



TOWNSHIP OF DELRAN
PUBLIC MEETING
May 27, 2025 7:00 PM

I. Call to Order

II. Salute to the flag

III. 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.

IV. Roll Call: Mr. Morrow, Mrs. Apeadu, Mr. Smith, Mr. Jeney, Mr. Lyon

V. Work Session

- a.** 2025 Sewer Claims
- b.** Amendment to Construction Fees
- c.** 2026 DOT State Aid Grant Applications
- d.** BC Municipal Park Development Grant

VI. 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, 2929 Route 130 South

Moved By_____ Seconded By_____

Roll Call: Mr. Morrow, Mrs. Apeadu, Mr. Smith, Mr. Jeney, Mr. Lyon

Ayes:

Nays:

Approved:

VII. Public Comment

VIII. Reports

- a. Emergency Services
- b. Boards/Committees
- c. Administrator/Township Clerk – Jamey Eggers
- d. Mayor – Barnes Hutchins
- e. Solicitor – Al Marmero, Esq.
- f. Council Members

IX. Executive Session - Resolution 2025-93 Authorizing Executive Session to discuss the following:
Property Acquisition and Contract Discussion – Stewart Avenue

X. Adjournment

**TOWNSHIP OF DELRAN
RESOLUTION 2025-89**

RESOLUTION SETTING FORTH A SUSTAINABLE LAND USE PLEDGE

WHEREAS, land use is an essential component of overall sustainability for a municipality; and

WHEREAS, poor land-use decisions can lead to and increase societal ills such as decreased mobility, high housing costs, increased greenhouse gas emissions, loss of open space and the degradation of natural resources; and

WHEREAS, well planned land use can create transportation choices, provide for a range of housing options, create walkable communities, preserve open space, provide for adequate recreation, and allow for the continued protection and use of vital natural resources; and

WHEREAS, Given New Jersey's strong tradition of home rule and local authority over planning and zoning, achieving a statewide sustainable land use pattern will require municipalities to take the lead;

NOW THEREFORE, BE IT RESOLVED by the Township Council of the Township of Delran, County of Burlington, State of New Jersey, as follows:

Section 1. The Township shall take the following steps with regard to our municipal land-use decisions with the intent of making the Township of Delran a truly sustainable community. It is our intent to include these principles in the next master plan revision and reexamination report; and to update our land-use zoning, natural resource protection, and other ordinances accordingly.

- A. Regional Cooperation – The Township shall reach out to administrations of our neighboring municipalities concerning land-use decisions, and to take into consideration regional impacts when making land-use decisions.
- B. Transportation Choices – The Township shall create transportation choices with a complete streets approach by considering all modes of transportation, including walking, biking, transit and automobiles, when planning transportation projects and reviewing development applications. The Township shall reevaluate our parking with the goal of limiting the amount of required parking spaces, promoting shared parking and other innovative parking alternatives, and encouraging structured parking alternatives where appropriate.
- C. Natural Resource Protection – The Township shall take action to protect the natural resources of the State for environmental, recreational and agricultural value, avoiding or mitigating negative impacts to these resources. Further, the Township shall complete a Natural Resources Inventory when feasible to identify and assess the extent of our natural resources and to link natural resource management and protection to carrying capacity analysis, land-use and open space planning.

- D. Mix of Land Uses – The Township shall use our zoning power to allow for a mix of residential, retail, commercial, recreational and other land use types in areas that make the most sense for our municipality and the region, particularly in downtown and town center areas.
- E. Housing Options – The Township shall, through the use of our zoning and revenue generating powers, foster a diverse mix of housing types and locations, including single-family and multi-family, for-sale and rental options, to meet the needs of all people at a range of income levels.
- F. Green Design – The Township shall incorporate the principles of green design and renewable energy generation into municipal buildings to the extent feasible and when updating our site plan and subdivision requirements for residential and commercial buildings.
- G. Municipal Facilities Siting – The Township shall, to the extent feasible, take into consideration factors such as walkability, bikability, greater access to public transit, proximity to other land-use types, and open space when locating new or relocated municipal facilities.
- H. Stormwater Management – The Township shall take action to improve stormwater runoff quality, reduce stormwater runoff quantity, increase groundwater recharge and mitigate the risk of flooding, especially within delineated Flood Hazard Areas. The Township shall limit the development of new impervious surfaces, update and maintain existing stormwater infrastructure and implement green streets design to the extent feasible.

Section 2. This Resolution shall take effect immediately.

Section 3. A copy of this Resolution shall be distributed to the Planning Board, Zoning Board, Recreation Advisory Committee, Green Team and Chicken Advisory Board.

DATE: May 27, 2025

TOWNSHIP OF DELRAN

TOM LYON
President of Council

ATTEST:

JAMEY EGGERS
Municipal Clerk

**TOWNSHIP OF DELRAN
BURLINGTON COUNTY
RESOLUTION 2025-90**

**RESOLUTION 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**

WHEREAS, the owner of real property located at Block 118.04 Lot 3 has made application for a Totally Disabled Veteran to the Delran Tax Assessor which has been accepted in accordance with N.J.S.A. 54:4-3.30A and 54:4-3.32, and

WHEREAS, the Delran Tax Assessor has approved the cancellation of taxes for 2025 on real property located at 24 10 Woodyfield Lane, Delran, NJ 08075, Block 118.04 Lot 3; and

WHEREAS, the Delran Tax Assessor and Tax Collector have also approved the canceling of taxes from March 7, 2025 (299 days), the date of approval:

1 st Quarter 2025	\$ 635.90
2 nd Quarter 2025	\$2384.60

NOW, THEREFORE BE IT RESOLVED, that the Township Council of the Township of Delran, County of Burlington, State of New Jersey, hereby approves the real owner of real property located at Block 118.04 Lot 3 for Total Disabled Veteran status, for the cancellation of taxes for 1st Quarter 2025 and thereafter and the refund of any property taxes overpaid.

BE IT FURTHER RESOLVED that copies of said resolution be forwarded to the Tax Collector, the Tax Assessor, the Treasurer and the County Board of Taxation for their information and any appropriate action.

Council Member	Yes	No	Abstain	Recuse	Absent
Morrow					
Apeadu					
Smith					
Jeney					
Council President Lyon					

Dated: May 13, 2025

Witnessed by:

**Jamey Eggers, Township Clerk
Township of Delran**

**SO RESOLVED.
TOWNSHIP OF DELRAN**

Council President Thomas Lyon

Date signed: May 13, 2025

**TOWNSHIP OF DELRAN
RESOLUTION 2025-91**

**AUTHORIZING CHANGE ORDER NO. 1
TREATMENT TANK PAINTING AND RESTORATION**

WHEREAS, in a change order has been submitted for the Treatment Tank Painting and Restoration Project; and

WHEREAS, the Change Order was developed to itemize and authorize those changes; and

WHEREAS, approval has been received by the Township Engineer in a letter dated May 19, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Delran that Change Order No. 1 is hereby authorized and approval is hereby granted to revise the contract amount from \$2,878,200.00 to \$2,941,751.00 (Increase of \$63,551.00).

Council Member	Yes	No	Abstain	Recuse	Absent
Morrow					
Apeadu					
Smith					
Jeney					
Council President Lyon					

Dated: May 27, 2025

Witnessed by:

**Jamey Eggers, Township Clerk
Township of Delran**

**SO RESOLVED.
TOWNSHIP OF DELRAN**

Council President Lyon

Date signed: May 27, 2025

**TOWNSHIP OF DELRAN
RESOLUTION 2025-92**

**AUTHORIZING CME ASSOCIATES TO PERFORM ENGINEERING
FOR ROUTE 130 SANITARY SEWER IMPROVEMENTS – PHASE 2**

WHEREAS, the Township of Delran provided funding in the Ordinance 2025-03 for Route 10 Sanitary Sewer Improvements – Phase 2; and

WHEREAS, the Township Council desires to have CME Associates, the Township Engineer, complete the above-mentioned services for the project in an amount not to exceed \$319,300.00; and

WHEREAS, the CFO has provided a certification of funds for the engineering services.

NOW THEREFORE, BE IT RESOLVED that the Township Council authorizes and directs the Township Engineer to provide the above-mentioned services upon effective date of the ordinance according to law.

Council Member	Yes	No	Abstain	Recuse	Absent
Morrow					
Apeadu					
Smith					
Jeney					
Council President Lyon					

Dated: May 27, 2025

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

**Jamey Eggers, Township Clerk
Township of Delran**

Council President Lyon

Date signed: May 27, 2025

**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.

Council Member	Yes	No	Abstain	Recuse	Absent
Morrow					
Apeadu					
Smith					
Jeney					
Council President Lyon					

Dated: May 27, 2025

Witnessed by:

**Jamey Eggers, Township Clerk
Township of Delran**

**SO RESOLVED.
TOWNSHIP OF DELRAN**

Council President Lyon

Date signed: May 27, 2025