

**WORK SESSION
MUNICIPAL BUILDING**

**May 27, 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, Administrator/Township Clerk

WORK SESSION

2025 Sewer Claims

Ms. Eggers reported that there were only two claims for sewer adjustments. Both submitted the required documentation and as a result, it was recommended that each have a sewer reduction.

Amendment to Construction Fees

Mr. Lyon explained that this amendment is to bring the township into compliance with state regulations for solar panel installation.

2026 DOT State Aid Grant Applications

Mr. D'Armiento advised that the township should decide what it would like to submit grant applications for, keeping in mind that the deadline is July 1st. He recommended applying for a grant that would fund the paving of the portion of Haines Mill Road that has not been completed as well as Suburban Boulevard. Mr. D'Armiento cautioned that funding is less this year than in previous years.

Mr. Morrow asked how much less.

Mr. D'Armiento estimated that there was almost a \$100,000 reduction in a grant that was awarded over the last couple of years.

Mr. D'Armiento advised that the township could also apply for another sidewalk grant, which could be used to extend the sidewalk on Pancoast Boulevard.

Mr. D'Armiento suggested prioritizing Haines Mill Road over Suburban Boulevard when

submitting the grant applications. He gave a brief overview over the timeline for using the grant to fund the projects.

Mr. Morrow asked if the grant received last year for Pancoast Boulevard was for traffic calming.

Mr. D'Armiento stated that the grant can be used to fund the installation of chicanes which would help slow traffic but not impact parking on that road.

Mr. Morrow questioned where sidewalks would be placed on Pancoast Boulevard.

Mr. D'Armiento explained that the sidewalks should be instrumental in making it easier for pedestrians to get to transit centers along Route 130.

It was decided to submit applications for Haines Mill Road as well as Suburban Boulevard. The possibility of applying for a sidewalk grant will be discussed at a later date.

BC Municipal Park Development Grant

Mr. Lyon explained that this grant is used to make improvements in township parks.

Mr. D'Armiento noted that previously, money from this grant was used to create additional parking at Delran Community Park.

Mr. Hutchins reported that he spoke with field coordinator, Chris Pullion to get a feel for what should be a priority.

Mr. Pullion stated that the top priority should be improving the Summerhill Baseball Field. The second priority should be Notre Dame Field.

Mr. Lyon noted that Bryan Mullen, Superintendent of Public Works was going to send over irrigation quotes for fields that do not have that amenity.

Ms. Eggers confirmed receipt of the quotes.

Mr. Jeney asked if there were any plans to refurbish Faunce Street Park, which is currently in need of a lot of work.

Mr. Hutchins asked if grant money could be divided between fields.

Mr. Morrow explained that the neighborhood surrounding the Faunce Street Field is filled with young families who would use the facility if it was better maintained.

Mr. D'Armiento stated that he would reach out to see if the grant money could be split although historically, that has not been done.

Mr. Jeney suggested an evaluation of the field and noted that work could be completed a little bit at a time.

Mr. Hutchins asked Mr. Morrow and Mr. D'Armiento to visit the park to see what needs to be done.

Request for R.E. Pierson to Do Work on Leon and Norman Avenues During Evening Hours

Mr. D'Armiento explained that R.E. Pierson will be taking CCTV video footage of the sewer line on Norman Avenue that runs to the plant as well as the portion of the sewer line on Leon Avenue that has not been replaced yet. The work will confirm whether the treatment that is proposed is able to be completed. It is anticipated that each street will take about a week to complete.

R. E. Pierson is requesting approval to work from 10:00 PM to 6:30 AM. Equipment would be set up between 10:00 PM and midnight and work would begin right after midnight when pump stations could be shut down. The Delran Sewer Department is in favor of this request.

Mr. Lyon stated that the CCTV portion of the project does not generate noise. He asked Mr. D'Armiento if anything else would produce a noise disturbance.

Mr. D'Armiento explained that if mechanical cleaning is required there will be noise but from a general standpoint, the scope of work is relatively quiet.

Mr. Smith asked when this project would occur.

Mr. D'Armiento stated that they would like to start as soon as possible. They are waiting for the county to approve a road occupancy permit and will then be able to coordinate the necessary traffic control and closures with the township.

Mr. Morrow asked if residents were contacted.

Mr. D'Armiento reported that there was a resident meeting a few weeks ago which generated a better turnout than usual.

Council approved the request for evening work by R.E. Pierson.

CONSENT AGENDA

- a. Resolution 2025-89** Setting Forth a Sustainable Land Use Pledge
- b. Resolution 2025-90** Amending Resolution 2025-88 Authorizing the Cancellation of Taxes of a Totally Disabled Veteran Located at Block 118.04 Lot 3 Partial Tax Year 2025 and Thereafter
- c. Resolution 2025-91** Authorizing Change Order No. 1 Treatment Tank Painting And

Restoration

- d. Resolution 2025-92** Authorizing CME Associates to Perform Engineering for Route 130 Sanitary Sewer Improvements – Phase 2
- e. Authorizing the payment of bills including all purchases made under the cooperative purchasing agreement
- f. Approval of the Minutes for the April 22, 2025 Work Session Meeting
- g. Approval of the following Mercantile Licenses
 - Gyro Spot, 4004 Route 130 N. Unit #5
 - Eagle Auto Max, LLC, 150 F Carriage Lane
 - My Bagel Café, Route 130 South

Mr. Lyon asked Mr. Marmero if by adopting Resolution 2025-89, the township is restricted in any way as to decisions regarding how many parking spaces are needed if a new building is being constructed.

Mr. Marmero explained that the resolution only states that the township is pledging to support sustainable land use.

Mr. Jeney commented that he would like to use the land preserve account to ensure that additional property in the township is kept as open space.

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

William Spych, 518 Brown Street – Mr. Spych asked for the status of the pilot program that Weiss Properties requested in a previous meeting. He also questioned whether they would be coming

back to the planning board of if they already have full approval.

Mr. Hutchins reported that Weiss Properties has not formally applied for the pilot program.

Mr. Marmero explained that they have their land use approvals and will not have to go before the planning board again unless they amend their application. If they are going to formally request a pilot they will have to come back and submit an application.

Joseph Kowaleski, Jr., 713 Faunce Street – Mr. Kowaleski asked about the progress for preserving land behind the Dollar General.

Mr. Hutchins stated this will be discussed tonight in the executive session and he would like to see this area protected from development. Delran Township is working with Riverside Township to achieve this goal.

Mr. Morrow pronounced that he would also like to see the land preserved.

Patricia Griffith, Brown Street – Ms. Griffith asked for clarification on Resolution 2025-89.

Mr. Lyon explained that it is simply a pledge that the township will try to have green initiatives such as encouraging residents to bike or walk instead of driving. It does not force the township to do anything in particular.

Mr. Marmero assured Ms. Griffith that there are no consequences for doing or not doing the objectives offered by the state.

Ms. Griffith asked if it ties in with affordable housing.

Mr. Marmero stated that it does not.

Kim Custer, 48 Norman Avenue – Ms. Custer mentioned that when people are giving presentations at the Council meetings, no one watching the livestream can see the actual presentation. She asked if there was a way to make that information visible to viewers in some way.

Ms. Custer also reported that she did not receive notification of work being done on Norman Avenue and asked what it will entail.

Mr. D'Armiento responded that the Township is having the sewer line from the Fifth Street Pump Station to the treatment plant evaluated by a CCTV professional. No construction is required so the roadway will not be damaged.

Ms. Custer mentioned that in the past year, the odor of the sewer plant has become extremely strong at times.

Mr. Hutchins will reach out to the superintendent of the sewer plant.

Mr. D'Armiento and Mr. Morrow explained that wind currents also play a part.

Ms. Custer stated she is concerned that the sewer system cannot handle additional developments that are planned in the township.

Ms. Custer pronounced that she is strongly opposed to a pilot being offered to Weiss Properties.

Mr. Lyon stated that no one on Council is viewing that request in a favorable light.

Jen Reppert, Delran – Ms. Reppert asked for clarification on the amendment to construction fees that was discussed in the work session.

Mr. Lyon read a list of various solar panels whose installation fees will be increased to come into compliance with the state.

Mr. Marmero explained that currently the construction official is asking for the solar panel fees to be brought in line with what is being charged throughout the rest of the state. He advised that it is just a request, but it will be presented as an ordinance, and the public will be able to comment on it.

Ms. Reppert asked if residents will have any input on what roads will be repaved.

Mr. Lyon advised that residents are always welcome to report roads they feel need repair.

Mr. Reppert declared that the Public Works Department does a great job keeping the roads clear after storms.

Ms. Reppert asked why a change order was submitted for the treatment tank painting and restoration project (Resolution 2025-91).

Mr. D'Armiento explained that when the contract was awarded, township employees were going to clean out the sludge left in the tank after it was drained. Unfortunately, the township jet vac broke, and that task will now have to be factored into the total expense of the project.

Ms. Reppert asked if CME put the Route 130 sewer project out to bid yet.

Joan Kerstetter, 10 River Drive – Ms. Kerstetter asked if the sewer plant is going to be able to handle the additional apartments that are approved for construction in the township.

Mr. Jeney stated that the capacity is taken into consideration whenever a project comes before the planning board.

Ms. Kerstetter also asked for the status of the damaged utility pole and the flaking concrete near her home.

Mr. Lyon responded that the flaking concrete will be discussed in the executive session.

Mr. D'Armiento explained that he has reached out to Verizon multiple times regarding the pole but has not heard back yet. He reported that he spoke with the administrator, and they are reviewing options moving forward.

Mr. Kerstetter also reported a pole on River Drive across from the sewer plant that is extremely damaged and dangerous.

Mr. D'Armiento will investigate it.

Eileen Blaustein, Cinnaminson – Ms. Blaustein asked how residents are notified that there is a meeting to discuss work being done in their area. She also questioned whether residents are asked for their input when deciding what work will be done to township fields.

Mr. Morrow responded that notices are sent out to residents regarding meetings. He advised that residents could give their input at the informational meetings.

Ms. Eggers announced that meetings such as the recent one to inform residents of the work that will be done on Leon and Norman Avenues are to keep residents informed. By the time the meeting takes place, the project has already been approved.

Nancy Evans, Arch Street – Ms. Evans questioned whether a new apartment complex should be built when there is no assurance that the existing sewer plant can handle the additional flow.

She reported that on Arch Street, there are many horizontal cracks in the street. She asked if that could be a sign of a weakness in the ground underneath the roadway. Ms. Evans stated she is very worried about both issues.

Mr. Hutchins explained that currently 1.8 million is the flow that the sewer plant receives daily however the maximum capacity it can handle is 2.5 million. He stated that everyone is concerned with the infrastructure of the township, which is why steps are being taken to maintain it.

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 stated that the public hearing on the budget will be on June 10th at 7:00

PM.

She announced that the Army Corps of Engineers project is still on schedule. An in-person meeting will be set up in the near future to meet the new additions to the team.

Ms. Eggers advised residents that there will be a shredding event in June. More information will be posted to the website and electronic sign as soon as the date is set.

Mr. Hutchins – Mr. Hutchins explained that he was present at the meeting for the residents of Leon and Norman Avenues. He reported that some residents who live outside of the area that will be filmed, expressed concern as to the condition of their portion of the sewer line. As a result, Joe Russell, the Superintendent of the Sewer Department, ran a camera through that area and found that overall, there were no areas of concern with the line. There were some issues with a few manhole covers and Mr. Russell is going to get estimates to replace five covers in that area.

Mr. Hutchins reported that protecting open land in Delran Township is a priority for Council as well as himself.

He also informed residents that he is not in favor of a pilot for the Alina Apartment complex.

Mr. Marmero – No report

Mr. Morrow – Mr. Morrow thanked Council and the Mayor for attending the Riverside Memorial Day Parade explaining that it was a very moving day.

He spoke with the Riverside and Delanco town councils and is hoping to work in conjunction with them in the future.

Mr. Morrow asked for a regular update regarding various code enforcement-related issues in the township.

He also asked if the Chief of Police could attend the next work session and provide some clarification on the rules that must be followed when operating motorized bikes. He has observed these vehicles being driven by individuals who do not follow the rules of the road and are not wearing helmets.

Mr. Morrow reported a large pothole in the Hartford Corners shopping center that needs to be repaired.

Mr. Hutchins asked if a letter could be sent from his office to the property owner.

Mr. Marmero advised confirming that the property owner is responsible for the area in question. A letter from the mayor's office would be acceptable but should be followed up by the code enforcement officer.

Mr. Morrow stated that there are trees near Lowe's that are overgrown preventing the stop sign from being visible.

Mr. Smith – Mr. Smith mentioned that many people in his family were veterans. He was honored to attend the Memorial Day parade with the Mayor and Council to remember those who gave the ultimate sacrifice to keep our country safe.

He also enjoyed attending the 08075 Can Sing! event stating that there are many talented singers in the area.

Mr. Smith advised that the Delran High School Prom will be held on Friday, May 30th. He cautioned residents to be careful while driving since more young people will be out in the township preparing for the event.

Mr. Jeney – Mr. Jeney suggested that parents talk to their children about safety and responsibility when operating a motorized bike.

Mr. Jeney was honored to participate in the Memorial Day parade as well as the ceremony at VFW Post #3020.

He also reported that the Delran Historical Society has many things going on including some community activities and a hoagie drive. More information can be found on the township website.

Mr. Jeney announced that the Delran Green Team received a \$2,000 grant from the Sustainable Jersey Grants Program funded by PSE&G. The money will be used to plant more trees and other plants in the township.

The Green Team attended the 2025 New Jersey Sustainability Summit. Mr. Jeney reported that Deb Hammond and Amy O'Donnell gave super presentations. Ms. O'Donnell's talk focused on the Halloween costume swap that the Green Team holds every year. She kept the audience engaged by using a costume witch's arm to emphasize her points.

Mr. Jeney declared that the STEM Fair at Delran High School was a huge success. Electric cars were on display. Students demonstrated the activities in which they were involved. Mr. Jeney pronounced that they make all the tags for the trees of honor in the township and do not charge for them.

Mr. D'Armiento – Mr. D'Armiento reported that the Creek Road sewer extension project will hopefully begin in the next couple of months.

He advised that there were a couple of unforeseen utility issues that came up during the design phase of the 2025 Road Program. Mr. D'Armiento is hopeful that the project will be out for bid by this time next month.

Mr. Lyon – Mr. Lyon stressed that we are not at capacity for the sewer plant. He does believe that

looking ahead and planning for potential issues is of utmost importance.

He reiterated what a nice event the Memorial Day Parade was and stressed the importance of remembering those that did not return from service to their country.

Mr. Lyon advised that the Recreation Advisory Committee does receive input from parents as to what needs to be done to improve fields in the township.

He agrees that reports from code enforcement would be helpful to keep everyone informed.

Mr. Lyon commented that he received a complaint that there was speeding on Lowden Street. He went to investigate and found that there were many potholes on that road that need to be fixed also. He will report the pothole issue to the Public Works department.

He assured residents that their complaints and input are taken seriously.

EXECUTIVE SESSION At this time, Mr. Lyon asked for a motion to adopt Resolution 2025-93 Authorizing the Executive Session to discuss the following: Property Acquisition and Contract Discussion – Stewart Avenue

**TOWNSHIP OF DELRAN
RESOLUTION 2025-93**

**AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:
PROPERTY ACQUISITION AND CONTRACT DISCUSSION – STEWART AVENUE**

WHEREAS, N.J.S.A. 10-4.6 et seq. (Open Public Meeting Act) provides for the exclusion of the public from public meeting for certain reasons; and

WHEREAS, it is necessary to close the public meeting of May 27, 2025 for the following reasons:

1. Property Acquisition
2. Contract Discussion – Stewart Avenue

NOW THEREFORE BE IT RESOLVED that the meeting is closed for the reasons above in accordance with the Open Public Meeting Act.

Mr. Smith made a motion, seconded by Mr. Jeney to adopt Resolution 2025-93. All were in favor, motion approved.

No action was taken.

Mr. Smith made a motion to end the closed session and reopen the meeting to the public. The motion was seconded by Mr. Morrow All were in favor, motion approved.

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

Submitted,

Jamey Eggers
Municipal Clerk