

**WORK SESSION
MUNICIPAL BUILDING**

**June 24, 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. Mazur, Engineer, Ms. Eggers, Administrator/Township Clerk

WORK SESSION

Joint Presentation Friends of Burlington County Animal Shelter and Associated Humane Societies

Brian Hackett, Director of Government and Community Relations for Associated Humane Societies and Ann Rapisarda Vice Chair of the Friends of Burlington County Animal Shelter.

Mr. Hackett gave a presentation regarding a model ordinance that addresses the issue of feral cats being euthanized in animal shelters.

The ordinance would update the existing TNR ordinance in Delran and would strive to reduce the number of cats being euthanized by implementing a TNVR (trap, neuter, vaccinate, return) program that prevents existing feral cats from reproducing.

Caregivers would make sure that existing feral cats are fed, spayed, vaccinated and that they have their ears tipped so the community knows that the cat is being managed.

There is also a nuisance abatement process that is part of the ordinance which addresses reasonable complaints/concerns.

Ms. Rapisarda advised that the Township could reach out to her organization for assistance with many problems that occur with feral cats.

Mr. Hackett advised that if residents know that there is a program in place that will humanely help to manage the cats, they are more likely to reach out for assistance. The Township does not pay for or get involved in the day-to-day management of the animals.

Mr. Marmero will review the existing ordinance and the new ordinance template and will report back with his findings.

Foxtail Creek Road Dedication

Ms. Eggers advised that she would speak with the Township Engineer to make sure that Hidden Acres Lane, the only road in the Foxtail Creek development, has been completed. Once that is confirmed, the existing Township ordinance that outlines the road list will be updated.

Mr. Marmero explained that the ordinance formally accepts the dedication of the road upon completion.

Mr. Morrow asked if previously reported issues with the road and curbing have been resolved.

Mr. Mazur of CME Associates stated that he believes all work has been completed and there will be a two-year maintenance bond in place for any unexpected issues that might arise. He will confirm that this is the case.

2025 Capital Budget

Ms. Eggers explained that pages from the capital budget have been added. She advised Council that if they are ready to move forward, bond ordinances should be authorized with top priority given to the road program.

Ms. Eggers advised that there is \$250,000 set aside for a pickleball court, however, the Township did not receive the grant that was going to assist in the cost of that project. She stated that work needs to be done on the Summerhill baseball field as well as the hockey rink, and the Mulberry Street basketball court. There are tiles that are being reviewed as a new alternative to the hockey rink surface.

Mr. Lyon advised that a discussion should be had regarding what to do with the \$250,000 that was set aside for the Summerhill pickleball court.

Mr. Hutchins urged Council to move quickly so the hockey rink will be ready when the season starts in September.

Mr. Morrow asked about the streets for the 2025 road program.

Ms. Eggers explained that the roads listed in the Millside area of the Township will also have utility work done and the utility companies will take responsibility for paving those roadways. In addition, Suburban, Bentwood and Yardley are roads that are being repaved by the Township.

Ms. Eggers advised attention should be given to the roads, Stewart Avenue Phase 2, Pancoast Boulevard, and soil erosion.

Mr. Smith asked about the Tiger Dam.

Ms. Eggers stated that the Tiger Dam, which would be placed around the sewer plant to protect it from flooding, was put in the operating budget for sewer.

Mr. Lyon suggested moving forward with everything except the hockey rink and pickleball court which will be discussed at a later date.

Discussion Ordinance 2025-07 Amending Chapter 257 Property Maintenance

Mr. Lyon explained the basics of Ordinance 2025-07 regarding the Township charging a \$200 fee to perform an inspection of homes that are being sold in the Township.

Ms. Eggers advised that if the Mayor and Council have any suggestions for changes with this ordinance, the changes can be taken back to the construction official for review.

Mr. Morrow reported that he contacted other municipalities in the area and feels that the \$200 fee is too high.

Mr. Hutchins suggested that this could be offered as a service not a requirement.

Mr. Jeney disagreed with this stating that the ordinance is an attempt to maintain the integrity of housing in Delran. He suggested obtaining the cost of the Township employee to perform the inspection.

Mr. Hutchins stated that there are too many gray areas in the ordinance. He also expressed concern that current owners would be responsible for work done on the house prior to them purchasing the property.

Mr. Lyon advised that the construction official assured residents that current owners would not be held responsible for the work that previous owners completed. He suggested meeting with the construction official to discuss possible revisions.

Mr. Hutchins also suggested obtaining a checklist of everything that would be reviewed if the Township conducts an inspection.

It was decided that the construction official would be contacted for more information.

RESOLUTION(S)

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

Mr. Jeney made a motion, seconded by Mr. Smith to adopt Resolution 2025-105

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

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, 150-16 Carriage Lane

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

Sam, Chester Avenue – Sam asked if it is truly necessary for humans to intervene in the lives of cats in the Township.

Sam asked that in relation to 2025-07 is it the municipality's responsibility to get involved or should it be left to the residents participating in the sale/purchase of the home?

Chris Adryan, Summerhill – Ms. Adryan advised the Township to view the flood zones depicted on the DEP geo web site before deciding on ideas for the areas adjacent to the river in Delran.

She noted that the pre-existing pickleball courts in Summerhill and The Grande are not used. Before constructing additional courts in town, she suggested opening the private courts to people who live outside of those two developments.

Ms. Adryan stated that Ordinance 100-14 outlines what is permitted and needs to be in a home. It also states that upon complaint, a Township official can enter the home to perform an inspection. She declared that adding Ordinance 2025-07 piles on more legislation that is already on the books.

She reported that recently the leader of a public meeting she attended made a derogatory comment about cannabis and Delran Township. Ms. Adryan expressed concern that billboards along the I95 corridor in Philadelphia advertise cannabis businesses in Delran Township. She feels that this is casting the Township in a negative light.

Ms. Adryan advised that the feral cat issue might correct itself if humans stayed out of the problem. She cited statistics from a few animal organizations that report feral cats only live two years. Ms.

Adryan suggested that if feral cats were not fed by people, the cats would keep the numbers of squirrels, rabbits and mice down.

Leslie – Stewart Avenue – Leslie asked if there was an update regarding the Army Corps of Engineers project.

Ms. Eggers reported that the H&H model is being developed, and the boundary conditions are being set. Geo technical samples are being tested. Civil design will be starting soon. Monthly meetings will be held with the design team in addition to current biweekly status updates.

Jen Reppert, Delran – Ms. Reppert commented on Resolution 2025-89 and how it relates to recent state legislation regarding land use and affordable housing.

She asked for the difference between Resolution 2025-41 and 2025-105. Mr. Marmero gave a brief explanation regarding how one resolution sets the numbers for affordable housing and the other authorizes the plan to accommodate those numbers.

Ms. Reppert asked why resolutions and consent agendas are passed during work sessions.

Mr. Lyon explained that it allows work to be handled in a timely fashion.

William Spych, 518 Brown Street, - Mr. Spych asked Mr. Lyon the following questions:

1. Are you aware of the state of NJ plan of endorsement recommendation report dated July 20, 2022, specifically page 9 in reference to the Abrasive Alloys site redevelopment?
2. Were you made aware on or about January 28, 2020, of remediation of the Abrasive Alloys site after the Township took ownership of the property?
3. On or about May 27, 2025, did you sign Resolution 2025-89 in reference to the sustainable land use pledge and what is your understanding of the use of the word resolution and pledge as it applies to this document?

Mr. Spych asked the following questions of the Mayor and Council:

1. Will you be requesting a judgement of compliance and repose in order to protect the municipality from builder's remedy lawsuits?
2. Are you prepared to issue a building moratorium in order to stop the overdevelopment of this municipality?
3. Are you prepared to evoke the NJ Home Rule Act requiring voter approval for major projects that impact this community?

4. Will you have a public referendum to overturn any overdevelopment that compromises the current and future infrastructure of this municipality?

Patricia Griffith, Brown Street – Ms. Griffith stated that in terms of the grant for the pickleball court in SummerHill, her understanding of grants is that most are for a specific location and can't be moved elsewhere. She suggested that the Township money set aside for a possible pickleball court would be better spent on rehabilitating playing fields.

She advised that Resolution 2025-07 holds the Township liable for any issues that may occur after an inspection. She stated that it doesn't generate much money for the Township and most residents don't want this requirement.

Ms. Griffith asked what the security equipment funds on the consent agenda are going to be used for.

She also asked why the discussion for the sewer tank painting is private.

Steve Grello, Delran – Mr. Grello referenced public law 2021 Chapter 6 stating that it forces towns to submit a climate vulnerability assessment that ends up forcing new master plan and municipal land use changes in our town. He reported that the state of NJ forces townships to comply with green energy as well as mass transit initiatives in order to receive grant money and that it has caused a building frenzy.

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

REPORTS

Emergency Services – No report

Boards/Committees – Deb Hammond, Green Team – Ms. Hammond announced that there will be a rain barrel workshop on Saturday. The cost of the event is being covered by funds from the NJ Sustainable grant. Anyone interested in attending can send an email to Delran.green@gmail.com.

Steve Mazur, CME Associates – Mr. Mazur reported that there was a meeting to discuss traffic control for the Creek Road sewer extension project. A Highway Occupation Permit will be submitted to the county to facilitate detours for different stages of construction.

A meeting has been scheduled with PSE&G on July 9th to finalize the electrical connections at Vermes Field.

Mr. Lyon asked if the lighting would be in place by the fall.

Mr. Mazur responded that it is the goal to have them up and running by then.

Mr. Mazur also reported that he received confirmation from Ed D'Armiento that everything is completed in the Foxtail Creek Development. It has been released from the performance bond and will now go into the maintenance bond period.

Ms. Eggers – Ms. Eggers stated that the paper shredding event on June 22nd was very well attended. Public Works is looking into hosting this event again, possibly in conjunction with the Township clean-up days.

She reported that CCTV and cleaning work on Leon Avenue began last night. The project is on track and should be completed in the next two weeks.

Ms. Eggers advised that a Real ID Mobile Unit will be at the Township on July 8th from 9:00 AM – 3:00 PM. Information is available on the Township website and Facebook pages.

She commented that PSE&G is currently doing work in the Millside neighborhood. NJAW will begin work on July 14th. Efforts will be coordinated between the utility companies, the engineer and the police department so traffic flow is as undisturbed as possible. Repairs to the sanitary and stormwater sewers will follow in the fall.

Mr. Lyon asked Ms. Eggers for clarification on Resolution 2025-111.

Ms. Eggers explained that it covers security cameras and key fobs for the Township offices.

Mr. Hutchins – Mr. Hutchins asked Mr. Spych for a list of the questions he asked during the public comment portion of the meeting.

He reported that he has received many complaints about construction vehicles which are being parked on Township streets during evening hours. Mr. Hutchins advised contacting code enforcement and the police department for assistance.

Mr. Hutchins also expressed his concern about the increase in electric bikes. He stated that riders are not following the rules of the road and are not operating the vehicles in a safe manner. He suggested having a discussion regarding what to do about this before someone is hurt.

He reported that our country will be celebrating its 250-year anniversary in 2026. He asked that township committees and residents offer suggestions on various events that could be held during the year to mark this achievement.

Mr. Hutchins also announced that the FIFA World Cup event will be held in Philadelphia next year. He advised business owners and residents that they may see an uptick in people in the Delran area, and they should start planning for a variety of challenges that may occur including more

traffic on the roads, a lack of parking, etc.

Mr. Marmero – Mr. Marmero gave a brief overview of the Township's responsibilities for the most recent round of state mandated affordable housing requirements. This included the necessary paperwork as well as assorted deadlines.

He also explained that the executive session scheduled tonight is for contract negotiations, which is why it can be discussed privately. Any action taken would be made public.

Mr. Morrow – Mr. Morrow agreed with Mr. Hutchins's concerns regarding electric bikes. He warned residents to be aware of the increase in these types of vehicles.

He reported that Monmouth County received a 1.3-million-dollar grant for an amphitheater in their area. He advised that money is available and perhaps the RAC could look into applying for similar grants that could be used for projects in Delran Township.

Mr. Morrow congratulated the Delran Girl's Softball Team who had a great season and also had players who made the All-South Jersey Softball Team.

He assured Mr. Spych that any time the mayor would like to sit down and discuss issues, Council is open to doing so.

Mr. Smith – Mr. Smith asked residents to check on older individuals and pets since temperatures have been so high lately.

He congratulated the Class of 2025, reporting that the Delran High School graduation ceremony was completed successfully despite the threat of rain.

Mr. Jeney – Mr. Jeney met with the Mayor Hutchins, Deb Hammond and two members of Calvary Church. It was decided that there will be a day of service on July 19th at 9:00 AM. Volunteers will be cleaning up Faunce Street Park.

He also met with Mr. Hutchins, Ms. Eggers and Ms. Hammond to discuss a climate assessment update. This is a county program that is being run for the river towns in the area that are experiencing flooding issues. A public meeting was held at Delran Township and attendees were given the opportunity to voice their concerns. Further discussions will be scheduled to see what potential steps can be taken to help with these problems.

Mr. Jeney attended the recent shredding event at the Township and commented that it was very successful.

Mr. Jeney and Mayor Hutchins met with Clark Daugherty from the West Jersey Rotary Club to discuss the Flags for Heroes program. People and businesses can purchase a flag and medallion for \$50 to honor a special hero in their lives. The flags are displayed in front of the municipal

building. Proceeds benefit many programs in the community.

Mr. Lyon – Mr. Lyon commented that he believes every town should have an obligation to create affordable housing however the stringent requirements of the state can be daunting.

He stated that he has seen people playing on the pickleball court in The Grande and he also reported that the court in Summerhill is open to everyone. Since the was not awarded the grant that was submitted to fund additional courts, Mr. Lyon suggested that some of the money that was already earmarked for pickleball could be spent on some of the softball fields in town.

He also agreed that both the 250-year celebration of our country as well as the FIFA World Cup event could cause some additional congestion on area roads.

EXECUTIVE SESSION At this time, Mr. Lyon asked for a motion to adopt Resolution 2025-114 Authorizing the Executive Session to discuss the following: Contract Discussion – Treatment Tank Painting and Restoration

**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.

Mr. Smith made a motion, seconded by Mr. Jeney to adopt Resolution 2025-114. 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