

**WORK SESSION
MUNICIPAL BUILDING**

**September 23, 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, and Mr. Lyon were present. Mr. Jeney was absent.

ALSO PRESENT: Mr. Marmero, Solicitor, Mr. D'Armiento, Engineer, Ms. Eggers, Administrator/Township Clerk

WORK SESSION

E-Bike Discussion

Mr. Marmero drafted an ordinance that encompasses everything the Township can do from a legal standpoint when it comes to managing e-bikes. He included the three classes of e-bikes that are already set by State law along with the restrictions and requirements of operation for each class.

Mr. Lyon assured residents that the point of the ordinance will be more about education rather than fines. The goal is for riders to operate their bikes safely to avoid injuries.

Mr. Morrow stated that he is in favor of people riding e-bikes and feels that this proposed ordinance will be a step in the right direction.

Mrs. Apeadu asked how speed would be checked.

Mr. Marmero replied that the police department has equipment that can measure the speed of the bikes.

Mr. Smith stressed the importance of educating riders and their parents on how to operate e-bikes in a safe manner.

Mrs. Apeadu asked about signage restricting e-bikes in certain areas.

Mr. Lyon explained that the ordinance allows for signs banning e-bikes to be placed in congested areas if it is deemed necessary from a safety standpoint.

Mr. Marmero will finalize the ordinance, and it will be presented on first reading at a future

meeting.

Construction Fee Amendment

Mr. Lyon explained that the State of NJ has specific charges for photovoltaic panels. This amendment is bringing the Township into alignment with the State mandated fees.

Mr. Morrow asked if this is for solar power and who would be performing inspections of the panels.

Mr. Lyon stated that Delran Township would be conducting the inspections.

Mr. Marmero gave a brief description of the State fees based on the Kilowatts of the panels and explained that the amendment brings the fee rate in Delran Township up to where it should be.

CONSENT AGENDA

- a. **Resolution 2025-161** Authorizing the Purchase of Two (2) 2026 Police Interceptor Utility Vehicles Under State Contract Fleet 20-Fleet-01189
- b. **Resolution 2025-162** Authorizing The Upfit of Police Vehicles Under State Contract T-0106 Police And Homeland Security Equipment & Supplies
- c. **Resolution 2025-163** Refund Tax Overpayments
- d. **Resolution 2025-164** Authorizing Signatures for Accounts Held at TD Bank
- e. **Resolution 2025-165** Authorizing Various Grass Cuttings
- f. **Resolution 2025-166** Requesting Approval of Items of Revenue and Appropriation in Accordance with N.J.S.A. 40A:4-87 2021 and 2022 Recycling Tonnage Program
- g. **Resolution 2025-167** Resolution of the Township of Delran to Award a Contract to Cavallo Environmental Services, LLC. for the Development of the 2025 PMP Annual Report
- h. **Resolution 2025-168** Approval to Submit an Additional Award Extension Request for LA-2022 SST Delran Township FY-2022 Route 130 & Chester Avenue Pedestrian Safety Improvements 03 to the New Jersey Department of Transportation
- i. **Resolution 2025-169** Approval to Submit an Additional Award Extension Request for LA-2022 Bike Delran Township FY-2022 Delran Community Park Bike Path

Improvement 03 to the New Jersey Department of Transportation

- j. Resolution 2025-170** Approval to Submit an Additional Award Extension Request for LA-2023 Bike Delran Township FY-2023 Delran Community Park Bike Path Improvements Phase 2 03 To The New Jersey Department of Transportation
- k. Resolution 2025-171** Approval to Submit an Additional Award Extension Request LA2024 SST Delran Township Hartford Road Sidewalk Improvements 03 to the New Jersey Department of Transportation
- l. Resolution 2025-172** Approval to Submit an Additional Award Extension Request LA2024 Bike Delran Township FY-2024 Delran Community Park Bike Path Improvements Phase 1 & 2 03 to the New Jersey Department of Transportation
- m. Resolution 2025-173** Authorizing Emergency Procurement Resolution for Repairs to Jetter Truck for the Sewer Department
- n.** Authorizing the payment of bills including all purchases made under the cooperative purchasing agreement
- o.** Approval of the following Mercantile Licenses
 - Wholesale Auto Source, LLC., 207A-14 Carriage Lane
 - Wendy's #2629, 5011 Route 130 (Change of Ownership)
 - Grass Roots Turf Products, Inc. 1829 Underwood Blvd., Suite 4
 - Auto Nexus, LLC., 207-3 Carriage Lane
- p.** Approval of the Minutes for the August 26, 2025, Work Session Meeting

Mr. Morrow asked for an explanation of the charges mentioned in Resolution 2025-173.

Mr. Lyon responded that an employee had an accident in one of the trucks which caused extensive damage that needs to be repaired. He and Ms. Eggers added that the JIF has reimbursed a significant amount of the repair bill.

Mr. Smith 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, and Mr. Lyon voted aye.

Ayes: 4

Nays: None

Motion Approved

PUBLIC PORTION

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

Dave Sutter, 206 Leon Avenue – Mr. Sutter stated that he is unhappy with the condition of the Leon Avenue Sewer Replacement Project site as well as how the work is being performed. He is also very concerned about potential environmental hazards due to raw sewage spilling out onto the street.

Mr. Sutter expressed frustration over a lack of response from various emails that he sent about the issues.

Gerry Savidge, 304 Leon Avenue – Mr. Savidge stressed the importance of notifying residents that there is raw sewage on the street.

Mr. Lyon advised that the contractor was instructed to do this.

Mr. D'Armiento asked Mr. Savidge for the addresses of the homes affected.

Chris Adryan, Summerhill – Ms. Adryan stated that projects in the community are not being overseen properly, and contractors are not being held accountable.

She stated that she is a conservative who supports the Mayor even though she doesn't always agree with him. She expressed concern that council members never disagree with each other and there are never any discussions or differences of opinion.

Patricia Griffith, 518 Brown Street – Ms. Griffith asked what the consequences are if local cannabis stores do not have an armed guard on site.

Mr. Marmero stated that it could be treated as a zoning violation.

Mr. Lyon explained that there is a process that must be followed when a situation like this arises.

Mal Anderson, Delran Historical Society – Mr. Anderson reported that photographs have been selected to be displayed in the court room.

He explained that 10 additional site markers and signs have been placed at historical places around the Township.

Mr. Anderson announced that the current display in the municipal building lobby will be changed

in January. The new display will center around the police and fire departments.

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 – Deb Hammond, Green Team stated that a Repair Café was held on Sunday September 21st at the Burlington County Agricultural Center. People brought broken items to the event and were assisted in fixing them.

She announced that on October 4th from 10:00 AM – 1:00 PM at the Municipal Building, The Green Team will be hosting their Halloween Shop. Princess Elsa will be in attendance at 11:00 AM. Children will have the ability to try on costumes and leave with their favorite at no charge. There is also a bin in the Municipal Building lobby where residents can deposit Halloween costumes that are no longer needed.

Ms. Hammond remarked that there will be a night hike at Lake Lonnie on October 4th at 7:00 PM. The theme of the evening is bats. Batwoman will be in attendance, and the Delran Fire Department will be providing a bonfire where residents can make s'mores.

Nancy Anderson, Treasurer, Delran Historical Society – Ms. Anderson asked if there is more storage space available for the Historical Society. She mentioned the possibility of purchasing rolling cabinets that could be kept in their current room.

Mr. Lyon explained that there is a limited amount of space and it's very difficult to accommodate everyone. He stated that the issue will be discussed.

Ms. Eggers – Ms. Eggers reported that a meeting was held with the Army Corps of Engineers. The civil design is continuing, and the hydraulic modeling will start up again during the week of October 1st. They have 50% of the Geotech field samples processed and an updated schedule is expected on Friday. The Township is in the process of resubmitting a letter of intent regarding the flood control project funding.

She announced that the Clean Communities Clean-up Days is scheduled for Wednesday, October 15th through Friday, October 17th from 7:00 AM – 7:00 PM and Saturday, October 18th from 7:00 AM – 5:00 PM. Residents can bring virtually any item to the Municipal Building for disposal. There will also be a shredding event on Saturday, October 18th from 8:00 AM – 11:00 AM.

On Saturday, November 1st there will be a free rabies vaccine clinic in the pole barn of the municipal building from 1:00 PM – 3:00 PM.

Ms. Eggers stated that there will be a veterans appreciation dinner organized by Feeding Our Heroes along with Senator Singleton's office. The event will be held on October 22nd from 3:00 PM – 6:00 PM at the VFW.

She reported that The Delran Sun will be dropping off copies of the newspaper for any residents who don't receive it at their homes.

Ms. Eggers announced that beginning in October the Mayor and Council will be issuing a monthly newsletter on the 1st of every month.

Mr. Marmero – No report

Mr. D'Armiento – Mr. D'Armiento explained that in regard to the sewage spill on Leon Avenue, the contractor has been made aware that they are required to address all of the current problems. They have already knocked on the doors of impacted residents. He will speak with the contractor again regarding any additional clean-up that needs to be done on the roadway.

He noted that there are three grant extensions that cover the bike path at Delran Community Park as well as two sidewalk projects. All are being worked on with the DOT and the County.

Mr. D'Armiento mentioned that a pre-construction meeting will be scheduled for Stewart Avenue Phase II. Bids were received for the 2025 Road Program. A recommendation for an award will be forthcoming.

Mr. Morrow asked what happened on Leon Avenue that caused the sewage issue.

Mr. D'Armiento reported that there was an unforeseen problem when they were taking down the pump and a miscommunication when the issue was being addressed that led to the spill. The contractor knows that it was their responsibility, and they do not anticipate that it will happen again.

Mr. Morrow – Mr. Morrow announced that early voting begins on October 25th and ends on November 2nd, and voters are also able to vote by mail.

He noted that it was great to see the residents at the Community Engagement Day and the Senior Expo and reported that a lot of valuable information was provided.

Mr. Morrow asked about what information could be placed on the electronic billboard on Route 130.

Ms. Eggers responded that a new company owns the billboard, and she will get up-to-date information as to what the Township can post.

Mr. Morrow stressed that Council members do not always agree with each other, but they are

dedicated to doing what is best for the community. He feels strongly that opposing points of view can be calmly discussed and a compromise can be reached regardless of political parties or differences of opinion.

Mrs. Apeadu – Mrs. Apeadu thanked the seniors, vendors and elected officials who attended the recent Senior Expo. She is gathering more helpful information that she will share with residents in the future. She thanked Kimberly Bogie, Suzanne Mormando, Jamey Eggers, the Mayor, Lynn Jeney and the rest of Council for helping to make the event a success.

Mr. Smith – Mr. Smith thanked everyone who came out for the Community Engagement Day and Senior Expo.

He encouraged residents to take advantage of the upcoming paper shredding event.

Mr. Smith announced that last Friday he and the rest of Council volunteered at Shop Rite where they encouraged shoppers to make donations to local food banks.

He noted that last Saturday the Abundant Life Church in Edgewater Park hosted a successful College and Career Day. Senator Singleton spoke to attendees about the option of going into one of the trades after high school. Union representatives and local colleges were also present to provide information.

Mr. Smith expressed an interest in introducing a Big Brothers/Big Sisters program in Delran Township. He is currently gathering information and will provide additional details at a later date.

Mr. Lyon – Mr. Lyon pronounced that he had enjoyed encouraging Shop Rite shoppers to round up their grocery bills to help people struggling with food insecurity.

The Mayor and his wife along with Mr. Lyon, recently visited Active Day, an adult daycare program in the Township. Mr. Lyon reported it was a fun experience and stated that there is an open house this Friday and all are welcome.

He advised residents to exercise caution when traveling through areas undergoing road construction. This helps to ensure that all of the members of road crews are able to go home to their families at the end of the day.

Mr. Lyon assured residents that there are times that Council does not agree but a decision is made that best suits the majority of people. He pronounced that the Mayor and Council are a team that supports each other.

Mr. Lyon also stated that Mrs. Apeadu responds to emails that are sent directly to her and keeps all parties informed about the information received in them by including others in her response.

EXECUTIVE SESSION At this time, Mr. Lyon asked for a motion to adopt Resolution 2025-

174 Authorizing the Executive Session to discuss the following: Contract Negotiations – Shared Services with Riverside Township for Greenwood Avenue Improvements

**TOWNSHIP OF DELRAN
RESOLUTION 2025-174**

**AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:
CONTRACT NEGOTIATIONS – SHARED SERVICES WITH RIVERSIDE TOWNSHIP
FOR GREENWOOD AVENUE IMPROVEMENTS**

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 September 23, 2025 for the following reasons:

1. Contract Negotiations – Shared Services with Riverside Township for Greenwood Avenue Improvements

NOW THEREFORE BE IT RESOLVED that the meeting is closed for the reasons above in accordance with the Open Public Meeting Act.

Mrs. Apeadu made a motion, seconded by Mr. Smith to adopt Resolution 2025-174. 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. Morrow made a motion to adjourn the meeting, seconded by Mrs. Apeadu. All were in favor; the meeting was adjourned.

Submitted,

Jamey Eggers
Municipal Clerk