

**WORK SESSION
MUNICIPAL BUILDING**

**November 25, 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

WORK SESSION

Discussion 4th of July Celebration 2026

Mr. Lyon reported that he is concerned about the availability of staffing for the event since it falls on a holiday weekend. He reached out to various departments within the Township who stated that they are stretched thin and that it will be difficult to provide the staffing necessary for the celebration.

Mr. Hutchins advised that planning is still in its infancy and he will be speaking with township departments in the future. He also noted that Burlington County is encouraging all municipalities to host events celebrating the 250th birthday of the country.

Mr. Smith asked if the county would be able to provide any resources to assist with the celebration.

Mr. Hutchins stated that Meghan Jack, the administrator of Riverside has begun applying for grants. Additional resources offered by the county will be explored. He explained that the event will be a little bigger than Delran Night Out because it includes Riverside and Delanco as well.

Mr. Morrow asked if minutes are being taken from the tri-township planning meetings.

Mr. Hutchins explained that minutes are being recorded and can be provided so Council can see what is being discussed.

Mr. Lyon declared that safety at the celebration is of the utmost importance.

2026 Road Program

Mr. D'Armiento reviewed the roads that are being considered for the 2026 Road Program, which

include Fullwood Avenue, Suburban Boulevard, Wayland Road, Haines Mill Road from Conrow Road to the municipal border, Shelly Lane, Timothy Court and the intersection of Juniata and Ithaca. He gave preliminary estimates for the work, and a brief discussion was had regarding repaving options and the goal of staying ahead of the construction schedule. By doing this, advertising can be completed and once the budget is adopted, projects can be awarded.

Mr. Jeney announced that the West Jersey Rotary Club would like to present defibrillators to the Delran Police Department, VFW Post #3020 and the Knights of Columbus. The presentation will take place on December 16th at the Delran Township Public Meeting. Detective Lynch will arrange training, so recipients know how to use the devices.

ORDINANCE(S) ON FIRST READING

Ordinance 2025-22 An Ordinance to Establish Salaries for Various Employees within the Township of Delran, County of Delran, County of Burlington, State of New Jersey and Regulating

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

CONSENT AGENDA

- a. **Resolution 2025-207** Requesting Approval of Items of Revenue and Appropriation In Accordance with N.J.S.A. 40A:4-87 2024 New Jersey Department of Transportation
- b. **Resolution 2025-208** Authorizing the Award of a Non-Fair And Open Contract to MES Lifesafety
- c. **Resolution 2025-209** Emergency Procurement Resolution
- d. **Resolution 2025-210** Authorizing 2025 Budget Transfers
- e. **Resolution 2025-211** Awarding a Contract for the Purchase of Two (2) Chilled Water Pumps through the Omnia Partners Purchasing Alliance National Co-Op In The Total Amount of \$130,410.00
- f. **Resolution 2025-212** Authorizing the Cancellation of Taxes of a Totally Disabled Veteran Located at Block 118.19 Lot 43 Tax Year 2025 and Thereafter

g. Authorizing the payment of bills including all purchases made under the cooperative purchasing agreement.

h. Approval of the following Mercantile Licenses

- Advantage Port Transportation, LLC, 4000 Route 130 North Suite 19

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

PUBLIC PORTION

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

Pam – Pam publicly apologized for her comments at the last meeting she attended explaining that they were inappropriate. She appreciated the kindness that was shown to her by everyone. The Mayor and Council assured her that she is welcome at the meetings, and all is well.

William Spych, 518 Brown Street – Mr. Spych asked Mr. Hutchins and Ms. Eggers whether the repairs being done by Pierson at Fifth and Leon are posted to the website. He asked whether the repair is temporary or permanent.

Ms. Eggers and Mr. D’Armiento assured him that it is a permanent repair.

He asked where the money for the repair was coming from and whether it would impact the sewer budget in the future.

Ms. Eggers explained that the funds are coming out of the sewer capital budget. There will be no increase to that budget for 2025 and the budget for 2026 has not been reviewed yet.

Mr. Spych asked when Leon Avenue from Fifth to Third will be milled and paved.

Mr. D’Armiento advised that the current trench work will sit over the winter to allow for settlement. A mill and pave of the trench area will be completed next and then Leon Avenue will be on a future road program covering the limits of the sewer project.

Mr. Spych asked what the impact to the MUA will be after the completion of the Weiss property that will include 240 residential units.

Mr. Hutchins and Mr. D'Armiento explained that the current municipal sewage plant is rated at 2.5 million and the Township is currently running under 1.9 million, so the capacity is fine.

Mr. Spych asked Ms. Eggers for the amount of money and purpose of the transfer mentioned in Resolution 2025-210.

Ms. Eggers advised that \$25,250 was transferred to pay the New Jersey American Water bills.

Patricia Griffith, Brown Street – Ms. Griffith questioned why there is a sign advertising new construction on Chester Avenue when she remembers that the project was not approved by the Planning Board.

Ms. Eggers explained that the Planning Board denied the request to sub-divide the property however there is still one buildable lot at that location.

Ms. Griffith was advised to contact the Planning Board with any questions concerning potential construction on the Chester Avenue property.

She also asked about a piece of land close to Delran Auto that is for sale.

Mr. Lyon responded that she should contact the construction department with any questions.

Ms. Griffith suggested having a period of time where residents can comment on the Township website on ordinances that are being considered by Council.

Mr. Morrow made a motion, seconded by Mr. Jeney 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 announced that the group received Bronze certification under the Sustainable Jersey program.

The last meeting of the Green Team for 2025 will be on December 10th at 6:30 p.m. All are welcome. Beginning January 2026, the Green Team will be changing the day of their meetings from the second Wednesday of the month to the third Wednesday of the month.

Ms. Eggers – Ms. Eggers reminded everyone that there is only one Public Meeting in December

which will be held on Tuesday, December 16th.

She also reported that residents should have all their leaves out to the curb by December 1st so Public Works can pick them up.

Mr. Lyon explained that once the leaves are collected, the equipment is changed on vehicles in preparation for snow.

Mr. Hutchins – Mr. Hutchins congratulated the Green Team on their recent Bronze designation and offered any assistance required to get them to silver in the future.

He reminded residents that the Winter Festival will be on Friday, December 5th from 6:00 – 9:00 p.m. There will be free hot chocolate, a bonfire, pictures with Santa and more.

Mr. Hutchins reported that on December 11th at 6:00 p.m., Bowman and Company will be at the Municipal Building to discuss the process of municipal bonds. All are welcome.

He wished everyone a Happy Thanksgiving.

Mr. Marmero – Mr. Marmero also wished everyone a Happy Thanksgiving.

Mr. D'Armiento – Mr. D'Armiento reported that there will be a meeting with the Army Corps of Engineers next week.

He announced that Greenwood Avenue will not be resurfaced until the spring due to concerns with current temperatures.

Mr. D'Armiento stated that the lights at Vermes Field should be operational by January as long as there are no issues with PSE&G.

He reported that striping on Creek Road will now be completed by Delran Township however Burlington County will be reimbursing the Township for that work.

Mr. D'Armiento explained that grading and clearing have begun on the development being built next to The Home Depot.

He reported that the pipe installation and the lining have been finished on the sanitary main on Leon Avenue. CCTV work and manhole lining will be done and punch list work, along with the resurfacing of the trench area, will be finished in the spring.

Mr. Morrow – Mr. Morrow wished everyone a Happy Thanksgiving. He warned drivers to be careful when navigating their vehicles especially through construction zones and intersections.

He suggested discussing the possibility of providing technology for the hearing impaired at

Township meetings.

Mr. Morrow expressed disappointment about the delay in the repaving of Greenwood Avenue. Mr. D'Armiento explained that he and Ms. Eggers advised against the repaving due to the colder temperatures and the negative outcome that might occur by repaving the road in less-than-optimal conditions.

Mr. Morrow advised residents to attend planning board meetings where they will be able to gather more information on various projects that are being developed in Delran Township.

Mrs. Apeadu – Mrs. Apeadu congratulated the Green Team on their bronze achievement.

She wished everyone a Happy Thanksgiving and reminded residents that there is always something to be thankful for.

Ms. Apeadu thanked Pam for her apology, stating that it goes a long way.

Mr. Smith – Mr. Smith congratulated the Green Team and assured them that Council will do whatever is necessary to help them advance their certification.

He cautioned that school is going to be out for the holiday weekend and asked drivers to be cautious when out in the community.

Mr. Smith reminded everyone that there is a need for food, toy and blood donations.

He announced that he would like to have a college and career day that would assist young adults in making school choices and obtaining jobs. He would also like to have an event in conjunction with the Burlington County Commissioners that would explain the roles they play in county government.

Mr. Smith wished a happy, safe Thanksgiving to all.

Mr. Jeney – Mr. Jeney thanked West Jersey Rotary for their assistance with the Flags for Heroes display that was located outside the municipal building. He thanked everyone who helped with the Veterans Day event.

He congratulated the Green Team for receiving a bronze certification again this year.

Mr. Jeney reported that Farmers Against Hunger invited people to Rainbow Meadow Park to help collect food that will be donated to 5,000 families in need for Thanksgiving.

He wished everyone a safe and happy Thanksgiving.

Mr. Lyon – Mr. Lyon also advised that Farmers Against Hunger accepts cash donations to assist

in their efforts.

He thanked Vice President Jeney for spearheading the heartfelt Flags for Heroes program every year.

Mr. Lyon congratulated the Green Team and The Historical Society for the work they do for the Township.

In response to Ms. Griffith's suggestion to allow residents to comment on various ordinances on the Township website prior to their approval, Mr. Lyon explained that time does not always allow for that.

He thanked the Township employees and wished everyone a safe and happy Thanksgiving.

EXECUTIVE SESSION At this time, Mr. Lyon asked for a motion to adopt Resolution 2025-213 Authorizing Executive Session to discuss the following: Contract Negotiations – Delran Patrolman Association, Contract Negotiations – All Collective Bargaining Units.

**TOWNSHIP OF DELRAN
RESOLUTION 2025-213**

**AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:
ATTORNEY-CLIENT PRIVILEGE LITIGATION – CONTRACT NEGOTIATIONS –
DELRAN PATROLMAN ASSOCIATION – CONTRACT NEGOTIATIONS – ALL
COLLECTIVE BARGAINING UNITS**

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 November 25, 2025 for the following reasons:

1. Contract Negotiations – Delran Patrolman Association
2. Contract Negotiations – All Collective Bargaining Units

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

Mr. Jeney made a motion, seconded by Mrs. Apeadu to adopt Resolution 2025-213. All were in favor, motion approved.

No action was taken.

Mr. Morrow 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