

**PUBLIC MEETING  
MUNICIPAL BUILDING**

**October 14, 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 were present. Mr Lyon was absent.

**ALSO PRESENT:** Mr. Hutchins, Mayor, Mr. Carleton, Solicitor, and Ms. Eggers, Administrator/Township Clerk

**OATH OF OFFICE**

Mr. Hutchins administered the oath of office to Acting Chief of Police Matthew Gasper and Captain Joseph Vasbinder.

**ORDINANCE(S) ON SECOND READING**

**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:

41 "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.

42 "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.

43 "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.

44 "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.

45 "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.

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

Jen Reppert, Delran – Ms. Reppert stated that she is opposed to this ordinance because she feels it infringes on private property rights. She explained that homeowners should be able to use their properties in ways that best suit them provided that the use does not harm neighbors or the community. Ms. Reppert commented that this is an example of government overreach, and the ordinance does not clearly demonstrate how prohibiting rentals benefits the community. She urged Council to consider these concerns prior to voting.

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

Mr. Morrow made a motion, seconded by Mrs. Apeadu to adopt Ordinance 2025-17 on second reading. There being no questions, the roll was called.

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

Ayes: 3

Nays: 1

Motion Approved

## **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.

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

There were no public comments.

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

Mr. Morrow made a motion, seconded by Mr. Smith to adopt Ordinance 2025-18 on second reading. There being no questions, the roll was called.

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

Ayes: 4

Nays: None

Motion Approved

## **ORDINANCE(S) ON FIRST READING**

**Ordinance 2025-19** An Ordinance Amending Chapter 150, Section 6 within the Code of the Township of Delran

Mrs. Apeadu made a motion, seconded by Mr. Smith

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

Ayes: 4

Nays: None

Motion Approved

**Ordinance 2025-20** An Ordinance of the Township of Delran Regulating the use of Electric Bicycles within the Township

Mrs. Apeadu made a motion, seconded by Mr. Morrow

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

Ayes: 4

Nays: None

Motion Approved

## **CONSENT AGENDA**

- a. **Resolution 2025-175** Approving Raffle License #670 Delran Fire Department #232
- b. **Resolution 2025-176** Approving Raffle License #671 Delran Middle/High School PTA
- c. **Resolution 2025-177** Refund Tax Overpayments
- d. **Resolution 2025-178** Authorizing the Cancellation of Taxes of a Totally Disabled Veteran Located at Block 118.19 Lot 79 Partial Tax Year 2025 and thereafter
- e. **Resolution 2025-179** Authorizing Acceptance of Grant from the Burlington County Division of Behavioral Health and Youth Services
- f. **Resolution 2025-180** Authorizing the Replacement of Steel Entrance Doors Under State Contract 21-GNSV1-01461
- g. **Resolution 2025-181** Appointing Chicken Advisory Board Members
- h. **Resolution 2025-182** Supporting the State House Commission Pre-Application to the New Jersey Department of Environmental Protection for Diversion of Parkland at Property Known as 102 Mulberry Street, Block 125, Lot 56
- i. **Resolution 2025-183** Awarding a Contract for the Purchase of a 2025 Kubota Tractor through

the Education Services Commission of New Jersey Cooperative Pricing Agreement in the Total Amount of \$155,448.41

- j. Resolution 2025-184** Approving Sanitary Sewer Connection Application TCD 257 SNJ 600 Delran Property, LLC. Block 9.05, Lot 5
- k. Resolution 2025-185** Authorizing the Purchase of Firearms/Ammunition/Equipment Under State Contract T-0106 17-Fleet-00721 Law Enforcement Firearms Equipment and Supplies
- l. Resolution 2025-186** Authorizing Award of Contract for 2025 Road Improvement Program to R. E. Pierson Construction in the Amount of \$2,845,305.00
- m. Resolution 2025-187** Authorizing the Cancellation of Taxes of a Totally Disabled Veteran Located at Block 57 Lot 5.02 Partial Tax Year 2025 and thereafter
- n. Resolution 2025-188** Resolution of the Township of Delran Authorizing Execution of a Shared Services Agreement with Riverside Township for the “Greenwood Avenue Improvements” Project
- o. Resolution 2025-189** Authorizing Execution of a Service Agreement with Visual Computer Solutions, Inc. (Jobs4Blue) for Administration of Off-Duty Police Detail Services
- p.** Authorizing the payment of bills including all purchases made under the cooperative purchasing agreement
- q.** Accepting the report of the CFO including the September 2025 YTD Revenue Report, YTD Budget Report and September Check Register.
- r.** Accepting the report of the Tax Collector and Township Clerk
- s.** Approval of the following Mercantile Licenses

- Feeley’s Landscaping& Design, LLC., 40 Hartford Road

Mr. Morrow referred to Resolution 2025-186 and asked for confirmation that R.E. Pierson Construction has handled the recent sewage spill on Leon Avenue properly before being awarded another contract.

Ms. Eggers reported that everything was taken care of to the satisfaction of the engineer and the Township.

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, and Mr. Jeney voted aye.

Ayes: 4

Nays: None

Motion Approved



## **MINUTES FOR APPROVAL**

Approval of the minutes for the following meeting:

- Work Session – September 23, 2025

Mr. Morrow made a motion, seconded by Mr. Smith to approve the minutes listed above. There being no questions, the roll was called.

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

Ayes: 4

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 the Mayor how much fecal matter and liquid raw sewage was removed from Leon Avenue after the recent sewer line rupture.

Mr. Hutchins explained that he did not receive the exact amounts.

Mr. Spych asked if sewage was disposed of into Lake Lonnie.

Mr. Hutchins responded that to the best of his knowledge it was not disposed of into Lake Lonnie or Swedes Lake.

Mr. Spych asked if the State of NJ EPA was notified.

Ms. Eggers explained that there were four samples taken from the lake and sent for review. A report was given to the Township.

Mr. Spych asked if any information regarding the recent spill was placed on the Township website.

Ms. Eggers and Mr. Hutchins stated that no information was posted online.

Patricia Griffith, Brown Street – Ms. Griffith asked who will be conducting the counseling mentioned in Resolution 2025-179.

Ms. Eggers explained that funds have not been received yet, but they will be designated for general substance abuse prevention programs.

Ms. Griffith questioned Resolution 25-182.

Mr. Jeney briefly reviewed the process of the diversion which involves exchanging the Mulberry Street property for a five-acre property in the Congressional development. This will allow the Township to begin

using Green Acres money again.

Ms. Griffith asked what the purpose of the tractor is in Resolution 25-183. She also questioned if it is being purchased using Township funds.

Mr. Jeney stated that the tractor is for the Public Works Department, and it is being purchased with Township funds.

Ms. Griffith asked what roads are being improved in Resolution 25-186.

Ms. Eggers responded that she will be mentioning them in her report but they are primarily in the Millside Development

Ms. Griffith asked why more residents were not notified about the sewage spill on Leon Avenue.

Ms. Eggers was informed that on the evening of the spill, homeowners on Leon Avenue were made aware of the issue.

Ms. Griffith suggested that notifications should have included residents in the surrounding area since many people walk dogs or have children that play on Leon Avenue.

Jen Reppert, Delran Township – Ms. Reppert asked why the new communications director didn't disseminate information regarding the recent sewage spill.

Mr. Hutchins explained that the new communications director hasn't started yet but residents should expect an entirely new level of communication once everything is in place.

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** – Brian Baiada, Delran Emergency Squad – Mr. Baiada reported that the Delran Emergency Squad responded to 330 calls in the month of September. He explained the importance of mutual aid and stated that it is a two-way street which works well for everyone involved.

Mr. Baiada remarked that the emergency squad is looking forward to participating in the upcoming Fall Festival.

He announced that the squad is in the process of completing some continuing education classes. Classes are offered free of charge to the Delran fire and police departments.

The emergency squad is also working to enhance their social media presence

**Boards/Committees** – Deb Hammond, Green Team – Ms. Hammond announced that the Green Team's 7<sup>th</sup> annual Halloween Shop was held on Saturday, October 4<sup>th</sup>. She recognized Larry Levin from Formal Expressions for giving clothing racks to hang the costumes on and Alexis Brennan who attended the event as Princess Elsa. Shoppers went home with 185 costumes, diverting 132 pounds of material from the landfill. Costume collection bins will remain after Halloween to amass costumes for next year.

Ms. Hammond stated that a night hike with a bat theme was held on October 4<sup>th</sup>. The evening concluded with a bonfire provided by the Delran Fire Department and s'mores.

Anyone interested in purchasing a tree of honor is encouraged to submit their request now since trees will

be selected next month.

Patricia Griffith, Recreation Advisory Committee – Ms. Griffith announced that the RAC will be sponsoring a Fall Festival on Sunday, October 19<sup>th</sup> from 2:00 – 6:00 PM at Holy Cross Preparatory Academy.

**Ms. Eggers** – Ms. Eggers reminded residents that the Fall Clean-up Days will run from Wednesday, October 15<sup>th</sup> to Friday, October 17<sup>th</sup> from 7:00 AM – 7:00 PM and will end on Saturday, October 18<sup>th</sup> with hours from 7:00 AM – 5:00 PM. There will also be a paper shredding event on Saturday, October 18<sup>th</sup> from 8:00 AM – 11:00 AM.

A free rabies clinic is scheduled for Saturday, November 1<sup>st</sup> from 1:00 PM – 3:00 PM in the pole barn at the Municipal Building.

A resident meeting was held last night for homeowners affected by the Greenwood Avenue project. Riverside Township is heading the project, and their engineer is the main point of contact. Think Pavers is the contractor, and they will begin concrete work this Monday with paving to follow six weeks later.

A resident meeting will be held on Monday, October 20<sup>th</sup> for Stewart Avenue Phase 2. Residents should have received notifications today.

The contract for the 2025 Road Program was awarded tonight. Residents who live in the Millside area of Holyoke, Rutgers, Penn, Dartmouth, Princeton and Suburban will have a meeting on October 27<sup>th</sup> at 6:00 PM. The second meeting will be on November 3<sup>rd</sup> at 6:00 PM for residents who reside on Yardley Road and Bentwood Drive. Homeowners should be receiving notifications early next week.

**Mr. Hutchins** – Mr. Hutchins congratulated Acting Chief Matt Gasper and Captain Joseph Vasbinder for everything that they do.

He explained that four areas around Swedes Lake and Leon Avenue were tested after the sewage spill and were all found to be within normal range.

**Mr. Carleton** – No report

**Mr. Morrow** – Mr. Morrow cautioned residents to be aware of text messages that say they come from the State Division of Taxation. He warned that the agency only sends text messages if individuals sign up for them.

He advised that there is one application for the Senior Freeze, Stay NJ, and the Anchor programs and qualified people can apply until October 31<sup>st</sup>. More information is available on the state website.

Mr. Morrow announced that early voting runs from October 25<sup>th</sup> through November 2<sup>nd</sup>. Polling places that are close to Delran include locations in Cinnaminson, Willingboro, and Mount Laurel. He encouraged voters to take advantage of this option. He also advised residents to take an interest in the school board election.

He mentioned that the restrictions for renting residential amenities protects residents, police officers, and properties. A resident who would like special permission can always submit an application to the zoning board.

**Mrs. Apeadu** – Mrs. Apeadu reported that she and the township engineer visited areas that residents previously expressed concerns about and found them to be under control.

She pronounced that she is against the renting of amenities in residential zones because it has potential repercussions on neighbors. She assured residents that Council spoke with the police department and discussed the issue. She is confident that Ordinance 2025-17 is what's best for the Township.

**Mr. Smith** – Mr. Smith congratulated Chief Gasper and Captain Vasbinder and noted what a tremendous group of first responders the Township has.

He cautioned drivers to be aware of weather conditions and reduced daylight as we move further into fall.

Mr. Smith stated that there will be a shredding event at the Township on Saturday, October 18<sup>th</sup> from 8:00 – 11:00 AM. He stressed the importance of safely disposing of confidential papers.

He announced that the Fall Festival will be held on Sunday, October 19<sup>th</sup> from 2:00 – 6:00 PM at Holy Cross Preparatory Academy and is looking forward to helping the Mayor officiate the cornhole tournament.

Mr. Smith advised residents that today is the last day to register to vote in the general election.

**Mr. Jeney** – Mr. Jeney expressed appreciation for Chief Gasper, Captain Vasbinder and all that emergency services do for the citizens of Delran Township.

He discussed the Flags for Heroes program that is being run in conjunction with the West Jersey Rotary Club. For \$50.00, local heroes can be recognized with a flag and medallion. Both will be on display during the week that includes Veterans Day. Residents can purchase flags until October 31<sup>st</sup>. More information is available on the Township website.

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

Submitted,

Jamey Eggers  
Municipal Clerk

