

**PUBLIC MEETING
MUNICIPAL BUILDING**

**June 10, 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, Mr. Jeney and Mr. Lyon were present.

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

PRESENTATION OF AWARDS FOR 08075 CAN SING!

Mr. Hutchins gave awards of achievement to Chase Mailhiot, Nathalia Teixeira, and Nygel Wells for their performances during the *08075 Can Sing!* competition. They will be opening the show at Delran Night Out in August.

2025 MUNICIPAL BUDGET

Resolution 2025-94 Governing Body Certification of Compliance with the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions under Title VII of the Civil Rights Act of 1964

Mr. Jeney made a motion, seconded by Mrs. Apeadu to adopt Resolution 2025-94.

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 2025-95 Providing for Self-Examination of the 2025 Municipal Budget

Mr. Smith made a motion, seconded by Mr. Morrow to adopt Resolution 2025-95.

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 2025-96 Allow the Budget to be Read by Title

Mr. Jeney made a motion, seconded by Mrs. Apeadu to adopt Resolution 2025-96.
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

Mr. Hutchins announced that for the sixth year in a row, there is no municipal tax increase, and no rate increase in sewer charges for the 16th year in a row.

Public Hearing on the 2025 Municipal Budget

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

Karen Nothacker, 11 Auburn Drive – Ms. Nothacker asked why on certain lines of the budget there were x's or blank spaces instead of figures.

Ms. Eggers reported that sometimes if grants are listed and the funding is unknown at that moment, x's could be inserted. Ms. Eggers offered to look at the budget and report back.

Mr. Lyon advised calling Kareemah Press, the CFO for specifics.

Ms. Nothacker asked if the budget was a summary or line-item budget.

Ms. Eggers explained that the budget breaks things down by appropriation including salary and wages and by the operating budget for each department.

Ms. Nothacker asked if salary and wages automatically increase each year or if they are merit based.

Mr. Lyon explained that many salaries fall under union contracts. Any employee salaries that are non-contractual are controlled by the administration while keeping the budget in mind.

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

Resolution 2025-97 Adopting the 2025 Municipal Budget

Mr. Jeney made a motion, seconded by Mr. Smith to adopt Resolution 2025-97.
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

ORDINANCE(S) ON SECOND READING

**TOWNSHIP OF DELRAN
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**

WHEREAS, Home Depot U.S.A., Inc., the owner of certain real property located at 9000 NJ State Highway Route 130 South, designated as Block 65, Lot 18.02 on the official Tax Map of the Township of Delran, Burlington County, New Jersey, has agreed to grant a sanitary sewer easement to the Township of Delran; and

WHEREAS, the easement provides for the Township's perpetual right to access, maintain, and operate sanitary sewer improvements over, across, under, and through a portion of the Home Depot property to serve both the Home Depot property and an adjacent residential development; and

WHEREAS, the Township of Delran finds it to be in the best interest of the public health, safety, and welfare to enter into said sanitary sewer easement agreement;

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

1. **Authorization of Agreement.** The Township of Delran hereby authorizes the execution of the sanitary sewer easement agreement with Home Depot U.S.A., Inc., substantially in the form attached hereto and made a part hereof, for the property located at 9000 NJ State Highway Route 130 South, Block 65, Lot 18.02, Delran Township.

2. **Authorization to Execute.** The Mayor and Municipal Clerk are hereby authorized and directed to execute the easement agreement and any other documents necessary to effectuate the purposes of this Ordinance.
3. **Severability.** If any section, subsection, paragraph, clause, or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, subsection, paragraph, clause, or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.
4. **Repealer.** All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.
5. **Effective Date.** This Ordinance shall take effect upon final passage and publication according to law.

STATEMENT

This Ordinance authorizes the Township of Delran to execute a sanitary sewer easement agreement with Home Depot U.S.A., Inc. for the property located at 9000 NJ State Highway Route 130 South to allow the Township to operate and maintain sewer infrastructure.

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

William Spych, 518 Brown Street – Mr. Spych asked if the residential property referred to in the ordinance is the Weiss Management, 240-unit project.

Mr. Lyon responded that it does.

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 Mrs. Apeadu to adopt Ordinance 2025-11 on second reading.

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

CONSENT AGENDA

- a. **Resolution 2025-98** Authorizing The Purchase Of One 2025 Ford Expedition Under

State Contract T2776 20-Fleet-01189

- b. Resolution 2025-99** Authorizing the Appointment of Thomas Davis as Tax Assessor
- c. Resolution 2025-100** Approving Raffle License #668 for VFW Post 3020
- d. Resolution 2025-101** Authorizing 2025 Sewer Adjustments
- e. Resolution 2025-102** Authorizing 2025-2026 Liquor License Renewals
- f. Resolution 2025-103** 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
- g.** Confirming Mayor's Appointment of Rachel Gray to the **Recreation Advisory Committee** for a term to expire **12/31/2026**
- h.** Authorizing the payment of bills including all purchases made under the cooperative purchasing agreement.
- i.** Accepting the report of the CFO including the May 2025 YTD Revenue Report, YTD Budget Report and May Check Register.
- j.** Accepting the report of the Tax Collector and Township Clerk
- k.** Approval of the following Mercantile Licenses
 - Cultural Center of Delran, LLC, 4000 Route 130
 - Party Rental. LTD, 501 Delran Parkway

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

Ayes: 5

Nays: None

Motion Approved

MINUTES FOR APPROVAL

Approval of the minutes for the following meeting:

- Public Meeting – May 13, 2025

Mr. Jeney made a motion, seconded by Mrs. Apeadu 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. Mr. Smith abstained.

Ayes: 4

Nays: None

Abstain: 1

Motion Approved

Approval of the minutes for the following meeting:

- Work Session – May 27, 2025

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

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

Ayes: 4

Nays: None

Abstain: 1

Motion Approved

PUBLIC PORTION

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

William Spych, 518 Brown Street – Mr. Spych asked, in reference to the third paragraph, last sentence of Resolution 2025-95, did you mean to say the budget year 2025?

Mr. Lyon stated that yes. There was a typo.

Mr. Spych referenced Resolution 2025-103, asking if the selected person or persons hired be considered provisional until the civil service exam is passed or will the person be exempt from any type of testing for this position.

Mr. Coluzzi affirmed that they will be exempt from the civil service exam but will have to successfully complete the police academy.

Karen Nothacker, 11 Auburn Drive – Ms. Nothacker suggested not having a council meeting on

the same night that an election is being held.

Mr. Lyon advised that it is very rare that a meeting is held on the same day as an election. Since Delran Township's former administrator left, the budget was delayed, and it was imperative that it be approved this evening.

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 – Deb Hammond, Delran Green Team announced that they received a \$2,000 grant from Sustainable Jersey. The funds will be used to create a micro forest at the Chester Avenue jughandle. Ms. Hammond advised that the Green Team will be happy to rehome any perennials that residents may be digging up. She remarked that the trees in the micro forest are all tagged with their genus species and common names as well as the year they were planted. Anyone interested in visiting can park at Taco Bell or if it's late in the day, at Dunkin Donuts.

The Green Team will be hosting a rain barrel workshop at the end of June and will be promoting efficient water usage.

They are also continuing work at Lake Lonnie which includes a new trail thanks to the public works department. An additional picnic table is planned, and a porta potty is now available there as well. Ms. Hammond reported that another great addition is a pollinator garden planted by Girl Scout Troop #27845.

Sam Hutchins and Tina Buckley, Recreation Advisory Committee – Ms. Hutchins announced that there were a lot of fund-raising efforts for the Delran Night Out event. As a result, there will be a program for the evening that will include an itinerary, a map, coupons, and ad space that will help to defray the cost of the celebration.

Ms. Buckley advised that there would be a casino tent (no actual prizes will be awarded), more inflatables, extra tables and chairs, and two handwashing stations along with an additional porta potty. She reported that great care was taken to negotiate lower prices while providing more services. One of the results of this will be a lower price for lemonade.

Ms. Hutchins commented that the entertainment would be a more concert style event. The winners of *08075 Can Sing!* will perform first. *Lights Out*, a Frankie Valli and the Four Seasons tribute band will follow. The headliner of the evening is *Winslow*, the number one Eagles tribute band in the nation.

Ms. Hutchins pronounced that this year's Delran Night Out event will cost \$24,024 with the possibility of a few thousand dollars increase for last-minute items unless additional funds are

raised by donations/sponsors.

Ms. Eggers – Ms. Eggers advised that Public Works has scheduled a paper shredding event on Saturday, June 21st from 8:00 AM – 10:00 AM at the municipal building parking lot. The event is open to Delran residents only. Each vehicle is allowed four bags/boxes weighing less than 40 pounds each.

Ms. Eggers stated that the township is working with Senator Singleton's office to set up a mobile Real ID unit at the municipal building in early July.

She reported that R.A. Pierson will begin CCTV work on Norman and Leon Avenues on or about June 23rd. Work will begin on Norman Avenue and move to Leon Avenue. Work on each road will take about a week. Preparation for the construction of the sewer line replacement will begin after the CCTV portion is completed.

Ms. Eggers reported that a pre-construction meeting for the Creek Road sewer extension was held today, and the engineer is working with the county to start that project as soon as possible.

Mr. Hutchins – Mr. Hutchins advised that his monthly newsletter is available on Facebook.

He congratulated the Green Team on their successes.

Mr. Hutchins also congratulated the Recreation Advisory Committee on all the work they do for the township. He expressed his excitement to the three winners of *08075 Can Sing!* who will perform on August 5th at Delran Night Out.

Mr. Coluzzi – No report

Mr. Morrow – Mr. Morrow advised residents that early voting or voting by mail are two easy alternatives to voting in person.

Mr. Morrow reported that he attended a recent meeting to discuss the housing ordinance that was passed recently regarding rental units. A concerted effort will be made to make sure all owners of rental properties are registering their properties and getting them inspected. If owners fail to do this, the township prosecutor will begin legal proceedings.

He stated that he visited Faunce Street Park last Friday with township officials. Discussions have begun as to how to refurbish that area.

Mr. Morrow remarked that Burlington County has placed new pedestrian signs on county roads within Delran Township.

He congratulated the Delran High School Girls' Softball Team for making it to the Group 2 Sectional Finals, finishing with a 21 & 9 record.

Mr. Morrow advised that the State of NJ has a program for low- and moderate-income households which would give \$150 towards their utility bills. There is also a program that will give all households \$100 towards their utility bills.

He thanked the RAC for their enthusiasm and hard work, and he is looking forward to being the Council liaison to the committee. Mr. Morrow announced that the town-wide yard sale will be on Saturday, June 21st.

Mrs. Apeadu – Mrs. Apeadu announced that she is a member of Calvary Church, and the church will be helping in the community on July 19th. Anyone who is interested in participating is welcome.

She also advised that on Thursday, July 17th, there will be a town hall meeting. Plans are being made to have the meeting in person as well as online.

Mr. Smith – Mr. Smith congratulated the winners of *08075 Can Sing!*

He thanked all the volunteers who make the township a better place. He remarked on the grant the Green Team received and the Delran Night Out event being organized by the RAC.

Mr. Smith congratulated the Delran classes of 2025. Eighth grade students at the middle school will graduate on June 18th and high school seniors will graduate on June 19th.

He encouraged residents to vote, stressing the importance of democracy.

Mr. Smith also reminded residents that the shredding event and yard sale on June 21st are great ways to get rid of items around the house.

Mr. Jeney – Mr. Jeney congratulated Ms. Eggers, the mayor and all the staff members who put together a very healthy budget, including the sixth year with no municipal tax increase.

Mr. Jeney also advised that the July 17th meeting that Mrs. Apeadu mentioned will include Senator Troy Singleton, Assemblywoman Carol Murphy and Assemblyman Balvir Singh. It will give residents the ability to hear what is happening at the state and county levels. He thanked Mrs. Apeadu for putting this meeting together.

Mr. Lyon – Mr. Lyon thanked all the committees and volunteers in Delran Township for the work they do.

Mr. Lyon recognized all youths involved in sports, the arts, STEM, etc. for their accomplishments.

He gave a brief overview of Real ID which is now required to fly domestically if you do not possess a passport. He stated that organizing a mobile unit at the municipal building will be a big help to the residents who need to secure Real IDs.

Mr. Lyon is proud of the fact that Delran Township has held the line on taxes without cutting services despite rising costs. He thanked everyone involved in creating the budget.

EXECUTIVE SESSION At this time, Mr. Lyon asked for a motion to adopt Resolution 2025-104 Authorizing the Executive Session to discuss the following: Property Acquisition and Contract Discussion – Stewart Avenue

**TOWNSHIP OF DELRAN
RESOLUTION 2025-104**

**AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:
CONTRACT NEGOTIATIONS – ACTING CHIEF
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 June 10, 2025 for the following reasons:

1. Contract Negotiations – Acting Chief
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 Mrs. Apeadu to adopt Resolution 2025-104. All were in favor, motion approved.

No action was taken.

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

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

Submitted,

Jamey Eggers

Municipal Clerk