

**PUBLIC MEETING
MUNICIPAL BUILDING**

**September 9, 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. Carleton, Solicitor, and Ms. Eggers, Administrator/Township Clerk

PRESENTATION OF PROCLAMATION

Mr. Hutchins presented a proclamation to Girl Scout Troop #27485 for creating a pollinator garden at the entrance to Lake Lonnie.

ORDINANCE(S) ON SECOND READING

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.

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

Mr. Morrow made a motion to close the public portion, seconded by Mrs. Apeadu. All were in favor, motion approved.

Mrs. Apeadu made a motion, seconded by Mr. Jeney to adopt Ordinance 2025-16 on second reading. 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

ORDINANCE(S) ON FIRST READING

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

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

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

Ayes: 5

Nays: None

Motion Approved

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

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

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

Ayes: 5

Nays: None

Motion Approved

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. Authorizing the payment of bills including all purchases made under the Cooperative Purchasing Agreement
- k. Accepting the report of the CFO including the August 2025 YTD Revenue Report, YTD Budget Report and August Check Register.
- l. Accepting the report of the Tax Collector and Township Clerk
- m. Approval of the following Mercantile Licenses
 - Spirit Halloween, 4004 Route 130

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

Jen Reppert – Ms. Reppert asked why there was no public comment on the first reading of ordinances 2025-17 and 2025-18. Mr. Lyon stated that there is only public comment on the second reading. Mr. Carleton explained that this is dictated by the state of NJ. The NJ Statute is 40:41A-101.

Ms. Reppert disagrees with Ordinance 2025-17 because she feels it opens the door to allowing the government to have more control over an individual's property rights.

She asked what reforms are in place to safeguard from the issues that arose during the Carli Lloyd event.

Mr. Lyon responded that the legal advice given at that time was incorrect and the Township Attorney was asked to step down. He also stated that Council is very cognizant of the bid threshold and making sure that there is no bid splitting involved in any project or purchase.

Lois Jewell, Bentwood Drive – Ms. Jewell asked when Bentwood Drive, which was included on the 2025 Road Program, will be repaved.

Mr. Lyon advised calling the Clerk's office tomorrow to obtain that information.

Ms. Jewell asked if the grass outside Crab Du Jour could be cut since it has become an eyesore along

Route 130.

Ms. Eggers stated that she already included this on a list of things to be given to the code enforcement officer.

Mr. Hutchins stated that he spoke with Mathew Kreuzer, the code enforcement officer, and Mat is sending a letter to the owner of the property.

Ms. Jewell asked when there would be a discussion regarding e-bikes.

Mr. Lyon advised that this will be addressed again at the next work session.

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

Emergency Services – Chuck McSweeney, Delran Emergency Squad – Mr. McSweeney reported that the squad had 325 requests for medical emergencies in Delran. The emergency squad completed the state licensing process without any issues. The squad is looking forward to the upcoming Community Engagement and Senior Expo events.

Boards/Committees – Deb Hammond, Delran Green Team – Ms. Hammond thanked Girl Scout Troop #27485 for building the pollinator garden at Lake Lonnie.

She reported that the new community solar project has connected with PSE&G. Residents should see a credit on their bill in the next couple of months.

Ms. Hammond announced that the “Love Our Parks” day will take place on September 20th at 10:00 AM at Lake Lonnie, Swedes Lake and the Alboretum at the Chester Avenue jughandle. Volunteers are needed for a variety of tasks.

She commented that the Green Teams from Burlington County are hosting a Repair Café. Repair coaches will be available to teach people how to fix broken items. The event will be held at the Burlington County Agricultural Center, Centerton Road, from 1:00 – 4:00 PM on September 21st.

The Green Team will be holding a free Halloween costume shop at the municipal building on October 4th from 10:00 AM – 1:00 PM. Elsa from *Frozen* will be stopping by at 11:00 AM. Children can try on costumes and leave with their favorite one at no charge.

Ms. Hammond announced that there will be a night hike at Lake Lonnie on October 4th at 7:00 PM. The Delran Fire Department will be setting up a bonfire which will include s’mores. Residents should bring a chair and a roasting stick.

Ms. Eggers – Ms. Eggers reported that contracts were awarded for the Stewart Avenue project. There will be a resident meeting closer to the start of the project.

The contractor has installed the pipe up to 212 Leon Avenue. Manholes have been replaced with new castings. The asphalt repair is complete, and PSE&G has repaired a gas service break.

A pre-construction meeting was held last week for the Vermes Field project. Contracts are being executed and the lead time for the lights is 12-16 weeks once the order is placed.

There is a pre-construction meeting for Greenwood Avenue tomorrow at 10:00 AM. More information

will follow.

Ms. Eggers announced that the Public Works Department has scheduled clean-up days from October 15th through the 18th. More details will be available on the Township website soon.

Mr. Hutchins – Mr. Hutchins reminded residents that the Community Engagement Day will be held on Sunday, September 14th.

He remarked that the Fall Festival will be on Sunday, October 19th from 2:00 PM – 6:00 PM at Holy Cross Preparatory Academy and will include craft vendors, a DJ, a pumpkin patch, tent or treat, a pie eating contest, crafts for kids, a costume contest and much more.

Mr. Carleton – No report

Mr. Morrow – Mr. Morrow explained that last week he, Councilman Jeney and Ms. Eggers met with Beth Brown, the Director of External Affairs for the Delaware River Basin Commission. The commission keeps water purified and flowing along the 330 miles of the Delaware River. Hopefully, she will be able to give some advice about the issues Delran Township is dealing with.

Mr. Morrow announced that he is very excited about the adoption of Ron, a K-9 who will be joining the Delran Police Department.

He cautioned residents to be aware of deer along many of the roadways in the Township. He stressed the importance of nature and acknowledged the work that the Girl Scouts did to create the pollinator garden.

Mr. Morrow reported that the Township Solicitor is working on regulations that will address the increase in e-bikes in Delran.

Mrs. Apeadu – Mrs. Apeadu reminded anyone interested that the Senior Expo will take place on Monday, September 15th.

Mr. Smith – Mr. Smith stated that he is looking forward to the Community Engagement Day on September 14th and the Senior Expo on September 15th.

He commented that e-bike safety is a major concern of his. He plans to work with law enforcement to educate riders about how to operate their vehicles properly.

Mr. Smith announced that there will be a college and career day at Abundant Life Fellowship Church, 4151 Route 130 South in Edgewater Park from 10:00 AM – 1:30 PM. State Senator Troy Singleton will be in attendance and will speak to students and their parents about a variety of post high school options. Some area colleges are scheduled to attend, and information will be given regarding financial aid and filling out the FAFSA. Please register at www.abundantlife.org

Mr. Jeney – Mr. Jeney announced that Beth Brown will be giving a presentation at a future Township Meeting that will cover stormwater, flooding, climate change, etc.

He asked residents to stop using neighborhood mosquito control companies, explaining that the treatments kill many helpful bugs along with mosquitos.

Mr. Jeney stated that Flags for Heroes will be flying from November 9th – 14th outside of the Municipal Building. Flags to honor the heroes in your life can be purchased for \$50 each. Proceeds benefit veterans, young people, the homeless, etc.

Nancy Evans commented that Terminix informed her that they do not spray plant life where there is pollination happening. They only spray areas where they see mosquito larva.

Mr. Jeney remarked that the Mosquito Control Commission informed him that it's impossible to predict what it's going to kill since the spray goes everywhere.

Mr. Lyon – Mr. Lyon is looking forward to obtaining Ron, the K-9.

He congratulated the Girl Scouts for their efforts at Lake Lonnie.

Mr. Lyon reported that e-bikes are a big problem. He is hopeful that with a new ordinance and training in schools, the chance of a tragedy will be reduced.

He thanked Mrs. Apeadu for organizing the Senior Expo.

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

