

**PUBLIC MEETING  
MUNICIPAL BUILDING**

**May 13, 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. Jeney and Mr. Lyon were present. Mr. Smith was absent.

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

**OATH OF OFFICE**

Mr. Hutchins administered the oath of office to Patrolman Jayson Vandermark  
Mr. Hutchins administered the oath of office to Sergeant John Shepard

**PUBLIC HEARING PROPOSED DIVERSION OF PARKLAND LOCATED AT 102  
MULBERRY STREET**

Chris Dochney, Planner from CME Associates reported that 102 Mulberry Street is currently listed on the township's Recreation and Open Space Inventory (ROSI). Mr. Dochney explained how land ends up on that list. Due to an oversight, the property at 102 Mulberry Street, which is less than .2 acres, was sold and a private home was built on it. About ten years ago, someone at Green Acres noticed that this property had been developed. Delran Township cannot apply for any open space grants from the state until this issue is addressed through a diversion process.

The diversion process involves the township removing the property from the ROSI and adding another that must be at least 20 times the size of the original. When the Congressional Court 55+ community was in the planning stages, the developer agreed to donate a five-acre plot of land on Hartford Road that would be designated as open space and would replace 102 Mulberry Street on the ROSI.

Mr. Dochney cautioned that the diversion process is very lengthy and legally driven with many steps. He gave a brief overview of how it works and advised that the DEP has given permission for Delran to proceed. He is hopeful that at the end of the proceedings, the DEP will approve the diversion although there is no guarantee.

Another option is for the township to purchase the 102 Mulberry Street property from the current owner. The home would have to be demolished, and a park built. This would be very costly, and the playground would be extremely small.

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

Chris Adryan, Summerhill – Ms. Adryan asked how the home was built on property that was owned by the township. She asked how much the swap of properties would cost the township.

Mr. Dochney explained that the swap will not cost the township anything since the new property was acquired as part of the approval process for the Congression Court subdivision.

Ms. Adryan asked if the 102 Mulberry Street property was purchased by the township, could the current home be demolished and a library built in its place.

Mr. Dochney explained that it would change the diversion process, but it would be similar.

Ms. Adryan insisted on an answer being given as to how this property could avoid paying taxes for the last 40 years.

Mr. Dochney advised that the current owners of the property have been paying taxes since purchasing the land. He also stated that the entire situation is not uncommon and that open space designated properties sometimes fall through the cracks.

Jen Reppert, Delran – Ms. Reppert asked for clarification on CME's role in this situation.

Mr. Dochney gave a brief overview of his duties pertaining to the diversion process.

Ms. Reppert asked if anything would have to go out to bid for the diversion process.

Mr. Marmero explained that the project would not go out for bid. Since CME is the township planner, they handle the diversion process.

Mr. Lyon stated that Mr. Dochney is the planning engineer on the planning board and is an expert in this field.

Mr. Dochney advised that the contract for this project was approved over a year ago.

Ms. Reppert asked for the status of appointing the township engineer.

Mr. Hutchins replied that it is still being discussed.

Dave Sutter, 206 Leon Avenue – Mr. Sutter asked Mr. Dochney for his opinion on whether this diversion process will be successful.

Mr. Dochney stated there is no guarantee. In addition to purchasing the existing property and tearing down the house to create a park, another possibility would be to leave things as is but then

the township would be ineligible for any future grant funding.

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

**PRESENTATION OF WEISS PROPERTIES – PROPOSED RT. 130 DEVELOPMENT (BLOCK 65, LOT 18.01)**

Robert Weiss, President of Weiss Properties – Mr. Weiss explained that he is requesting approval for a pilot so the Alina Apartments can be constructed.

Mr. Weiss gave a brief description of the property which will include 10 three story buildings containing 24 units in each plus a club house. 20% of the units will be classified as affordable.

Mr. Weiss explained that the site plan for this development was signed by the township planning board in May 2020. COVID hindered further approvals from other agencies as well as complete shutdowns in construction, increased rates for construction supplies, interest rate increases as well as other challenges.

Mr. Weiss stated that with the 48 proposed affordable housing units, it would be very difficult to complete this project without a pilot. He gave projections of anticipated taxes for the apartment complex both with and without the pilot in place.

Mr. Weiss estimated that the complex will have 108 school age children.

Mr. Weiss advised that he has all the approvals including building permits. He explained that the pilot is imperative for the project to be completed.

**ORDINANCE(S) ON SECOND READING**

**TOWNSHIP OF DELRAN  
ORDINANCE 2025-10**

**AN ORDINANCE AMENDING CHAPTER 20, ARTICLE IX, §20-52(A) WITHIN THE CODE OF THE TOWNSHIP OF DELRAN**

**WHEREAS**, the Township Council of the Township of Delran, a municipal corporation in the County of Burlington, State of New Jersey, finds that an amendment to Chapter 20, Article IX, §20-52(A) of the Delran Township Code concerning Division of Police is appropriate; and

**WHEREAS**, §20-52(A) contains restrictions as to how many officers may be contained within the Division of Police that requires an amendment to reflect the present and future need of hiring additional police officers.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Township Council of the Township of Delran, in the County of Burlington and State of New Jersey, as follows:

**Section 1.** §20-52(A) shall now be replaced in its entirety to read as follows:

There shall be a Division of Police, the head of which shall be the Chief of Police.

A. The Division of Police shall consist of one Chief of Police, one Captain, two Lieutenants, eight Sergeants and 23 Patrolmen.

**Section 2.** All remaining provisions and requirements contained in Chapter 20, Article IX of the Delran Township Code shall remain in full force and effect.

**Section 3.** All ordinances or parts of ordinances inconsistent or in conflict with this Ordinance are hereby repealed as to said inconsistencies and conflict.

**Section 4.** If any section, part of any section, or clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this ordinance. The governing body of the Township of Delran declares that it would have passed the ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses, or phrases may be declared unconstitutional or invalid.

**Section 5.** The ordinance shall take effect immediately upon passage and publication according to law.

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

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

Mr. Morrow made a motion, seconded by Mr. Jeney to adopt Ordinance 2025-10 on second reading.

There being no questions, the roll was called.

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

Ayes: 4

Nays: None

Motion Approved

### **ORDINANCE(S) ON FIRST READING**

**Ordinance 2025-11** An Ordinance of the Township of Delran authorizing execution of a sanitary sewer easement with Home Depot U.S.A, Inc. regarding property known as Block 65, Lot 18.02. Mr. Jeney made a motion, seconded by Mr. Morrow

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

Ayes: 4

Nays: None

Motion Approved

## **RESOLUTIONS**

**Resolution 2025- 78** Resolution to Introduce the CY 2025 Municipal Budget

Mr. Jeney made a motion, seconded by Mrs. Apeadu to adopt Resolution 2025-78

There being no questions, the roll was called.

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

Ayes: 4

Nays: None

Motion Approved

## **CONSENT AGENDA**

- a. Resolution 2025-79** Appointment of Fund Commissioners to the Southern New Jersey Regional Employee Benefits Fund
- b. Resolution 2025-80** Appointing Jamey L. Eggers as Fund Commissioner
- c. Resolution 2025-81** Appointing Contact Person for the Employment Practices Liability Attorney Consultation Service
- d. Resolution 2025-82** Resolution of the Township of Delran Authorizing the Hiring of a Person for an Entry-Level Law Enforcement Position who is exempt from the Requirements to take an Examination
- e. Resolution 2025-83** A Resolution Authorizing Award of Contract for Creek Road (Cr 636) Sewer Extension to Seacoast Construction in the Amount of \$996,016.60
- f. Resolution 2025-84** Approving Raffle License 667 For Delran Fire Company #2
- g. Resolution 2025-85** Authorizing 2025 Sewer Adjustments
- h. Resolution 2025-86** Resolution Authorizing the Cancellation of Taxes of a Totally

Disabled Veteran Located at Block 118.07 Lot 27 Tax Year 2025 and thereafter

- i. **Resolution 2025-87** Resolution Authorizing the Cancellation of Taxes of a Totally Disabled Veteran Located at Block 151 Lot 1 Tax Year 2025 and thereafter
- j. **Resolution 2025-88** Resolution Authorizing the Cancellation of Taxes of a Totally Disabled Veteran Located at Block 118.04 Lot 3 Partial Tax Year 2025 and thereafter
- k. Appointment of **Alexa Bogan** to the **Recreation Advisory Committee** for a term to expire **12/31/2027**
- l. Authorizing the payment of bills including all purchases made under the cooperative purchasing agreement.
- m. Accepting the report of the CFO including the April 2025 YTD Revenue Report, YTD Budget Report and April Check Register.
- n. Accepting the report of the Tax Collector and Township Clerk

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

There being no questions, the roll was called.

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

Ayes: 4

Nays: None

Motion Approved

### **MINUTES FOR APPROVAL**

Approval of the minutes for the following meeting:

- Work Session – March 25, 2025

Mr. Morrow made a motion, seconded by Mr. Jeney to approve the minutes listed above.  
There being no questions, the roll was called.

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

Ayes: 4

Nays: None

Motion Approved

Approval of the minutes for the following meeting:

- Work Session – April 8, 2025

Mr. Morrow made a motion, seconded by Mr. Jeney to approve the minutes listed above. There being no questions, the roll was called.

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

Ayes: 4

Nays: None

Motion Approved

### **PUBLIC PORTION**

Mrs. Apeadu made a motion, seconded by Mr. Jeney 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 were plans to build a playground on the five-acre plot of land at Congressional Court that is being used for the diversion process.

Mr. Lyon reported that a playground would not be erected at that location.

Ms. Kerstetter asked when her cable wire pole that was damaged in March of 2024 during construction will be repaired. Ms. Kerstetter also asked for an update on the peeling concrete in her area.

Ms. Eggers will ask the engineer for an update on the cable pole.

Mr. Jeney spoke with the township engineer and was informed that the concrete issue is being worked on.

Ms. Kerstetter questioned whether there was an update on the Army Corps of Engineers project.

Ms. Eggers responded that lab samples are still being conducted and should be completed in another month. Brian Strawn has been appointed as the new project manager.

Ms. Kerstetter asked if phase two of the Stewart Avenue sewer project has gone out to bid.

Ms. Eggers advised that the township is getting ready to go out to bid for it.

Steve Grello, Delran – Mr. Grello asked if the builder of Congressional Court could build on the five acres of open land if the diversion process fails. Mr. Grello was advised that it would not be a possibility.

Mr. Grello questioned the likelihood of the state requiring a higher density of affordable homes that would affect the Weiss Properties development.

Mr. Lyon advised that the development has already been approved, and no changes would be made.

Mr. Grello asked what the tax credits would be through the pilot program. Mr. Marmero explained that the presentation this evening was informal and that definitive numbers would be provided in the future.

Norma, Alden Avenue – Norma reported that there is a problem in her area with residents having chickens and roosters. The chickens are escaping into the neighborhood and do not appear to have an adequate coop.

Mr. Lyon asked if anyone had called the township code enforcement officer. He asked for the addresses of the homes that are in violation of the township code. Ms. Eggers will check on the status of the investigation.

Mr. Morrow asked about the process for legally owning chickens in Delran.

Ms. Eggers explained that chicken owners are required to take a class, have their coop inspected and obtain a license from the township.

Joe Schneider, Chester Avenue – Mr. Schneider asked for an update on his request for a stop sign at the intersection of Fifth and Brown Streets near the Brown Street Ballfield.

Mr. Lyon announced that the police department placed a monitor in that area to gauge the speed of traffic. Once they have the necessary data, they can analyze it and decide how to proceed.

Kim Offerman, Bentwood Drive – Mr. Offerman reported that a portion of Bentwood Drive partially collapsed causing the front of a car to fall into a large hole. The township filled the hole, but Mr. Offerman asked if there was a schedule in place for the repaving of the roadway.

Ms. Eggers stated that the township is waiting for the utility companies to complete some work in that area. She will obtain an update from the engineer and get back to him.

Chris Adryan – Ms. Adryan asked if a traffic study was done prior to the 2022 DOT approval for the Alina Apartments.

Mr. Lyon stated that the answer to that will be researched.

Ms. Adryan asked for clarification on Resolution 2025-11.

Mr. Lyon explained that the resolution is to provide the township with access to land owned by



Home Depot, which is a sanitary sewer easement.

Ms. Adryan asked if it had anything to do with the \$900,000 that is being spent on sewer improvements.

Mr. Lyon informed her that one has nothing to do with the other.

Mrs. Adryan referenced a comment that Mrs. Apeadu made at a previous meeting when she asked if residents did not want Council to make necessary improvements in the township. Ms. Adryan pronounced that there may be a difference of opinion regarding what type of improvements should be done. She advised Council to have more open discussions during meetings which might result in everyone coming to a better consensus.

Michael Lorino, 23 Moreland Drive – Mr. Lorino asked where the entrance and exit points for the Alina Apartments will be.

Ms. Eggers reported that the only entrance and exit for that community will be on Route 130.

Mr. Lorino stated that traffic in that area is already a disaster. He asked if there were any more housing projects planned in that vicinity.

Mr. Lyon responded that he did not think so but that the next round of affordable housing has begun, which forces the township to provide housing. Mr. Lyon explained that there is a possible development in the early planning stages that is located further down the highway near Hunters Glen Apartments.

Mr. Morrow advised Mr. Lorino to pay attention to planning board meetings because that's where developments begin.

Mr. Lorino asked what ordinance is in place that covers the noise made from the Holy Cross marching band.

Ms. Eggers will investigate and get back to him.

Nancy Evans, Delran – Ms. Evans expressed concern over the township sewer system and plant. She stated that this should be taken care of before any new developments are constructed.

Mr. Jeney reported that there is a plan in place to maintain and repair the sewer system and the Army Corps of Engineers is addressing the issues with flooding.

Ms. Evans pronounced that people don't believe that statement.

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

## **REPORTS**

**Emergency Services** – Mr. Lyon read a statement from the Delran Emergency Squad. The DES completed 288 calls for the month of April. They have added a second ambulance during the day to cover the township and reduce the need to rely on mutual aid partners. A free community CPR class will begin in June and will be held on the third Wednesday of each month. The DES along with NJ Transit and the Delanco Fire Department, participated in a training exercise that involved assessing the injuries of 25 rail passengers on the Delanco bridge and then removing them from the train.

**Boards/Committees** – Deb Hammond, Green Team – Ms. Hammond reported that the Green Team has been busy planting trees. The mayor joined them at their Arbor Day Celebration to help plant three trees of honor at Conrow Park.

The Green Team held a day of service with the VFW on May 3<sup>rd</sup>. Mulch was placed in the picnic area of Lake Lonnie and the beach was cleared.

Last week three trees were planted at Millbridge with the Class of 2037. The children will return to Millbridge when they are seniors in high school to see how their trees have grown along with them.

The micro forest is taking shape and a Daisy Troop recently walked through what is affectionately being called the “Alboretum” to honor Green Team member Al Carp.

Ms. Hammond encouraged residents to attend the S.T.E.M Fair on May 19<sup>th</sup> at Delran High School.

Ms. Hammond reported that on June 7<sup>th</sup>, The Green Team will be celebrating National Trails Day with the Delran Fire Department by clearing additional trails at Lake Lonnie.

**Ms. Eggers** – Ms. Eggers stated that the 2025 Budget will be posted on the township website tomorrow. The public hearing and adoption will take place on June 10<sup>th</sup>. Residents are encouraged to reach out with any questions.

The Army Corps of Engineers project is progressing on schedule and there should be an update in a couple of weeks.

The contractor for the Leon Avenue sewer project is requesting to work overnight to clean and televise the lines. The hours would be from 10:00 PM – 6:00 AM. Council decided to discuss this request at the work session on May 27<sup>th</sup>.

**Mr. Hutchins** – Mr. Hutchins thanked the residents on Leon Avenue who attended the informational meeting yesterday.

Mr. Hutchins informed residents that the property behind Dollar General will be discussed in a

closed session at the May 27<sup>th</sup> meeting.

He advised residents to view his newsletter on Facebook. Mr. Hutchins anticipates issuing another newsletter in June.

Mr. Hutchins pronounced that the 08075 Can Sing! competition has been very successful.

He thanked Alexa Bogan for her hard work and announced that she will be the newest member of the RAC.

**Mr. Marmero** – No report

**Mr. Morrow** – Mr. Morrow asked Ms. Eggers to bring in the owners of the Harbor District for a meeting to discuss what can be done to redevelop that area.

He mentioned that Moorestown just approved a bandshell that gives performers protection from the elements. He suggested that this might be a great item for the RAC to raise funds for.

Mr. Morrow asked Ms. Eggers for the status of streaming the planning and zoning board meetings.

Ms. Eggers reported that everything was in place.

**Mrs. Apeadu** – Ms. Apeadu congratulated the officers who were sworn in and wished them luck with their careers.

She advised residents that on July 17<sup>th</sup> at 7:30 PM, a virtual town hall will be held, and state legislators will participate.

Ms. Apeadu reported that the second annual senior expo will be held on September 15<sup>th</sup>.

**Mr. Jeney** – Mr. Jeney also congratulated the officers who were sworn in this evening.

He attended an installment of 08075 Can Sing! and pronounced that it was amazing.

Mr. Jeney enjoyed attending the tree planting at the kindergarten grove.

He thanked VFW Post 3020 for their participation in the day of service at Lake Lonnie.

Mr. Jeney thanked Deb Hammond for all her hard work with the Green Team. He also thanked Al Carp from the Green Team and explained that Mr. Carp has planted over 200 trees throughout the township. He has worked tirelessly to clean up parks and other areas in Delran and has included the VFW in those efforts.

**Mr. Lyon** – Mr. Lyon congratulated the police officers who were sworn in this evening.

He thanked Alexa Bogan for her volunteer work with the RAC.

Mr. Lyon explained that he spoke with Bryan Mullen, Superintendent of the Public Works department. Mr. Mullen stated that previously it would take 2-3 Public Works employees an entire day to complete the work required at Delran Community Park. The new mowers allow that task as well as three additional parks to be finished in one day. The mowers are also more fuel efficient.

Mr. Lyon reported that he is working with the Public Works Department to explore the cost involved in irrigating fields that don't currently have that benefit.

He also mentioned that he attended the auditions for 08075 Can Sing! and stated that it was an enjoyable experience.

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

Submitted,

Jamey Eggers  
Municipal Clerk