



TOWNSHIP OF DELRAN
PUBLIC MEETING
September 9, 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. Proclamation – Girl Scout Troop #27485

VI. Ordinance (s) on Second Reading

- a. Ordinance 2025-16** An Ordinance of the Township of Delran, County of Burlington, State of New Jersey Amending Section 150-7 Entitled Fees and 162-6 Entitled Duties of Local Enforcing Agency

i. PUBLIC HEARING

Moved By____ **Seconded By**____

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

Ayes:

Nays:

Approved:

VII. Ordinance(s) on First Reading

- a. Ordinance 2025-17** An Ordinance of the Township of Delran Prohibiting Commercial Amenity Rental Platforms in Residential Zones

Moved By____ **Seconded By**____

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

Ayes:

Nays:

Approved:

- b. Ordinance 2025-18** An Ordinance of the Township of Delran Establishing a Police Canine (K-9) Unit Within the Delran Township Police Department

Moved By____ **Seconded By**____

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

Ayes:
Nays:
Approved:

VIII. Consent Agenda

- a. **Resolution 2025-152** Authorizing CME Associates to perform Engineering Services for Red Stone Ridge Drainage Improvement Project
- b. **Resolution 2025-153** Authorizing CME Associates to perform Engineering Services for Pancoast Boulevard Traffic Calming Improvement Project
- c. **Resolution 2025-154** Authorizing CME Associates to perform Engineering Services for Bridgeboro Road Sanitary Sewer Replacement
- d. **Resolution 2025-155** Authorizing Membership in a Mutual Aid and Assistance Agreement with Participating Units
- e. **Resolution 2025-156** Refunding Road Opening Deposit RO-3046
- f. **Resolution 2025-157** Authorizing Extension of Contract for Collection and Disposal of Solid Waste to Republic Services of NJ in the amount of \$961,659.00 for a Period of One Year
- g. **Resolution 2025-158** Authorizing the Release of Performance Guarantee Agape House of Worship
- h. **Resolution 2025-159** Authorizing Award of Contract for Annual Maintenance and Repair of Sanitary Sewer System to J. Fletcher Creamer & Son in the Amount of \$120,959.00
- i. **Resolution 2025-160** Authorizing Award of Contract for Stewart Avenue Roadway Improvements Phase II to R. E. Pierson Construction in the Amount of \$930,990.90
- j. Accepting the report of the CFO including the August 2025 YTD Revenue Report, YTD Budget Report and August Check Register.
- k. Accepting the report of the Tax Collector and Township Clerk
- l. Approval of the following Mercantile Licenses
 - Spirit Halloween, 4004 Route 130, Suite #8

Moved By _____ Seconded By _____

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

Ayes:
Nays:

Approved:

IX. Public Comment

X. Reports

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

XI. Adjournment

TOWNSHIP OF DELRAN

ORDINANCE 2025-16

**AN ORDINANCE OF THE TOWNSHIP OF DELRAN, COUNTY OF BURLINGTON,
STATE OF NEW JERSEY AMENDING SECTION 150-7 ENTITLED FEES AND 162-6
ENTITLED DUTIES OF LOCAL ENFORCING AGENCY**

WHEREAS, the Delran Fire Prevention Bureau underwent an audit by New Jersey's Division of Fire Safety; and

WHEREAS, through this audit process, two adjustments to Delran's Township Code were recommended; and

WHEREAS, upon review of the recommended Township Code adjustments, the Township Council of the Township of Delran believes such adjustments are necessary to better align Delran Township's fire safety enforcement ordinances with state law and best practices; and

BE IT ORDAINED, by the Township Council of the Township of Delran, County of Burlington, State of New Jersey as follows, Chapter 150, Section 7 (Fire Safety) of the Code of the Township of Delran is hereby amended to add a new section entitled "Enforcement", and

BE IT FURTHER ORDAINED, by the Township Council of the Township of Delran, County of Burlington, State of New Jersey as follows, Chapter 162, Section 6 (Duties of Local Enforcing Agency) of the Code of the Township of Delran is hereby amended.

SECTION 1. Amendment to Section 150-7.

A new subsection (F) shall be added to Section 150-7 as follows:

F. Enforcement. If any annual inspection fee or any penalty is not paid within thirty (30) days of its stated due date, the same may be recovered by, and in the name of the local enforcing agency, in a civil action by summary proceeding under the Penalty Enforcement Law, N.J.S.A. 2A:58-1 et seq., in the Delran Township Municipal Court.

SECTION 2. Amendment to Section 162-6.

Section 162-6 Duties of Local Enforcing Agency is hereby amended as follows:

The local enforcing agency shall enforce the Uniform Fire Safety Act and the codes and regulations adopted under it in all buildings, structures and premises within the established boundaries of the Township of Delran, other than owner-occupied one- and two-family dwellings, Federal, State, and County owned properties and shall faithfully comply with the requirements of the Uniform Fire Safety Act and the Uniform Fire Code.

SECTION 3. Repealer.

Any and all other Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. Severability.

If any section, paragraph, subdivision, clause, or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to that section, paragraph, subdivision, clause, or provision and the remainder of this Ordinance shall remain in full force and effect.

SECTION 5. Effective Date.

This Ordinance shall take effect upon final passage and publication as provided by law.

Vote taken on First Reading and Introduction:

Council Member	Aye	Nay	Abstain	Recuse	Absent
Apeadu					
Lyon					
Jeney					
Morrow					
Smith					

Vote taken on Second Reading, Public Hearing and Adoption:

Council Member	Aye	Nay	Abstain	Recuse	Absent
Apeadu					
Lyon					
Jeney					
Morrow					
Smith					

Introduced _____, 2025

Adopted _____, 2025

Published _____, 2025

SO ORDAINED.

Witnessed and attested by:

TOWNSHIP OF DELRAN

Jamey Eggers, Township Clerk

Mayor Barnes Hutchins

**TOWNSHIP OF DELRAN
ORDINANCE 2025-17**

**AN ORDINANCE OF THE TOWNSHIP OF DELRAN PROHIBITING COMMERCIAL
AMENITY RENTAL PLATFORMS IN RESIDENTIAL ZONES**

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:

SECTION 1. TITLE

This ordinance shall be known and may be cited as “AN ORDINANCE PROHIBITING COMMERCIAL AMENITY RENTAL PLATFORMS IN RESIDENTIAL ZONES.”

SECTION 2. AUTHORITY

This ordinance is adopted pursuant to the police power granted to municipalities to protect the health, safety, and welfare of its residents.

SECTION 3. WHEREAS CLAUSES

WHEREAS, Delran Township (“Township”) is charged with protecting the character, safety, health and welfare of its residential neighborhoods; and

WHEREAS, the unauthorized commercial rental of private amenities such as swimming pools, gazebos, tennis courts, yards and similar facilities via digital or “app-based” platforms has increased traffic, parking pressures, noise, and nuisance complaints in residential zones; and

WHEREAS, short-term amenity rentals may pose significant safety and liability risks due to lack of owner supervision, inadequate insurance coverage, and insufficient inspection of facilities; and

WHEREAS, the Township must preserve quiet enjoyment of residential property, reduce noise, nuisance and risks posed by commercial transactions in single-family neighborhoods; and

WHEREAS, municipalities may exercise broad powers to regulate accessory uses that may impact the public welfare, in accordance with Colts Run Civic Ass’n v. Colts Neck Twp., 315 N.J. Super. 240, and consistent with recent appellate decisions upholding reasonable restrictions on short-term rentals:

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

SECTION 4. DEFINITIONS

As used in this ordinance, the following terms shall have the meanings indicated:

4.1 “Amenity rental platform” means any digital, online, internet-based or mobile application, service, website or intermediary that advertises, lists, brokers, facilitates or processes rentals of Amenities for monetary or other consideration.

4.2 “Amenities” means private outdoor or indoor facilities or features located on Residential Property, including but not limited to swimming pools, hot tubs, gazebos, tennis courts, basketball courts, lawn or garden areas, patios, deck areas, balconies, playground equipment, fitness rooms, and similar appurtenances.

4.3 “Commercial amenity rental” means the transaction or arrangement whereby Amenities on Residential Property are made available to individuals or the general public in exchange for payment, fee, membership, subscription, credit, or other compensation.

4.4 “Residential property” means any lot or parcel of land within a zoning district where detached or attached single-family dwellings, two-family dwellings, or multiple dwellings are permitted as the principal use.

4.5 “Platform-based transaction” means any payment, booking, scheduling or contractual arrangement for Commercial Amenity Rental conducted, facilitated or processed through an Amenity Rental Platform.

SECTION 5. PROHIBITION

5.1 It shall be unlawful for any owner, occupant or other person to offer, advertise, broker or facilitate a Commercial Amenity Rental of Amenities on any Residential Property via an Amenity Rental Platform.

5.2 It shall be unlawful to post, list, display or distribute any advertisement for a Commercial Amenity Rental of Amenities on Residential Property, including through digital, internet, social media or printed channels, regardless of transaction volume or duration.

5.3 Specific examples of prohibited Amenity Rentals include, but are not limited to:

- a. Listing or renting a private swimming pool or hot tub;
- b. Listing or renting a gazebo, pergola, or similar covered outdoor structure;
- c. Listing or renting a private tennis court, basketball court or other sports facility;
- d. Listing or renting a lawn, garden, yard or landscaped area for gatherings or events;
- e. Listing or renting a private patio, deck, balcony, or rooftop terrace.

SECTION 6. EXEMPTIONS

The following activities are exempt from the prohibitions of Section 5:

6.1 Traditional leases of Residential Property in accordance with all other applicable Township ordinances and state laws.

6.2 Non-commercial arrangements among family members, personal acquaintances or informal social groups where no payment, fee, or compensation of any kind is exchanged.

6.3 Permitted commercial uses and accessory uses in non-residential zoning districts, including community or recreation centers, hotels, motels, clubs, or other uses properly authorized under the Township's zoning ordinance.

SECTION 7. ENFORCEMENT

7.1 Any person who violates the provisions of this ordinance shall be subject to the enforcement procedures of the Delran Township Code Enforcement Department.

7.2 Each violation of this ordinance shall constitute a separate offense. Each day on which a violation continues shall constitute a new and distinct violation.

7.3 Penalties. For violation of any provision of this ordinance, the penalty shall be as established by the "Violations and penalties" section of Delran Township's Code which appears at § 1-5 of the Township Code.

7.4 Cease and Desist Orders. In addition to civil penalties, the Township may issue a written Cease and Desist Order requiring the immediate cessation of any commercial amenity rental activity prohibited herein. Failure to comply with a Cease and Desist Order within ten (10) days of its issuance shall subject the violator to additional penalties and injunctive relief.

7.5 Remedies Cumulative. The remedies provided herein are cumulative and in addition to any other remedies available at law or in equity.

SECTION 8. SEVERABILITY

If any clause, section, subsection, paragraph, sentence or provision of this ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such adjudication shall apply only to the clause, section, subsection, paragraph, sentence or provision so adjudged, and the remainder of this ordinance shall remain in full force and effect.

SECTION 9. EFFECTIVE DATE

This Ordinance shall take effect upon final passage and publication according to law.

Vote taken on First Reading and Introduction:

Council Member	Aye	Nay	Abstain	Recuse	Absent
Morrow					
Apeadu					
Smith					
Jeney					
Lyon					

Vote taken on Second Reading, Public Hearing and Adoption:

Council Member	Aye	Nay	Abstain	Recuse	Absent
Morrow					
Apeadu					
Smith					
Jeney					
Lyon					

Introduced _____, 2025
Adopted _____, 2025
Published _____, 2025

SO ORDAINED.

Witnessed and attested by:

TOWNSHIP OF DELRAN

Jamey Eggers, Township Clerk

Mayor Barnes Hutchins

Date Signed _____, 2025

**TOWNSHIP OF DELRAN
ORDINANCE 2025-18**

**AN ORDINANCE OF THE TOWNSHIP OF DELRAN ESTABLISHING A POLICE
CANINE (K-9) UNIT WITHIN THE DELRAN TOWNSHIP POLICE DEPARTMENT**

WHEREAS, the Township of Delran (“Township”) is committed to ensuring the safety, protection, and security of its residents, businesses, and visitors; and

WHEREAS, the use of trained police service dogs, commonly referred to as “K-9 units,” is recognized as an effective law enforcement tool for tracking, apprehension, narcotics detection, explosives detection, community policing, and officer safety; and

WHEREAS, the Chief of Police has recommended the creation of a K-9 Unit within the Delran Township Police Department, and the Mayor and Council find such a program to be in the best interests of the Township and its residents; and

WHEREAS, N.J.S.A. 40A:14-118 authorizes municipalities to organize and maintain police forces, and to prescribe rules and regulations for their government and discipline; and

WHEREAS, the Township Council wishes to formally authorize the establishment, staffing, and funding of a K-9 Unit within the Police Department.

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

Section 1. Establishment of K-9 Unit.

There is hereby created and established within the Delran Township Police Department a Police Canine (K-9) Unit. The Unit shall consist of sworn police officers assigned as K-9 handlers, together with such police service dogs as may be acquired and trained pursuant to this Ordinance and applicable state standards.

Section 2. Duties and Functions.

The K-9 Unit shall be authorized to:

- a. Assist in the detection of narcotics, explosives, and other contraband;
- b. Track and apprehend suspects;
- c. Locate missing persons;
- d. Support officer safety and tactical operations;

- e. Provide community demonstrations and education; and
- f. Perform such other duties as may be approved by the Chief of Police consistent with law.

Section 3. Authority of Chief of Police.

The Chief of Police shall have full authority to administer and supervise the K-9 Unit, including but not limited to:

- a. Selection and assignment of handlers;
- b. Acquisition, training, certification, and care of police service dogs;
- c. Establishment of rules, regulations, and standard operating procedures consistent with Attorney General guidelines;
- d. Ensuring compliance with all federal, state, and local laws regarding police service dogs.

Section 4. Funding and Appropriation.

The Township Council shall appropriate funds annually as necessary for the acquisition, training, maintenance, veterinary care, equipment, and operational needs of the K-9 Unit. The Township may also accept donations, grants, or contributions earmarked for the K-9 Unit.

Section 5. Liability and Insurance.

All police service dogs shall be deemed official police equipment. The Township shall maintain appropriate liability insurance coverage for the activities of the K-9 Unit.

Section 6. Severability.

If any section, subsection, clause, or phrase of this Ordinance shall be declared unconstitutional or invalid for any reason, such declaration shall not affect the remaining portions of this Ordinance.

Section 7. Effective Date.

This Ordinance shall take effect upon final passage and publication as required by law.

Vote taken on First Reading and Introduction:

Council Member	Aye	Nay	Abstain	Recuse	Absent
Morrow					
Apeadu					
Smith					
Jeney					
Lyon					

Vote taken on Second Reading, Public Hearing and Adoption:

Council Member	Aye	Nay	Abstain	Recuse	Absent
Morrow					
Apeadu					
Smith					
Jeney					
Lyon					

Introduced _____, 2025

Adopted _____, 2025

Published _____, 2025

SO ORDAINED.

Witnessed and attested by:

TOWNSHIP OF DELRAN

Jamey Eggers, Township Clerk

Mayor Barnes Hutchins

Date Signed _____, 2025

**TOWNSHIP OF DELRAN
RESOLUTION 2025-152**

**AUTHORIZING CME ASSOCIATES TO PERFORM ENGINEERING SERVICES
FOR RED STONE RIDGE DRAINAGE IMPROVEMENT PROJECT**

WHEREAS, the Township of Delran provided funding in the Ordinance 2025-14 for the Red Stone Ridge Drainage Improvement Project; and

WHEREAS, the Township Council desires to have CME Associates, the Township Engineer, complete the above-mentioned services for the project in an amount not to exceed \$179,700.00; and

WHEREAS, the CFO has provided a certification of funds for the engineering services.

NOW THEREFORE, BE IT RESOLVED that the Township Council authorizes and directs the Township Engineer to provide the above-mentioned services upon effective date of the ordinance according to law.

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

Dated: September 9, 2025

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

Council President Lyon

Date signed: September 9, 2025

**TOWNSHIP OF DELRAN
RESOLUTION 2025-153**

**AUTHORIZING CME ASSOCIATES TO PERFORM ENGINEERING SERVICES
FOR PANCOAST BOULEVARD TRAFFIC CALMING IMPROVEMENT PROJECT**

WHEREAS, the Township of Delran provided funding in the Ordinance 2025-14 for Pancoast Boulevard Traffic Calming Improvement Project; and

WHEREAS, the Township Council desires to have CME Associates, the Township Engineer, complete the above-mentioned services for the project in an amount not to exceed \$46,300.00; and

WHEREAS, the CFO has provided a certification of funds for the engineering services.

NOW THEREFORE, BE IT RESOLVED that the Township Council authorizes and directs the Township Engineer to provide the above-mentioned services upon effective date of the ordinance according to law.

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

Dated: September 9, 2025

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

Council President Lyon

Date signed: September 9, 2025

**TOWNSHIP OF DELRAN
RESOLUTION 2025-154**

**AUTHORIZING CME ASSOCIATES TO PERFORM ENGINEERING SERVICES
FOR BRIDGEBORO ROAD SANITARY SEWER REPLACEMENT**

WHEREAS, the Township of Delran provided funding in the Ordinance 2025-13 for Bridgeboro Road Sanitary Sewer Replacement; and

WHEREAS, the Township Council desires to have CME Associates, the Township Engineer, complete the above-mentioned services for the project in an amount not to exceed \$99,800.00; and

WHEREAS, the CFO has provided a certification of funds for the engineering services.

NOW THEREFORE, BE IT RESOLVED that the Township Council authorizes and directs the Township Engineer to provide the above-mentioned services upon effective date of the ordinance according to law.

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

Dated: September 9, 2025

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

Council President Lyon

Date signed: September 9, 2025

**TOWNSHIP OF DELRAN
RESOLUTION 2025-155**

**AUTHORIZING MEMBERSHIP IN A MUTUAL AID AND ASSISTANCE
AGREEMENT WITH PARTICIPATING UNITS**

WHEREAS, mutual aid and assistance agreements between municipalities, counties, law enforcement agencies, police, Emergency Medical Service, fire departments, fire companies or EMS organizations and fire departments situated in fire districts operated by a Board of Fire Commissioners, are permitted pursuant to N.J.S.A. 40A: 14-26 and 40A: 14-156.1; and

WHEREAS, the President in Homeland Security Directive (HSPD- 5), directed the Secretary of the Department of Homeland Security to develop and administer a National Incident Management System (NIMS), which would provide a consistent nationwide approach to Federal, State, local and tribal governments to work together more effectively and efficiently to prevent, prepare for, respond to and recover from domestic incidents, regardless of cause, size or complexity; and

WHEREAS, "The New Jersey Civilian Defense and Disaster Control Act" App.A9-33 et. seq., provides for the health, safety and welfare of the people of the State of New Jersey during any emergency by centralizing control of all civilian activities having to do with such emergency giving the Governor control over the resources of each and every political subdivision to cope with any condition that shall arise out of such emergency, and

WHEREAS, The Director of the Division of Fire Safety in the Department of Community Affairs promulgated rules in accordance with the "Fire Service Resource Emergency Deployment Act," N.J.A.C. 52:14E-1 et. seq., commonly referred to as the "Fire Service Resource Emergency Deployment Regulations" N.J.A.C. 5:75A et. seq., and

WHEREAS, it is deemed to be in the best interests of the residents of this municipality and/or fire district to enter into a mutual aid and assistance agreement with the County of Burlington and other municipalities including, but not limited to, municipal police, Emergency Medical Service or fire departments, volunteer fire companies or EMS organizations and/or fire districts to provide additional protection against loss, damage or destruction by fire, catastrophe, civil unrest, major emergency or other extraordinary devastation damage or destruction to person and property, in those situations when outside aid and assistance is needed.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Delran, County of Burlington and State of New Jersey as follows;

- A. That the Township of Delran is hereby authorized and directed to enter into the Burlington County Mutual Aid and Assistance Agreement between Participating Units, a copy of which is attached hereto and made part hereof, on the terms and conditions contained herein.

- B. That the Mayor and Township Administrator of the Township of Delran are hereby authorized and directed to execute said Mutual Aid and Assistance Agreement on behalf of the Township of Delran.
- C. That the Municipal Clerk is hereby authorized and directed to forthwith file a certified copy of this Resolution and an executed copy of the Agreement with the Burlington County Department of Public Safety Services, Office of Emergency Management. Said Office shall serve as the central repository and shall maintain a master listing of all Participating Units to the Mutual Aid and Assistance Agreement.

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

Dated: September 9, 2025

Witnessed by:

Jamey Eggers, Township Clerk
Township of Delran

SO RESOLVED.
TOWNSHIP OF DELRAN

Council President Lyon

Date signed: September 9, 2025

**TOWNSHIP OF DELRAN
RESOLUTION 2025-156**

REFUNDING ROAD OPENING DEPOSIT RO-3046

WHEREAS, the following applicants have filed an application for a road opening; and

WHEREAS, the projects have been completed and/or withdrawn; and

WHEREAS, the project has been inspected by the Public Works Department.

NOW, THEREFORE, BE IT RESOLVED that the following road opening permit deposits be refunded.

Name & Address	Project Location	File Number	Amount
Frank Busa 114 Swedes Run Drive Delran, NJ 08075	114 Swedes Run Drive	RO-3046	\$350.00

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

Dated: September 9, 2025

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

Council President Lyon

Date signed: September 9, 2025

**TOWNSHIP OF DELRAN
RESOLUTION 2025-157**

**AUTHORIZING EXTENSION OF CONTRACT FOR
COLLECTION AND DISPOSAL OF SOLID WASTE
TO REPUBLIC SERVICES OF NJ IN THE AMOUNT OF \$961,659.00
FOR A PERIOD OF ONE YEAR**

WHEREAS, Delran Township awarded a contract for the collection and disposal of solid waste services on September 28, 2021 to Republic Services of NJ, in the amount of \$,2566,049.00; and

WHEREAS, the bid contained the options for one year extension periods with a bid amount of \$961,659.00; and

WHEREAS, the Township Council wishes to extend the contract with Republic Services of NJ for a period of one year.

NOW THEREFORE, BE IT RESOLVED that the Township Council hereby authorizes the extension of contract for solid waste collection services with Republic Services of NJ in the amount of \$961,659.00 for a one-year period beginning October 1, 2025.

BE FURTHER RESOLVED that the award of this bid is being made with the requirement that the contractor comply with the requirements of P.L. 1975 C. 127 (NJAC 17:27) and N.J.S.A 10:5-31 et seq.

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

Dated: September 9, 2025

SO RESOLVED.

Witnessed by:

TOWNSHIP OF DELRAN

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

Council President Thomas Lyon

Date signed: September 9, 2025

**TOWNSHIP OF DELRAN
RESOLUTION 2025-158**

**AUTHORIZING THE RELEASE OF PERFORMANCE GUARANTEE
AGAPE HOUSE OF WORSHIP**

Whereas, a performance guarantee in the amount of \$5,000.00 (the “Safety and Stabilization Bond”) was previously posted by Agape House of Worship (the “Applicant”) as a performance guarantee, to guarantee the completion of certain site improvements at property known as Block 9, Lot 41.24 on the Tax Map of Delran Township (the “Property”); and

Whereas, the Safety/Stabilization Bond posted by the Applicant was posted in cash; and

Whereas, the Applicant has requested a release of the Safety/Stabilization Bond; and

Whereas, in a letter dated August 21, 2025, Township Engineer, CME Associates verified that the project is complete at this time and authorized the release of Applicant’s Safety/Stabilization Bond conditioned upon Applicant posting any, and all, outstanding engineering and inspection escrow; and

Whereas, pursuant to N.J.S.A. 40:55D-53 the Township Council can either “approve, partially approve, or reject the improvements on the basis of a report by the Municipal Engineer,” and

Now, therefore, be it resolved by the Mayor and Council of Delran Township that the Site Safety/Stabilization Bond in the amount of \$5,000 for improvements at the Property, for Applicant, Agape House of Worship be released as stated above upon Applicant’s posting of any and all outstanding engineering and inspection escrow.

Be it further resolved that the Township Clerk is hereby directed to forward a signed copy of this Resolution to the Applicant.

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

Dated: September 9, 2025

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

Council President Thomas Lyon

Date signed: September 9, 2025

**TOWNSHIP OF DELRAN
RESOLUTION 2025-159**

**A RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR ANNUAL MAINTENANCE AND
REPAIR OF SANITARY SEWER SYSTEM TO J. FLETCHER CREAMER & SON IN THE
AMOUNT OF \$120,959.00**

WHEREAS, Delran Township held a public bid opening on August 26, 2025 for bids for the Annual Maintenance and Repair of Sanitary Sewer System (the “Contract”); and

WHEREAS, Delran Township received three bid for the Contract as follows:

	Name	Year 1	Year 2	Year 3
1.	J. Fletcher Creamer & Son	\$120,959	\$120,959	\$120,959
2.	Waters & Bugbee, Inc.	\$132,505	\$136,505	\$140,505
3.	Earle Asphalt Company	\$144,710	\$144,710	\$144,710

WHEREAS, the Township Engineer has reviewed said bids; and

WHEREAS, J. Fletcher Creamer & Son was the lowest bidder for this Project; and

WHEREAS, the bid submitted J. Fletcher Creamer & Son did not contain any irregularities which would deem their bid to be non-responsive; and

WHEREAS, as the Township has indicated no prior negative history between the Township and J. Fletcher Creamer & Son; therefore, J. Fletcher Creamer & Son is to be considered a responsible bidder; and

WHEREAS, a certification of availability of funds has been provided by the Chief Financial Officer; and

WHEREAS, this contract is being awarded pursuant to N.J.S.A. 40A:11-1 et. seq.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Delran that the contract for this project shall be awarded to J. Fletcher Creamer & Son, 101 East Broadway, Hackensack, NJ 07601 for Year 1 for a total contract amount of \$120,959.00 with terms in accordance with the bid specifications.

BE IT FURTHER RESOLVED, the appropriate officials and appointees be and they are hereby authorized to prepare, review and/or execute any and all necessary documents relative to this contract authorization.

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

Dated: September 9, 2025

SO RESOLVED.

Witnessed by:

TOWNSHIP OF DELRAN

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

Council President Thomas Lyon

Date signed: September 9, 2025

**TOWNSHIP OF DELRAN
RESOLUTION 2025-160**

**A RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR
STEWART AVENUE ROADWAY IMPROVEMENTS PHASE II
TO R. E. PIERSON CONSTRUCTION IN THE AMOUNT OF \$930,990.90**

WHEREAS, Delran Township held a public bid opening on August 26, 2025 for Stewart Avenue Roadway Improvements Phase II (the “Contract”); and

WHEREAS, Delran Township received five bids for the Contract as follows:

	Name	Base Bid
1.	R.E. Pierson Construction	\$930,990.90
2.	Seacoast Construction	\$943,918.10
3.	Think Paver Hardscaping LLC	\$967,299.00
4.	Charles Marandino LLC	\$1,106,988.00
5.	Earle Asphalt Company	\$1,134,113.13

WHEREAS, the Township Engineer has reviewed said bids, and a summary and recommendation dated September 4, 2025, is attached hereto and made part hereof as Exhibit “A”; and

WHEREAS, R.E. Pierson Construction was the lowest bidder for this Project; and

WHEREAS, the bid submitted R.E. Pierson Construction did not contain any irregularities which would deem their bid to be non-responsive; and

WHEREAS, as the Township has indicated no prior negative history between the Township and R.E. Pierson Construction.; therefore, R.E. Pierson Construction is to be considered a responsible bidder; and

WHEREAS, a certification of availability of funds has been provided by the Chief Financial Officer which are available in Ordinance 2025-04; and

WHEREAS, this contract is being awarded pursuant to N.J.S.A. 40A:11-1 et. seq.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Delran that the contract for this project shall be awarded to R.E. Pierson Construction, PO Box 430, Woodstown, NJ 08098 for the Base Bid amount of \$930,990.90 with terms in accordance with the bid specifications.

BE IT FURTHER RESOLVED, the appropriate officials and appointees be and they are hereby authorized to prepare, review and/or execute any and all necessary documents relative to this contract authorization.

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

Dated: September 9, 2025

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

**Jamey Eggers, Township Clerk
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Council President Thomas Lyon

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