability when it comes to this ordinance.

He voiced appreciation for the Historical Society, Green Team, and RAC and what they do for 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