

**WORK SESSION
MUNICIPAL BUILDING**

**July 22, 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. Marmero, Solicitor, Mr. D'Armiento, Engineer, Ms. Eggers, Administrator/Township Clerk

WORK SESSION

Discussion Ordinance Changes Chapter 150-7 Fire Safety Fees and Chapter 162 Fire Prevention

Mr. Lyon, Ms. Eggers and Mr. Marmero explained that after a recent audit of the fire department it was found that a few changes need to be made. These include duties of the local enforcing agency and what properties will be looked at as well as the ability for the township to take action when people have unpaid penalties.

Discussion Pool Rentals

Mr. Marmero stated that there have been recent issues in other towns regarding homeowners who rent their pools out to the public through a website called Swimply. Some of these rentals have resulted in unacceptable behavior by party goers, property damage, congested roads, etc. He mentioned that some municipalities are starting to explore what measures to take to regulate or ban these types of pool rentals as well as the rental of homes through sites such as Airbnb and Vrbo.

Mr. Hutchins suggested looking at whether this could be considered a home-based business that would fall under an existing Township ordinance. He also asked if there is a maximum capacity rule based on the size of the home/property that is being rented.

Mr. Marmero explained that the Township could address certain issues that might arise, based on preexisting rules covering nuisances such as excessive noise. He also advised that zoning laws might also come into play.

Mr. Lyon advised that options are to do nothing, put some regulations in place or ban it all together.

Mr. Smith asked for public feedback regarding this potential issue.

Mrs. Apeadu agreed that Delran residents should be involved in the decision. She does feel that this type of rental situation is somewhat risky.

Mr. Morrow explained that this problem doesn't involve people throwing parties in their own homes. The issue is that the home or pool is rented, and the owner is not in residence if a problem arises. He stated that renting a property for a party has the potential to get out of hand quickly and greatly affects the surrounding homes. Mr. Morrow also stressed that there is a need for Council to take action now that it has been discussed.

Mr. Hutchins noted that most people taking advantage of this service are probably doing it for small gatherings such as a child's birthday party. He cautioned making a decision based on worst case scenarios.

Mr. Jeney asked about whether insurance and contracts are being used when renting out properties. He stated that neighbors should not have to endure excessive noise, parking, lights, etc. Mr. Jeney declared that he is completely opposed to this being allowed in Delran Township

Mr. Lyon suggested having future discussions as well as looking into what regulations would be put into place if this is sanctioned in the Township.

Discussion Bid Threshold

Ms. Eggers was recently informed that the NJ State Treasurer has increased the minimum bid threshold. When this happens, it allows townships in New Jersey that have a QPA to raise the bid threshold. The new threshold would raise the amount from \$44,000 to \$53,000 for the bids and from \$6,600 to \$7,950 for quotes. A resolution is needed for any changes.

Council agreed that it would be beneficial to raise the bid threshold to the maximum amount.

Ms. Eggers will put the resolution on the agenda for the public meeting in August.

Discussion Township Engineer

Mr. Hutchins suggested having four appointed engineering positions: a township engineer for roads and streets, a sewer engineer, a parks and recreation engineer, and an environmental engineer. This would occur in 2026 and would give the Township the best possible service for the best price. He mentioned that this would not necessarily mean that each position would be held by different firms.

Council asked for some time to review the idea.

Council members had concerns about it being cost effective.

Mrs. Apeadu liked the fact that there would be experts in certain areas.

Mr. Jeney asked if the overlapping of each position would be problematic.

Mr. Hutchins responded that the township engineer would oversee everything to avoid this being an issue. He explained that Delran has grown and having specialized service in each area will result in getting the kinds of service the Township is looking for.

Mr. Smith asked which category traffic would fall into.

Mr. Hutchins explained that traffic would fall under the Township Engineer.

A more in-depth discussion will occur in the future.

CONSENT AGENDA

- a. Resolution 2025-125** Authorizing Electronic Tax Sale
- b. Resolution 2025-126** Authorizing Grass Cutting For 418 Main Street
- c.** Authorizing the payment of bills including all purchases made under the cooperative purchasing agreement

Mr. Jeney made a motion, seconded by Mr. Smith 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

PUBLIC PORTION

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

William Spych, 518 Brown Street – Mr. Spych asked councilmembers what they know about NJ Statute title 54 as it applies to Resolution 2025-125. Ms. Eggers explained that it is the annual tax sale for people who are delinquent with their tax payments. Council members agreed with Ms.

Egger's explanation, stating that having the tax sale online is more efficient.

Nancy Evans, 307 Arch Street – Ms. Evans stated that pool rentals should not be allowed in the Township. She reported that she had neighbors who hosted extremely disruptive pool parties that disturbed people residing in her area.

She appreciated the mayor's suggestion of having multiple engineers explaining that it would allow for work to be done in a timelier fashion.

Patricia Griffith, Brown Street – Ms. Griffith thanked Council for suggesting that residents give feedback regarding the possibility of allowing people to rent out their pools and homes. She asked if it is legal for Council to say what people can do in their homes. She cautioned getting too involved.

She also stated that the idea for multiple engineers is a good one that would allow for more ideas that could be used to improve Delran Township.

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 explained that the Green Team will be putting in new plantings at the Chester Avenue jughandle on Friday, July 25th at 6:00 PM. Anyone who would like to help is welcome.

Sam Hutchins, Recreation Advisory Committee – Ms. Hutchins would like to see the bid threshold raised as it would make it easier for purchasing items and services for Delran events.

Ms. Eggers – Ms. Eggers reported that the contractor will begin punch work items on Stewart Avenue next week.

She stated that the contractor is doing preliminary work on Leon Avenue which includes test pits. Underground work will begin on or about August 11th.

Ms. Eggers also announced that there is a collection box in the Municipal Building parking lot for new or used books. The books will be distributed to area senior centers, hospitals, etc.

She noted that there is a meeting with the Army Corps of Engineers scheduled for Monday July 28th.

Ms. Eggers also informed everyone that the Veteran Foundation of America along with Senator

Troy Singleton is hosting a veteran's health fair and luncheon at Bordentown Armory on Tuesday, August 26th from 10:00 am to 3:00 pm. There will be clinical assessments, biometric screenings and lunch provided by Red, White and Q Smokehouse.

Mr. Hutchins – Mr. Hutchins reported that with the advice and consent of Council, he will be appointing a special projects engineer for the remainder of 2025 for Delran Township.

Mr. Marmero – No report

Mr. D'Armiento – Mr. D'Armiento reported that the wastewater treatment plant tank cleaning has been completed. A site meeting is scheduled for next week to continue with the remainder of the work.

The Creek Road sewer extension project will begin the week of July 28th. Creek Road will be closed from Bridgeboro to Borton Landing.

There are a few projects that will be advertised by the end of next week with the expectation that bids will be received in August. The projects include Vermes Field, the 2025 road program, Stewart Avenue Phase II, and the emergency sewer project.

Mr. Morrow – Mr. Morrow asked Ms. Eggers if she knows who owns the abandoned church on Stewart Avenue. Ms. Eggers responded that she would get that information and the code enforcement officer can address any maintenance that needs to be done.

He reported that better signage and striping needs to be installed in the vicinity of Fairview Blvd. Mr. D'Armiento will reach out to the county since that part of the roadway is owned by them.

Mr. Morrow asked if Council could be provided with a monthly police report. Ms. Eggers will speak with the Chief of Police regarding this request.

He asked if the police department would put a speed detector on Fairview Street.

Mr. Morrow also mentioned having two work sessions each month starting in September. He suggested that Bowman and Associates could come in for a bond tutorial during one of the work sessions.

He reminded residents that Delran Night Out is coming up on Tuesday, August 5th. More information is available on the Township website. He thanked the RAC for their hard work.

Mr. Hutchins advised that there is a nice article in the Delran Sun about the event.

Mr. Morrow announced that Gyro Spot recently opened in Delran Township. He encouraged residents to patronize local businesses.

Mrs. Apeadu – Mrs. Apeadu advised that more virtual town hall meetings will be scheduled so people can interact with their elected officials. She is planning to reach out to County Commissioners to see if they will participate in the next meeting and will advertise the date once it has been confirmed.

She announced that Delran Township's second annual Senior Expo will be held on Monday, September 15th.

Mr. Smith – Mr. Smith remarked that the recent virtual town hall meeting was well attended and provided valuable information including tax incentives for senior citizens.

He attended the grand opening of Gyro Spot stating that the food was very good.

Mr. Smith stated he is looking forward to Delran Night out on Tuesday, August 5th.

He cautioned residents to watch for people riding electric bikes.

Mr. Jeney – Mr. Jeney thanked Mrs. Apeadu for organizing the recent virtual town hall meeting.

He announced that on July 30th there will be a virtual meeting offering suggestions for dealing with the effects of climate change in our area.

Mr. Jeney thanked the members of Calvary Church as well as Mike Cooney from Castaway Cannabis for participating in a clean-up last Saturday. Volunteers picked up forty bags of trash in the vicinity of the Route 130 bridge.

He also advised that when pool owners rent their pools, there is the possibility of the party being advertised on social media or flyers which has the potential to draw a larger crowd that can quickly get out of hand.

Mr. Lyon – Mr. Lyon thanked township employees for helping to coordinate the town hall meeting and keeping on top of township business while Ms. Eggers was on vacation.

He reported that Council will look at the mayor's suggestions for engineer positions within the Township.

Mr. Lyon also stated that both Gyro Spot and The Butcher and Grill are both great spots.

He thanked all the Township volunteers and remarked that Delran Night Out is always a good time.

EXECUTIVE SESSION At this time, Mr. Lyon asked for a motion to adopt Resolution 2025-127 Authorizing the Executive Session to discuss the following: Contract Negotiations - DPA

**TOWNSHIP OF DELRAN
RESOLUTION 2025-127**

**AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:
CONTRACT NEGOTIATIONS - DPA**

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 July 22, 2025 for the following reasons:

1. Contract Negotiations - DPA

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 2025-127.
All were in favor, motion approved.

No action was taken.

Mrs. Apeadu made a motion to end the closed session and reopen the meeting to the public. The motion was seconded by Mr. Jeney. 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