



**TOWNSHIP OF DELRAN**  
**PUBLIC MEETING**  
**June 24, 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.** Joint Presentation Friends of Burlington County Animal Shelter and Associated Humane Societies
- b.** Foxtail Road Dedication
- c.** 2025 Capital Budget
- d.** Discussion Ordinance 2025-07 Amending Chapter 257 Property Maintenance

**VI. Resolution (s)**

- a. Resolution 2025-105** Resolution of the Township of Delran, County of Burlington, and State of New Jersey Endorsing the Housing Element and Fair Share Plan for the Township's Master Plan for the Fourth Round Affordable Housing Obligation

**Moved By\_\_\_\_\_ Seconded By\_\_\_\_\_**

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

Ayes:

Nays:

Approved:

**VII. Consent Agenda**

- a. Resolution 2025-106** Authorizing Township Engineer to Prepare an Application for FY25 Burlington County Municipal Park Grant for Improvements at Summerhill Baseball Field and Authorizing Jamey Eggers, Business Administrator to Execute the Application
- b. Resolution 2025-107** Requesting Approval of Items of Revenue and Appropriation in Accordance with N.J.S.A. 40A:4-87
- c. Resolution 2025-108** Approving Raffle License #669 for Delran Middle/High School PTA

- d. **Resolution 2025-109** Authorizing 2025-2026 Liquor License Renewals
- e. **Resolution 2025-110** Refunding Tax Overpayment
- f. **Resolution 2025-111** Authorizing the Purchase of Security Equipment and Installation Under State Contract 17-Food-00244 (T0114)
- g. **Resolution 2025-112** Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Haines Mill Road Improvements Phase II project
- h. **Resolution 2025-113** Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Suburban Boulevard Resurfacing project.
- i. Authorizing the payment of bills including all purchases made under the cooperative purchasing agreement
- j. Approval of the following Mercantile Licenses
  - B&C Motors, LLC

**Moved By\_\_\_\_\_ Seconded By\_\_\_\_\_**

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

Ayes:

Nays:

Approved:

#### **VIII. Public Comment**

#### **IX. Reports**

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

**g.** Council Members

**X. Executive Session - Resolution 2025-114** Authorizing Executive Session to discuss the following:  
Contract Discussion – Treatment Tank Painting and Restoration

**XI. Adjournment**

**TOWNSHIP OF DELRAN  
COUNTY OF BURLINGTON  
RESOLUTION 2025-105**

**RESOLUTION OF THE TOWNSHIP OF DELRAN, COUNTY OF BURLINGTON, AND  
STATE OF NEW JERSEY ENDORSING THE HOUSING ELEMENT AND FAIR  
SHARE PLAN FOR THE TOWNSHIP'S MASTER PLAN FOR THE FOURTH ROUND  
AFFORDABLE HOUSING OBLIGATION**

**WHEREAS**, in accordance with the New Jersey Fair Housing Act ("FHA"), N.J.S.A. 52:27D-310, as amended by P.L. 2024 c.2, the Administrative Directive #14-24, and the rules of the New Jersey Council on Affordable Housing ("COAH") contained at N.J.A.C. 5:93 et seq., the Fourth Round Housing Element and Fair Share Plan ("HEFSP" or the "Plan") has been prepared for the Township of Delran ("Township"), by the Township's Affordable Housing Planner, Christopher N. Dochney, P.P., A.I.C.P., attached hereto and made a part hereof as Exhibit "A"; and

**WHEREAS**, this Fourth Round HEFSP will serve as the foundation for the Township's submission to the Superior Court of New Jersey and the Affordable Housing Dispute Resolution Program ("Program"); and

**WHEREAS**, on January 28, 2025, the Mayor and Township Council adopted Resolution 2025-41, accepting the determination of the Township's Fourth Round Present Need/Rehabilitation Obligation and Prospective Need established by the State of New Jersey, Department of Community Affairs ("DCA"); and

**WHEREAS**, on April 8, 2025, the Township received a Court order affirming the Township's Fourth Round obligations in the filed Declaratory Judgment Action; and

**WHEREAS** the Township Planning Board (the "Board"), upon notice duly provided consistent with the requirements of N.J.S.A. 40:55D-13, conducted a hearing on June 6, 2025 regarding the HEFSP; and

**WHEREAS**, the Board heard evidence in connection with the proposed HEFSP as an amendment to the Master Plan at the June 6, 2025 public hearing; and

**WHEREAS**, At the June 6, 2025 hearing on the HEFSP, the Board heard and considered the testimony and presentation of the HEFSP by the Township's Affordable Housing Planner, Christopher N. Dochney, P.P., A.I.C.P.; and

**WHEREAS**, the Board provided the general public an opportunity to comment on the HEFSP as an amendment to the Master Plan at the June 6, 2025 public hearing; and

**WHEREAS**, subsequent to the public hearing, the Board adopted the HEFSP, a true and correct copy of the adopting Resolution is attached hereto pursuant to N.J.A.C. 5:96-2.2(a)2 as Exhibit "B"; and

**WHEREAS**, the Township of Delran Mayor and Township Council wish to endorse the above-referenced HEFSP.

**NOW THEREFORE BE IT RESOLVED**, that the Mayor and Township Council of the Township of Delran hereby endorses the Housing Element and Fair Share Plan as adopted by the Township of Delran Planning Board.

**BE IT FURTHER RESOLVED** that the Township Affordable Housing Attorney is hereby directed to file this Resolution as a supplement to the Round Four Housing Element and Fair Share Plan with the Program in the Township's 2025 Declaratory Judgment Action.

**BE IT FURTHER RESOLVED** a certified copy of this Resolution and the Township's HEFSP shall remain on file with the Township Clerk's Office for the purpose of public inspection.

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

**Dated: June 24, 2025**

**Witnessed by:**

**SO RESOLVED.  
TOWNSHIP OF DELRAN**

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

\_\_\_\_\_  
**Council President Lyon**

**Date signed: June 10, 2025**

Certified to be a true copy of a Resolution adopted by the Mayor and Township Committee of the Township of Delran at a regularly scheduled meeting on June 24, 2025, at the Delran Township Municipal Building.

\_\_\_\_\_  
Jamey Eggers  
Municipal Clerk

Dated: \_\_\_\_\_

**TOWNSHIP OF DELRAN  
RESOLUTION 2025-106**

**AUTHORIZING TOWNSHIP ENGINEER TO PREPARE AN APPLICATION  
FOR FY25 BURLINGTON COUNTY MUNICIPAL PARK GRANT FOR  
IMPROVEMENTS AT SUMMERHILL BASEBALL FIELD AND  
AUTHORIZING JAMEY EGGERS, BUSINESS ADMINISTRATOR TO  
EXECUTE THE APPLICATION**

**WHEREAS**, the Burlington County Board of Commissioners has approved the Open space, Recreation, Farmland and Historic Preservation Trust Fund (“Trust Fund”) and established a Municipal Park Development Program (“Program”) to provide grant funds in connection with municipal acquisition of lands for County park, recreation, conservation and farmland preservation purposes as well as for municipal public park and recreation development purposes; and

**WHEREAS**, the governing body of the Township of Delran desires to obtain Municipal Park Development Program funds in the amount of \$250,000 to fund improvements at Summerhill Baseball Field; and

**WHEREAS**, the Township of Delran is the owner of and controls the project site; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Delran that:

1. Jamey Eggers is authorized to make an application to the County of Burlington for Municipal Park Development Program Funds, (b) provide additional application information and furnish such documents as may be required for the Municipal Park Development Program and (c) act as the municipal contact person and correspondent of the above named municipality;
2. If awarded a grant by the County of Burlington under the Municipal Park Development Program, the municipality will use the approved funds in accordance with the Municipal Park Development Program policy and Procedure Manual, and applicable federal, state, and local government rules, regulations and statutes thereto; and
3. Jamey Eggers is hereby authorized to sign and execute any required documents, agreements, and amendments thereto with the County of Burlington for the approved Funds; and
4. This resolution shall take effect immediately.

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

**Dated: June 24, 2025**

**Witnessed by:**

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

**SO RESOLVED.**  
**TOWNSHIP OF DELRAN**

\_\_\_\_\_  
**Council President Lyon**

**Date signed: June 24, 2025**

**TOWNSHIP OF DELRAN  
RESOLUTION 2025-107**

**Resolution Requesting Approval of Items of Revenue and Appropriation  
In Accordance with N.J.S.A. 40A:4-87**

**WHEREAS**, N.J.S.A. 40A: 4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

**WHEREAS**, the Director may also approve the insertion of an item of appropriation for the equal amount; and

**NOW, THEREFORE, BE IT RESOLVED**, that the sum of the following is hereby appropriated under the caption:

**2025 Sustainable Jersey Grant \$2,000.00**

**Dated: June 24, 2025**

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

**SO RESOLVED.**

**Witnessed by:**

**TOWNSHIP OF DELRAN**

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

\_\_\_\_\_  
**Council President Thomas Lyon**

**Date signed: June 24, 2025**

I, Jamey Eggers, Municipal Clerk of the Township of Delran, in the County of Burlington, in the State of New Jersey, do hereby certify the forgoing is a correct and true copy of a Resolution adopted by the Council of the Township of Delran, in the County of Burlington, State of New Jersey, on June 24, 2025.

\_\_\_\_\_  
**Jamey Eggers, Municipal Clerk**



**TOWNSHIP OF DELRAN  
RESOLUTION 2025-108**

**APPROVING RAFFLE LICENSE #669  
FOR DELRAN MIDDLE/HIGH SCHOOL PTA**

**BE IT RESOLVED** that the application for raffle license pursuant to the Legalized Games of Chance Act of the State of New Jersey set forth below is hereby approved.

Raffle License 669  
Delran Middle/High School PTA

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

**Dated: June 24, 2025**

**Witnessed by:**

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

**SO RESOLVED.  
TOWNSHIP OF DELRAN**

\_\_\_\_\_  
**Council President Lyon**

**Date signed: June 24, 2025**

**TOWNSHIP OF DELRAN  
RESOLUTION 2025-109**

**AUTHORIZING 2025-2026 LIQUOR LICENSE RENEWALS**

**WHEREAS**, the following named applicants have applied to the Township of Delran for the renewal of their Alcoholic Beverage Licenses for the forthcoming year (2025-2026):

**WHEREAS**, they have duly filed the proper application;

**NOW, THEREFORE, BE IT RESOLVED** that the following named applicants be and are hereby granted the renewal of their Alcoholic Beverage Licenses in accordance with number appearing after their names.

**CRAB DU JOUR OF DELRAN, INC.**

**0310-33-006-014**

**JALA LIQUORS INC.**

**0310-44-003-005**

**TEN HOT POT & GRILL, INC.**

**0310-32-005-012**

**BE IT FURTHER RESOLVED** that the Clerk of the Township of Delran is hereby authorized to sign the applications and is hereby further directed to forward a copy of said approval and applications to the Alcoholic Beverage Control Commission.

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

**Dated: June 24, 2025**

**Witnessed by:**

**SO RESOLVED.  
TOWNSHIP OF DELRAN**

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

\_\_\_\_\_  
**Council President Thomas Lyon**

**Date signed: June 24, 2025**

**TOWNSHIP OF DELRAN  
RESOLUTION 2025-110**

**REFUNDING TAX OVERPAYMENT**

**WHEREAS**, the Tax Collector certifies to the Mayor and the Township Council of the Township of Delran, that the tax records reflect an overpayment for the following account:

Block/Lot/Qual	Address	Make Check Payable to	Amount
118.19/121	12 Firethorn	Rizvi, Rabab & Sued, Asad 12 Firethorn Lane Delran, NJ 08075	\$1906.50

**BE IT RESOLVED** a copy of said resolution be forwarded to the Tax Collector, Township Auditor, and the Treasurer for their information and any appropriate action.

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

**Dated: June 24, 2025**

**Witnessed by:**

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

**SO RESOLVED.  
TOWNSHIP OF DELRAN**

\_\_\_\_\_  
**Council President Lyon**

**Date signed: June 24, 2025**

**TOWNSHIP OF DELRAN  
RESOLUTION 2025-111**

**RESOLUTION AUTHORIZING THE PURCHASE OF SECURITY EQUIPMENT  
AND INSTALLATION UNDER STATE CONTRACT 17-FOOD-00244 (T0114)**

**WHEREAS**, the Township of Delran desires to purchase the following items through State Contract:

**VENDOR:** Bluum USA, Inc.  
(f.k.a. Troxell Communications, Inc.)  
4675 E. Cotton Center Blvd.  
Suite 155  
Phoenix, AZ 85040

**VENDOR #:** V0000396

**ITEMS:** Security Equipment and Installation

**TOTAL COST:** \$226,952.41

**WHEREAS**, the Chief Financial Officer has certified in writing that the funds are available.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of Delran does hereby authorizes the purchase of the specified items under State Contract.

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

**June 24, 2025**

**Witnessed by:**

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

**SO RESOLVED.  
TOWNSHIP OF DELRAN**

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**Council President Lyon**

**Date signed: June 24, 2025**

Township of Delran  
Resolution No. 2025-112

Resolution: Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Haines Mill Road Improvements Phase II project.

NOW, THEREFORE, BE IT RESOLVED that the Council of the Township of Delran formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2026-Haines Mill Road Improvements Phase II-00392 to the New Jersey Department of Transportation on behalf of the Township of Delran.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Township of Delran and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Certified as a true copy of the Resolution adopted by the Council  
On this            day of            , 20

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Clerk

My signature and the Clerk's seal serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement as authorized by the resolution above.

ATTEST and AFFIX SEAL \_\_\_\_\_ (Clerk) \_\_\_\_\_ (Presiding Officer)

Township of Delran  
Resolution No. 2025-113

Resolution: Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Suburban Boulevard Resurfacing project.

NOW, THEREFORE, BE IT RESOLVED that the Council of the Township of Delran formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2026-Suburban Boulevard Resurfacing-00428 to the New Jersey Department of Transportation on behalf of the Township of Delran.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Township of Delran and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Certified as a true copy of the Resolution adopted by the Council  
On this            day of            , 20

Clerk

My signature and the Clerk's seal serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement as authorized by the resolution above.

ATTEST and AFFIX SEAL

(Clerk)

(Presiding Officer)

**TOWNSHIP OF DELRAN  
RESOLUTION 2025-114**

**AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:  
CONTRACT DISCUSSION – TREATMENT TANK PAINTING AND RESTORATION**

**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 24, 2025 for the following reasons:

1. Contract Discussion – Treatment Tank Painting and Restoration

**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: June 24, 2025**

**Witnessed by:**

**SO RESOLVED.  
TOWNSHIP OF DELRAN**

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

\_\_\_\_\_  
**Council President Lyon**

**Date signed: June 24, 2025**