

**WORK SESSION
MUNICIPAL BUILDING**

**October 28, 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

OATH OF OFFICE

Mr. Hutchins administered the oath of office to K-9 Ron

PROCLAMATION

Mr. Hutchins presented a proclamation to K-9 Protectors.

Mr. Tyler Burrell on behalf of the Burlington County Board of Commissioners, along with John Fine, Deputy Director of Burlington County Public Safety, and Kevin Briggs, Executive Supervisor of Burlington County Public Safety presented a proclamation to K-9 Protectors.

Mr. Burrell also presented a certification to Patrolman Tyler Malia, K-9 Ron and the Delran Police Department for the K-9 program at the Township.

Officer Pfeffer thanked Mr. Morrow and the other members of Council, Mr. Hutchins, and Ms. Eggers for bringing the K-9 program back to Delran Township.

Officer Pfeffer thanked Delran Schools Superintendent Dr. Lisa Della Vecchia, DHS Principal Brian Stolarick, Teacher, Jackie McGhee and the nine students in her graphic design class. The students were offered the opportunity to design a K-9 patch that will be worn by Patrolman Tyler Malia. Officer Pfeffer announced that Tyler Grose was the winner of the competition, and the patch was unveiled.

WORK SESSION

Introduction of Chicken Advisory Board Members

Mr. Jeney introduced the five members of the Chicken Advisory Board: Dana Nahill Candace

Giardinelli, Angelina Vassa, Brittany Minard, and Beth Thompson with terms to expire on September 30, 2027.

250th Celebration – July 4, 2026

Mr. Hutchins reported that there will be a collaborative, three town Fourth of July weekend celebration that will begin on Friday, July 3rd with a parade, followed by fireworks on July 4th in Delran and a 5K run along with concerts in Delanco on July 5th. The goal is to unify all the 08075 towns during the celebration.

Mr. Jeney stated that the idea is a good one and he is looking forward to hearing about the plans.

Mr. Lyon cautioned that there may be challenges in getting people to work over a holiday weekend.

Mr. Hutchins advised that he would let everyone know when the next planning meeting will be so anyone interested can attend.

Best Practices 2025

Ms. Eggers explained that the state requires each municipality to complete an annual Best Practices Inventory checklist. This assesses each municipality's compliance with various laws and their commitment to sound financial and operational best practices. She was happy to report that, as a result of the checklist, Delran Township will be receiving the full state aid allotment.

2025 Capital Budget

Ms. Eggers reported that during the planning of the 2025 capital budget, money was put aside in the operating budget in case some major sewer repairs were required. The funds were not used for that purpose and do not have to be spent; however, there are other sewer projects that this money could be used for in 2025 if Council agrees.

Mr. D'Armiento outlined some of the projects being considered including disc filter panels, three mixers for the large treatment plant, and a CCTV and cleaning in advance of the upcoming road program.

Council decided that the funds should be used for the necessary maintenance projects.

Ms. Eggers informed Council that there were also funds set aside for recreational improvements that included the hockey rink and a possible pickleball court. Various options were researched. A dual surface was deemed to be the best product as it will work in a shared space for both hockey and pickleball. The rest of the funds can be used for the Summerhill Baseball Field.

Mr. Lyon mentioned Leon Avenue Field. Ms. Eggers reported that the township is waiting to hear from PSE&G to see if they will provide irrigation at that location. Mr. D'Armiento will follow up

with them.

Mrs. Apeadu asked why a dual surface for the hockey rink and pickleball court was decided on.

Mr. Hutchins explained that the dual surface was tested and found to be the best one and that it just happened to have an added bonus of being able to be used for pickleball as well.

An additional benefit is that the tiles can be replaced as needed instead of replacing the entire surface ultimately costing less in the long run.

CONSENT AGENDA

- a. **Resolution 2025-190** Authorizing Change Order No. 2 for Pumping Station Water Service Upgrades
- b. **Resolution 2025-191** Approving the Cancellation of Checks Issued for the Refund of Recording Fees on Tax Liens
- c. **Resolution 2025-192** Adopt Updates to the General Personnel Policy Manual
- d. **Resolution 2025-193** Authorizing a Resolution to Affirm the Township of Delran's Civil Rights Policy with Respect to all Officials, Appointees, Employees, Prospective Employees, Volunteers, Independent Contractors, and Members of the Public that Come Into Contact with Municipal Employees, Officials and Volunteers
- e. **Resolution 2025-194** Refunding Road Opening Deposit RO-3053
- f. Authorizing the payment of bills including all purchases made under the cooperative purchasing agreement.
- g. Approval of the following Mercantile Licenses
 - Select Auto Care, 4001 Bridgeboro Road
 - Lucas Auto Sales, 209A-7 Carriage Lane
 - Automotive Wholesalers, LLC, 209 Carriage Lane
 - High Class Enterprises, Inc., 150A-30 Carriage Lane
 - Keys 2 Auto, LLC, 209-5 Carriage Lane
- h. Approval of the Minutes for October 14, 2025, Public Meeting

Mr. Smith made a motion, seconded by Mrs. Apeadu to adopt the above Consent Agenda a. through g.

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

Mr. Jeney made a motion, seconded by Mr. Morrow to adopt the above Consent Agenda letter h.

There being no questions, the roll was called.

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

Ayes: 4

Nays: None

Abstain: 1

Motion Approved

PUBLIC PORTION

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

Joan Kerstetter, 10 River Drive – Ms. Kerstetter questioned Mrs. Apeadu about the status of recent issues that she had reported in her neighborhood.

Mrs. Apeadu stated that she visited the areas in question with Mr. D'Armiento. Mr. D'Armiento explained that after their visit, he spoke with Ms. Eggers who contacted Verizon. Verizon assured Ms. Eggers that the problems would be investigated. She will follow up with them this week.

William Spych, 518 Brown Street – Mr. Spych asked for the status of the NJ DOT proposed bike path along Route 130 North. Ms. Eggers reported that the municipality has not received any updates since the initial meeting.

Mr. Spych asked for an update regarding the work that the Army Corps of Engineers is conducting in the Riverside Park section of the Township.

Ms. Eggers reported that the project schedule is being updated and the Township will receive a copy. There will be different options presented to Delran Township and it will probably be completed by the first quarter of 2027.

Mr. Spych asked if the NJ DEP report covering the raw sewage incident that occurred in September at Leon & Third will be posted on the Township website. Ms. Eggers and Mr. Hutchins stated that it could be posted on the website.

Mr. Hutchins stressed that raw sewage was never purposely disposed of into the lake.

Patricia Griffith, Brown Street – Ms. Griffith asked when the new communications officer was going to start. Mr. Hutchins and Ms. Eggers explained that the contract is being finalized.

Ms. Griffith proposed that the communications director post a comment section on the website that would pertain to any ordinances being considered. It would be a way to engage more people in the process.

Mr. Lyon explained that it would severely impact the ability to get some things done in a timely manner.

Leslie Sweet, Stewart Avenue – Ms. Sweet asked for the difference between ordinances and resolutions.

Mr. Marmero explained that resolutions are typically decisions that last a year while an ordinance will appear in the Township code.

Ms. Sweet asked for clarification on Resolution 2025-193.

Mr. Marmero explained that this is something that must be done every year and states that there will be no discrimination, harassment, etc.

Ms. Sweet asked for the two official newspapers of Delran Township.

Ms. Eggers responded that the Burlington County Times is what is used in most instances unless the notice needs to be published in two papers which would then include the Courier Post.

Mr. Morrow and Mr. Marmero advised that the requirement to publish in the paper is changing next year.

Jen Reppert, Delran – Ms. Reppert remarked that the plans for the 250th birthday celebration of America is a wonderful idea.

She asked for an update on the Weiss apartment project near The Home Depot on Route 130 South.

Mr. D'Armiento responded that the clearing process has started and the first phase will be done within a year.

Mr. Morrow suggested that Ms. Reppert attend a planning board meeting where she will be able

to ask specific questions regarding the development.

Jack Pretti, 809 Edgewood Avenue – Mr. Pretti asked about rules regarding autism rights in the workplace.

Mr. Marmero advised if he has issues with his company, he should start there but then move on to NJ state law and then federal law if the issues are not resolved.

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 – Dana Nahill, Chicken Advisory Board – Ms. Nahill advised that there are currently 30 homes in Delran that are raising chickens. She is dedicated to making sure that anyone interested in raising chickens in Delran does so by following the proper steps. She thanked everyone for making the program possible and is hoping that, with the help of her board, she will have a Delran specific class in the near future. She also announced that she and her family had a great time at the recent fall festival.

Mr. Morrow asked if coops are inspected every year to make sure they are being maintained.

Ms. Nahill explained that at the moment the ordinance does not include subsequent inspections unless there is a complaint. She would like to see that changed but will be providing helpful pointers for keeping coops clean in the meantime.

Ms. Eggers – Ms. Eggers reminded residents that the free rabies clinic will be on Saturday, November 1st from 1:00 p.m. to 3:00 p.m. in the municipal garage.

She also remarked that a resident would like to collect nonperishable food items for Delran residents by placing a bin in the municipal building lobby.

Mr. Lyon and Mr. Marmero stated that it would not be a problem.

Mr. Hutchins – Mr. Hutchins congratulated K-9 Ron.

He also congratulated Delran residents for making the recent fall festival such a success and thanked everyone for attending.

Mr. Marmero – No report

Mr. D'Armiento – Mr. D'Armiento commented that the Creek Road project is continuing and

he should have an update by the next township meeting.

He remarked that residents on Yardley Road and Bentwood Drive have been given notices regarding an informational meeting on the work that will be done on both roads. Anyone who cannot make the meeting can reach out to Mr. D'Armiento with questions.

Mr. D'Armiento reported that CME is doing survey work along the Swedes Run between Tenby Chase Drive and Haines Mill Road in relation to the Red Stone Ridge Outfall Improvement Project. Pink ribbons can currently be seen spread across town as a result of this work and road surveying is also being done on Dorado Drive.

Mr. Morrow – Mr. Morrow reminded residents that early voting ends on Sunday, November 2nd. He encouraged people to take advantage of this service.

He advised that the deadline for the NJ Stay, Freeze and Anchor programs is October 31st.

Mr. Morrow cautioned that there is an increase in deer on roads as a result of current construction.

He also advised that the RAC would like to organize a fishing contest for Father's Day 2026 and asked Mr. D'Armiento if he could provide a survey of Swedes Lake as well as any other information that would allow them to apply to get the lake stocked with fish.

Mr. Morrow spoke with Mr. Hutchins, Ms. Eggers and county commissioner Tyler Burrell about coordinating a meeting with the owners of Clark Marina. The property is not being utilized, and he would like to see it refurbished.

He congratulated K-9 Ron and is happy to see that the program is up and running. He is hoping that it raises morale in the police department and draws new officers to the Township.

Mr. Morrow plans to work with Mr. and Mrs. Hutchins to provide information on county and state resources for families with disabilities.

Mrs. Apeadu – Mrs. Apeadu mentioned the NJ Best Practices Inventory and stated that Township employees should receive training in workplace conduct that includes avoiding potentially violent situations.

Mr. Smith – Mr. Smith congratulated K-9 Ron and encouraged residents to watch the television coverage of him on Channel 6, ABC.

He attended the opening of My Bagel Café along with Mayor Hutchins and his wife and suggested that residents visit the new establishment to sample the food.

Mr. Smith thanked the Public Works Department along with Ms. Eggers for scheduling the

shredding event earlier in the month.

He thanked the RAC and the mayor for organizing a wonderful fall festival and he is looking forward to all of the plans for 2026.

Mr. Smith reminded residents to drive with care especially during Halloween.

He also reminded everyone to turn their clocks back this weekend.

Mr. Smith encouraged people to exercise their right to vote and gave information on early voting.

Mr. Jeney – Mr. Jeney reported that Senator Singleton recently sponsored a dinner for veterans along with Mike Giunta, a fireman from Elizabeth, NJ and celebrity chef Guy Fieri who are both affiliated with a program called Feed Our Heroes. Mr. Jeney along with Ms. Apeadu and some of the Burlington County Commissioners helped to feed 95 veterans at the event.

He advised that he has a discounted E-Z Pass application for seniors 65 and older if anyone is interested.

Mr. Jeney reminded residents that the Flags for Heroes program will end on October 31st. Heroes can be honored with a flag and medallion displayed in front of the municipal building. After the display is taken down, the honored person will be presented with the medallion.

He announced that the Delaware River Bridge Commission donated ten trees to Delran Township that were planted in township parks.

Mr. Jeney stated that November 11th is Veterans Day. The annual ceremony at the municipal building will begin at 10:00 AM and all are welcome.

Mr. Lyon – Mr. Lyon congratulated K-9 Ron and thanked everyone for the work they did to make it possible for Ron to join the Delran family as well as the student who designed the winning patch.

He also thanked all the volunteers on the boards and committees that help keep the township running.

Mr. Lyon sympathized with the challenges that residents are faced with due to the work being done on Creek Road and advised that the end result will be worth the wait.

He reported that applications have been received for the police department and he would like to see an increase in the township work force for other departments to make it easier to get things done.

EXECUTIVE SESSION At this time, Mr. Lyon asked for a motion to adopt Resolution 2025-195 Authorizing Executive Session to discuss the following: Litigation – Jodi Klein et al vs. Delran

Township, Contract Negotiations – Delran Patrolman Association, Contract Negotiations
Captain, Attorney-Client Privilege Matter

**TOWNSHIP OF DELRAN
RESOLUTION 2025-195**

**AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:
ATTORNEY-CLIENT PRIVILEGE LITIGATION – JODI KLEIN ET AL VS.
DELRAN CONTRACT NEGOTIATIONS – DELRAN PATROLMAN ASSOCIATION
CONTRACT NEGOTIATIONS – CAPTAIN, ATTORNEY-CLIENT PRIVILEGE
MATTER**

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 October 28, 2025 for the following reasons:

1. Litigation – Jodi Klein et al vs. Delran Township
2. Contract Negotiations – Delran Patrolman Association
3. Contract Negotiations – Captain
4. Attorney-Client Privilege Matter

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 2025-195.
All were in favor, motion approved.

No action was taken.

Mr. Jeney made a motion to end the closed session and reopen the meeting to the public. The motion was seconded by Mrs. Apeadu. 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