

**WORK SESSION
MUNICIPAL BUILDING**

**August 26, 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, Matt Gasper, Acting Chief of Police, Joe Vasbinder, Captain, Delran Police Department

WORK SESSION

E-Bike Discussion

Mr. Marmero reported that NJ recognizes three classes of eBikes, and state statutes have already set certain limits on speed and how each class can operate. Delran Township must decide, based on the existing state regulations, what rules are best for the Township.

A brief discussion ensued which covered what regulations might be put in place based on the three classes of eBikes as well as how to enforce the rules if they are broken.

Chief Gasper proposed teaching safety measures in schools. He also suggested providing training classes that would educate riders and their parents regarding the proper way to operate the bikes. He advised, once the rules are in place, that there be a 30-day transition period when officers will hand out warnings prior to penalties being given.

Mr. Jeney asked how the new rules will be enforced.

Chief Gasper explained that police officers will be watching for anything that is concerning, and that speed can be measured with existing devices.

Mr. Jeney and Mr. Hutchins noted that both automobile drivers and eBike drivers are in danger from eBike riders failing to follow the rules of the road.

Mrs. Apeadu asked if eBike riders can operate their vehicles after dark and if there are any rules requiring eBikes to have lights or reflectors.

Mr. Marmero advised that he will assemble information into the form of an ordinance for Council

to review and modify as they see fit.

Discussion - K-9 Unit

Chief Gasper stated that there is an opportunity for the Township to obtain a dog named Ron from K-9 Protectors.

Captain Vasbinder explained that K-9 Protectors is a nonprofit organization that rescues canines from shelters if they can pass certain tests. The animals are then trained in various areas including explosives, narcotic detection, etc.

Ron is a three-year-old American Bully who is trained to detect a wide variety of narcotics and is nationally certified. A donor at K-9 Protectors has volunteered to pay for the installation of a kit required in the police vehicle of whatever police department adopts him. Many of the expenses associated with caring for Ron are free including food for the length of Ron's career and monthly training sessions in Middlesex County.

After a brief discussion, it was unanimously decided to move forward with the adoption of Ron.

Discussion – Ordinance to prohibit rental of amenities

Mr. Marmero submitted a sample ordinance to review that outlines proposed Township regulations for renting amenities such as pools, gazebos, yards, etc. at residential properties in Delran Township.

Mr. Lyon asked about regulations for Airbnbs also.

Mr. Marmero explained that short-term home rentals would be treated separately.

Mr. Jeney asked if both could be addressed together and if the definition of short-term rental could be made very clear.

Mr. Marmero stated that would not be a problem.

Mr. Morrow asked for police feedback.

Chief Gasper responded that regulations should definitely be in place to help address issues as they arise.

Mr. Marmero advised that the Township can charge a fee for Airbnbs and short-term rentals.

Mr. Morrow pronounced that he does not believe that short-term rentals are good for the Township.

Council decided to separate the amenities ordinance from the short-term and Airbnb rentals

ordinance. Mr. Marmero will draft samples of both which can be reviewed and discussed further.

2026 Road Program

Mr. D'Armiento reported that the 2026 Road Program tentatively includes Suburban Boulevard, Haines Mill Road, Shelley Lane, Fullwood Road, Timothy Court and Wayland Road.

Mr. Lyon mentioned that he had received feedback that the area including Echo Avenue, Echo Court and Oneda Avenue needs attention as well.

Mr. D'Armiento explained that an effort is always made to coordinate road paving with the utility companies who need to do work in the same area. If that is not possible, roads will be repaired as needed.

Mr. Jeney asked if the road program includes curbs, aprons, etc.

Mr. D'Armiento explained that those areas are inspected and included in the road project if it appears that they are in need of repair. This prevents the possibility of homeowners doing future work that might damage the newly paved roads.

Mr. Morrow asked for a status update on Greenwood Avenue.

Mr. D'Armiento reported that, while one of the utility companies will be paying for some of the work, Riverside is administering that project since portions of the road need to be reconstructed.

Fields Question

Mrs. Apeadu commented that she received a message from a resident reporting that all the ball fields in Delran were locked.

Mr. Lyon responded that the only time a ball field would be locked is if it were freshly seeded.

Ms. Eggers will follow up on this claim tomorrow with the superintendent of Public Works.

CONSENT AGENDA

- a. Resolution 2025-143** Requesting Approval of Items of Revenue and Appropriation in Accordance with N.J.S.A. 40A:4-87 2025 Click it or Ticket Grant
- b. Resolution 2025-144** Authorizing the Cancellation of Taxes of Totally Disabled Veteran Located at Block 62 Lot 1 Tax Year 2025 and Thereafter
- c. Resolution 2025-145** Authorizing the Cancellation of Taxes of Totally Disabled Veteran Located at Block 144 Lot 17 Tax Year 2025 and Thereafter

- d. Resolution 2025-146** Authorizing the Cancellation of Taxes of Totally Disabled Veteran Located at Block 151 Lot 31 Partial Tax Year 2025 and Thereafter
- e. Resolution 2025-147** Authorizing CME Associates to Perform Engineering For Vermes Field Improvements (Construction Administration Phase)
- f. Resolution 2025-148** Authorizing Award of Contract for Improvements to Vermes Soccer Field and Sports Lighting to Ronald Janney Electrical Contractor, Inc. in the amount of \$424,950.00
- g. Resolution 2025-149** Authorizing Change Order No. 1 Belt Filter Press Rehabilitation
- h. Resolution 2025-150** Authorizing the Award of a Contract to RE Digital for Website and Communications Services Pursuant To N.J.S.A. 19:44a-20.5
- i.** Authorizing the payment of bills including all purchases made under the cooperative purchasing agreement

Mr. Jeney 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

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.

Nancy Evans, 307 Arch Street – Ms. Evans expressed her concern regarding the operation of eBikes in the township explaining that she has witnessed dangerous situations along Route 130.

She also commented that, after working with K-9s in the prison system during her career, she agrees that Ron would be a wonderful addition to the Delran Police Department.

Deb Hammond, 230 Paddock Way – Ms. Hammond noted that most of the eBike riders do not know the rules of the road. She suggested that they have formal training resulting in a permit. This

process could be facilitated between the police department and the Delran School System.

Mr. Lyon responded that Delran Township is going to do as much as it can to prevent any tragedies from occurring.

Chris Adryan – Ms. Adryan disagrees with hiring a communications director and also does not feel that Mr. Rafferty should be in this position based on his association with past wrongdoings.

Ms. Adryan asked Mrs. Apeadu why the Township has not assembled a committee of residents who live in the flood area of Ward 1. She noted that the residents could provide ideas, observations, etc. Ms. Adryan gave an overview of things she feels could be causing the flooding in that area. She suggested looking at development and how we discharge stormwater in addition to the soil evaluation being conducted by the Army Corps of Engineers.

She thanked Mr. Smith for pointing out that children who are operating eBikes do not know how to drive cars. Ms. Adryan asked that Council consider requiring a driver's license to operate an eBike.

Ms. Adryan asked how police officers investigating complaints about a house/pool party, would be able to tell whether the party was hosted by the homeowner or someone renting the space.

William Spych, 518 Brown Street – Mr. Spych pronounced that the mayor is opening himself up to problems that may hinder his time as mayor by backing Resolution 2025-150, awarding a contract to RE Digital for a website and communication services. He remarked that Council and the owner of RE Digital do not have the interest of the Mayor or that of the community as their priority.

Patricia Griffith, 518 Brown Street – Ms. Griffith stated that despite the current website having issues, she agrees that RE Digital is not the best choice for the Township.

She asked Council if there are any known Airbnbs in Delran. She stated that there should not be an ordinance covering something that may not be occurring in the Township. Ms. Griffith announced that it is a mistake to dictate what people can and cannot do with their private property. She noted that there are other tools the police can use to handle potential complaints.

Jen Reppert – Ms. Reppert asked Chief Gasper if there is a narcotic issue in Delran that would warrant getting a police dog.

Chief Gasper explained that there are issues throughout New Jersey as well as surrounding areas. A police dog trained in narcotics detection benefits the department and can be used in a variety of situations including traffic stops.

Ms. Reppert stated that she is against Resolution 2025-150 authorizing the award of a contract to RE Digital for the website and communications. She referenced bid splitting that occurred during

the planning of the Carli Lloyd Celebration. She reported that the previous Council President promised reforms would be made which Ms. Reppert feels did not happen. She remarked that people made their own reforms by electing the current mayor. She asked why RE Digital was the only company that was given the opportunity to give a public presentation regarding their qualifications for becoming the Township communications director.

Samantha Hutchins, 800 S. Chester Avenue – In reference to Resolution 2025-150, Ms. Hutchins asked Mr. Marmero if hiring someone who did not break the law and was the best candidate for the job, was the appropriate course of action. Mr. Marmero stated there was no wrongdoing involved in taking that action.

Matthew Molesan, Tenby Chase – Mr. Molesan works for the Delran Sewer Department. He noted that the sewer department has been losing employees to surrounding townships who offer better opportunities. He urged Council to investigate current issues in the department and take steps to improve conditions. This would encourage workers to stay in Delran and ultimately benefit the Township by having knowledgeable, loyal, employees who stay for the duration of their careers.

Bryan Griffin, 892 Bridgeboro Street – Mr. Griffin also works for the Delran Sewer Department. He reiterated what Mr. Molesan expressed, stating that he would like to stay in his current position if possible.

Joan Kerstetter, 10 River Drive – Ms. Kerstetter stressed the need for transparency and expressed concern with hiring RE Digital. She feels the Township is taking steps backward by hiring that particular company to act as the Township's communications director.

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 – Sam Hutchins, RAC Committee – Ms. Hutchins remarked that there will be a Community Engagement Day on Sunday, September 14th.

She also announced that there will be a Delran Fall Festival on Sunday, October 19th from 2:00 – 6:00 PM. There will be craft vendors, a tent or treat, a pumpkin patch, crafts for kids, and much more.

Ms. Eggers – Ms. Eggers reported that the contractor has completed the main replacement from Front to Second Streets and work will begin from Second to Third Streets.

She advised that the Creek Road sewer main extension has been completed. Next week the Township engineer will meet with the County engineer to review the final paving plans which will

take place sometime in the fall.

Ms. Eggers stated that three bid openings were held today. Unfortunately, there were no responsive bidders for the 2025 Road Program, which will immediately be going back out for re-advertisement. The bids for Stewart Avenue Phase 2 and the Sewer Maintenance Contract are currently being reviewed by the engineer, and both will hopefully be awarded at the 9-9-25 meeting.

The Army Corps of Engineers is continuing their design evaluation and working on the cross sections for the stream bank. They will be providing an updated schedule in the near future.

Mr. Hutchins – Mr. Hutchins reminded residents that Community Engagement Day will take place on Sunday, September 14th from 12:00 PM – 4:00 PM. This event will give people the opportunity to speak with the Mayor, Council, First Responders and a variety of volunteer committees active in the Township.

Mr. Hutchins responded to concerns regarding the hiring of RE Digital for the Township communications director. He advised that many people and companies were interviewed. The cost was also taken into consideration. RE Digital was the best fit for what the Township was looking for.

Mr. Marmero – Mr. Marmero provided suggestions for modifying the current Township noise ordinance. He asked everyone to review the ideas he compiles and get back to him with their thoughts.

Mr. D'Armiento – Mr. D'Armiento reported that the process with the Army Corps of Engineers is a slow one. He will be attending meetings with them in the near future.

He advised that a pre-construction meeting will be scheduled to discuss the installation of the lights at Vermes Field.

Mr. D'Armiento stated that unofficially, the Township will be receiving \$125,000 towards improvements at Summerhill Baseball Field. These funds are a result of Burlington County Municipal Park Grants and should be awarded sometime next month.

Mr. Morrow – Mr. Morrow asked if Mr. D'Armiento would look at the existing pedestrian crosswalks in front of Shop Rite. He would like to see if safety improvements could be made in that area.

He stated that Ron, the police dog would be a tremendous asset to the police force. He mentioned having fundraisers for any necessary supplies not already covered.

Mr. Morrow reported that the RAC has a lot of activities planned for the upcoming Fall Festival.

Mrs. Apeadu – Mrs. Apeadu pronounced that she researched the past issues surrounding the Carli Lloyd event and found that they did not have any bearing on approving RE Digital to be the Township’s communications director.

She advised that when it comes to the flooding issues in Riverside Park, she wants to allow the experts time to complete their study. Once that is done, a decision can be made as to what the next steps should be.

Mrs. Apeadu asked if sewer department employees brought their concerns to the administration.

Mr. Lyon replied that he is aware of some of the complaints however they have a collective bargaining agreement and there is a contract in place. As a result, they must work with their union and the administration.

Mrs. Apeadu reported that she has connected with many organizations that provide free services for senior citizens. She is hoping to get some of those organizations to assemble at the upcoming Delran Senior Expo on Monday, September 15th.

Mr. Smith – Mr. Smith stated that he can’t wait to see Ron, the police dog in action with the Delran Police Department.

He advised drivers to watch out for children playing and operating eBikes in the Township.

Mr. Smith encouraged residents to attend the upcoming Community Engagement event where they will have an opportunity to speak with elected officials, first responders, and community volunteers.

He also stated that he is looking forward to other events in Delran including the Senior Expo on September 15th and the Fall Festival on October 19th.

Mr. Jeney – Mr. Jeney stated that the Mayor and Council work as a team. They were all in agreement about the importance of effectively communicating with residents. After interviewing many candidates, RE Digital was deemed to be the most qualified and professional company that would provide the services that the Township was looking for.

He noted that Delran Township has been involved in a county program that is evaluating climate vulnerability. There was a well-attended session at Delran Township that gave the public an opportunity to comment on what they feel should be done about flooding in the area. There was another meeting that reviewed the feedback given and some of the solutions that could be implemented. He assured residents that elected officials and Township employees are very involved in trying to fix issues and asked that residents be respectful when voicing their criticisms.

Mr. Lyon – Mr. Lyon declared that he would like to see all the Township employees receive a salary increase. He does not want to lose good employees to other townships who offer a higher

salary.

He reported that he was involved in interviewing many individuals and companies for the position of communication director. In the end the most qualified company was hired. There was nothing political about the choice and he suggested that residents not attack elected officials with misguided accusations.

Mr. Lyon pronounced that although the process is slow, everything possible is being done to remediate the flooding issue.

EXECUTIVE SESSION At this time, Mr. Lyon asked for a motion to adopt Resolution 2025-151 Authorizing the Executive Session to discuss the following: Contract Discussion – Summerhill Condo Trash Reimbursement.

**TOWNSHIP OF DELRAN
RESOLUTION 2025-151**

**AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:
CONTRACT DISCUSSION – SUMMERHILL CONDO TRASH REIMBURSEMENT**

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 August 26, 2025 for the following reasons:

1. Contract Discussion – Summerhill Condo Trash Reimbursement

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 2025-151. 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. Smith. All were in favor, motion approved.

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

Submitted,

Jamey Eggers
Municipal Clerk