

**PUBLIC MEETING
MUNICIPAL BUILDING**

**DECEMBER 16, 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. Coluzzi, Solicitor, Mr. D'Armiento, Engineer and Ms. Eggers, Administrator/Township Clerk

PRESENTATION

Clark Daugherty, President of the West Jersey Rotary Club, presented defibrillators to the Delran Police Department and the Knights of Columbus.

PRESENTATION OF PROCLAMATIONS

Mr. Hutchins presented a proclamation to Silvia Gorostiza for the work she did to establish a chicken advisory board in Delran Township. This board eventually led to the Delran Backyard Hen Program which allows residents to raise chickens on their properties.

Mr. Hutchins presented a proclamation to Santa Claus for his dedication to kindness, generosity and spreading good cheer throughout Delran Township.

DISCUSSION

Local Recreation Improvement Grant

Mr. D'Armiento reported that the local recreation improvement grant applications are due in February. He and Ms. Eggers discussed what grants to apply for. He mentioned the replacement of the synthetic field at Delran Community Park but cautioned that the cost would far exceed the maximum amount of the grant which would be \$75,000. Mr. D'Armiento encouraged everyone to suggest other options.

Mr. Smith asked if the turf field could be switched to a grass field. Mr. D'Armiento explained that the turf field may have been installed because it is ADA compliant.

Mr. Jeney asked about the possibility of improving the parking and entrance at Lake Lonnie. Mr. D'Armiento stated that this suggestion could be considered as well.

Mr. Morrow asked for an estimate to replace the turf field. Mr. D'Armiento stated that a guess would be \$750,000. Mr. Morrow suggested that there might be organizations that help with the cost of projects like this.

Mr. Hutchins asked how long the replacement turf field would last. Mr. D'Armiento estimated the life span to be about ten years. Mr. Hutchins also recommended that money be put towards the parks in town. Mr. Hutchins reviewed multiple areas that need upgrades and suggested taking into account how much use each area gets. There was also a discussion about taking care of smaller projects as well as securing

sponsors to fund necessary work.

Reorganization 2026

Ms. Eggers explained that a reorganization date needs to be selected. It was decided that the meeting will be held on Tuesday, January 6, 2026, at 7:00 p.m.

ORDINANCE(S) ON SECOND READING

TOWNSHIP OF DELRAN, NEW JERSEY

ORDINANCE 2025-21

BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS RECREATIONAL IMPROVEMENTS IN THE TOWNSHIP OF DELRAN; APPROPRIATING THE SUM OF \$750,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE TOWNSHIP OF DELRAN, COUNTY OF BURLINGTON, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$712,500; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

BE IT ORDAINED by the Township Council of the Township of Delran, County of Burlington, New Jersey (not less than two-thirds of all the members thereof affirmatively concurring), pursuant to the provisions of the Local Bond Law, Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented ("Local Bond Law"), as follows:

Section 1. The purposes described in Section 7 hereof are hereby authorized as general improvements to be made or acquired by the Township of Delran, County of Burlington, New Jersey ("Township").

Section 2. It is hereby found, determined and declared as follows:

- (a) the estimated amount to be raised by the Township from all sources for the purposes stated in Section 7 hereof is \$750,000;
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$712,500; and
- (c) a down payment in the amount of \$37,500 for the purposes stated in Section 7 hereof is currently available in accordance with the requirements of Section 11 of the Local Bond Law, *N.J.S.A. 40A:2-11*.

Section 3. The sum of \$712,500, to be raised by the issuance of bonds or bond anticipation notes, together with the sum of \$37,500, which amount represents the required down payment, are

hereby appropriated for the purposes stated in this bond ordinance ("Bond Ordinance").

Section 4. The issuance of negotiable bonds of the Township in an amount not to exceed \$712,500 to finance the costs of the purposes described in Section 7 hereof is hereby authorized. Said bonds shall be sold in accordance with the requirements of the Local Bond Law.

Section 5. In order to temporarily finance the purposes described in Section 7 hereof, the issuance of bond anticipation notes of the Township in an amount not to exceed \$712,500 is hereby authorized. Pursuant to the Local Bond Law, the Chief Financial Officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver the same to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their date to delivery thereof. The Chief Financial Officer is hereby directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this Bond Ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 6. The amount of the proceeds of the obligations authorized by this Bond Ordinance which may be used for the payment of interest on such obligations, accounting, engineering, legal fees and other items as provided in Section 20 of the Local Bond Law, N.J.S.A. 40A:2-20, shall not exceed the sum of \$150,000.

Section 7. The improvements hereby authorized and the purposes for which said obligations are to be issued; the estimated costs of each said purpose; the amount of down payment for each said purpose; the maximum amount of obligations to be issued for each said purpose and the period of usefulness of each said purpose within the limitations of the Local Bond Law are as follows:

<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Down Payment</u>	<u>Amount of Obligations</u>	<u>Period of Usefulness</u>
Various Recreational Improvements including, but not limited to, improvements to the Summerhill Baseball Fields, together with the acquisition of all materials and equipment and the completion of all work necessary therefor or related thereto	\$750,000	\$37,500	\$712,500	15 years

Section 8. Grants or other monies received from any governmental entity, if any, including, but not limited to, a grant from the Burlington County Municipal Park Development Program, will be applied to the payment of, or repayment of obligations issued to finance, the costs of the purposes described in Section 7 above.

Section 9. The supplemental debt statement provided for in Section 10 of the Local Bond Law, N.J.S.A. 40A:2-10, was duly filed in the office of the Clerk prior to the passage of this Bond Ordinance on first reading and a complete executed duplicate original thereof has been filed in the Office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. The supplemental debt statement shows that the gross debt of the Township, as defined in Section 43 of the Local Bond Law, N.J.S.A. 40A:2-43, is increased by this Bond Ordinance by \$712,500 and that the obligations authorized by this Bond Ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. The full faith and credit of the Township are irrevocably pledged to the punctual payment of the principal of and interest on the bonds or bond anticipation notes authorized by this

Bond Ordinance, and to the extent payment is not otherwise provided, the Township shall levy ad valorem taxes on all taxable real property without limitation as to rate or amount for the payment thereof.

Section 11. The applicable Capital Budget is hereby amended to conform with the provisions of this Bond Ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended Capital Budget and Capital Program as approved by the Director of the Division of Local Government Services, is on file with the Clerk and available for inspection.

Section 12. The Township hereby declares its intent to reimburse itself from the proceeds of the bonds or bond anticipation notes authorized by this Bond Ordinance pursuant to Income Tax Regulation Section 1.150-2(e), promulgated under the Internal Revenue Code of 1986, as amended ("Code"), for "original expenditures", as defined in Income Tax Regulation Section 1.150-2(c)(2), made by the Township prior to the issuance of such bonds or bond anticipation notes.

Section 13. The Township hereby covenants as follows:

(a) it shall take all actions necessary to ensure that the interest paid on the bonds or bond anticipation notes authorized by the Bond Ordinance is exempt from the gross income of the owners thereof for federal income taxation purposes, and will not become a specific item of tax preference pursuant to Section 57(a)(5) of the Code;

(b) it will not make any use of the proceeds of the bonds or bond anticipation notes or do or suffer any other action that would cause the bonds or bond anticipation notes to be "arbitrage bonds" as such term is defined in Section 148(a) of the Code and the Regulations promulgated thereunder;

(c) it shall calculate or cause to be calculated and pay, when due, the rebatable arbitrage with respect to the "gross proceeds" (as such term is used in Section 148(f) of the Code) of the bonds or bond anticipation notes;

(d) it shall timely file with the Internal Revenue Service, such information report or reports as may be required by Sections 148(f) and 149(e) of the Code; and

(e) it shall take no action that would cause the bonds or bond anticipation notes to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

Section 14. The improvements authorized hereby are not current expenses and are improvements that the Township may lawfully make. No part of the cost of the improvements authorized hereby has been or shall be specially assessed on any property specially benefited thereby.

Section 15. All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 16. In accordance with the Local Bond Law, this Bond Ordinance shall take effect

twenty (20) days after the first publication thereof after final passage.

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

Jen Reppert – Ms. Reppert asked how this ordinance ties into the \$75,000 grant that Mr. D’Armiento previously spoke about.

Mr. Lyon explained that the money mentioned in the ordinance is separate from the grant money that was previously discussed. The money in the ordinance will be used for projects at the SummerHill Fields. It was also explained that just because a certain amount is bonded, does not mean that the entire sum will be used.

Ms. Reppert also remarked that the recent bond class was extremely helpful in educating residents about the process for securing bonds.

Steve Grello, Notre Dame Drive – Mr. Grello asked for clarification on some aspects of the bond and bid processes and offered some additional information.

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

Mr. Smith made a motion, seconded by Mr. Morrow to adopt Ordinance 2025-21 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

TOWNSHIP OF DELRAN

ORDINANCE 2025-22

AN ORDINANCE TO ESTABLISH SALARIES FOR VARIOUS EMPLOYEES WITHIN THE TOWNSHIP OF DELRAN, COUNTY OF BURLINGTON, STATE OF NEW JERSEY AND REGULATING THE MANNER OF PAYMENT OF SAME

BE IT ORDAINED by the Township Council of the Township of Delran in the County of Burlington and State of New Jersey that:

SECTION I. ANNUAL SALARIES

A. The base salaries of all employees listed below will be as follows per annum, per year indicated. These annual salaries are paid on a biweekly basis.

POSITIONS	2025	EFFECTIVE DATE
Police Captain	\$156,000	8/25/25

Section II Repeal – All Ordinances or part of Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of their inconsistency.

Section III Adoption – This Ordinance shall take effect immediately upon its final adoption and publication according to law.

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

Nancy Evans, 307 Arch Street – Ms. Evans asked for the names of the employees mentioned in salary ordinances and what they do.

Mr. Lyon explained that this is an open police captain position that has been filled.

Mr. Smith 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. Morrow to adopt Ordinance 2025-22 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

RESOLUTION(S)

Resolution 2025-214 Governing Body Certification of the 2024 Annual Audit

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

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

Ayes: 5

Nays: None

Motion Approved

Resolution 2025-215 Approving the Corrective Action Plan Based on the Recommendation in the 2024 Audit Report

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

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

Ayes: 5

Nays: None

Motion Approved

MINUTES FOR APPROVAL

Approval of the minutes for the following meeting:

- Work Session – October 28, 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, Mr. Jeney, and Mr. Lyon voted aye.

Ayes: 5

Nays: None

Motion Approved

Approval of the minutes for the following meeting:

- Public Session – November 10, 2025

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

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

Ayes: 5

Nays: None

Abstain: 1

Motion Approved

CONSENT AGENDA

- a. **Resolution 2025-216** Authorizing Award of Contract for Sanitary Sewer CCTV Inspections to Vortex Services, LLC in the Amount of \$258,000.00
- b. **Resolution 2025-217** Authorizing Award of Contract for Anoxic Mixer Replacement to Municipal Maintenance Co. in the Amount Of \$259,431.00
- c. **Resolution 2025-218** Awarding Contract To Trojan Technologies For The Purchase Of Trojan UV System
- d. **Resolution 2025-219** Awarding Contract To Veolia Water Technologies, Inc for the Purchase and Installation of Disk Filters at the Sewer Plant
- e. **Resolution 2025-220** Ratifying a Memorandum of Agreement with the Communications Workers Of America, AFL-CIO Local 1036 Addressing the Calculation of Compensation for the 2026 27-Pay Year
- f. **Resolution 2025-221** Ratifying a Memorandum of Agreement with the Delran Patrolman's Association Addressing the Calculation of Compensation for the 2026 27-Pay Year

- g. **Resolution 2025-222** Ratifying a Memorandum of Agreement with the Delran Sergeant's Association Addressing the Calculation of Compensation for the 2026 27-Pay Year
- h. **Resolution 2025-223** Ratifying a Memorandum of Agreement with the Police Chief Addressing the Calculation of Compensation for the 2026 27-Pay Year
- i. **Resolution 2025-224** Ratifying a Memorandum of Agreement with the Police Captain Addressing the Calculation of Compensation for the 2026 27-Pay Year
- j. **Resolution 2025-225** Resolution of the Township of Delran to accept by Donation a Motor Vehicle from Flynn's Towing
- k. **Resolution 2025-226** Authorizing the Cancellation of Improvement Authorizations in the General Capital Fund
- l. **Resolution 2025-227** Authorizing the Cancellation of Improvement Authorizations in the Utility Capital Fund
- m. **Resolution 2025-228** Enacting a Policy for Payment of Claims and Authorizing the Township to Exercise Its Discretion to not Require Claimant Certifications Except as Required for Reimbursement of Employee Expenses, or for Services Provided Exclusively and Entirely by an Individual
- n. **Resolution 2025-229** Cancelling Various Balance Sheet Items
- o. **Resolution 2025-230** Authorizing the Chief Financial Officer to Make Year End Transfers and Payment of all Necessary Bills
- p. **Resolution 2025-231** Amending Resolution 2025-111 Authorizing the Purchase of Security Equipment and Installation Under State Contract 17-FOOD-00244 (T0114)
- q. **Resolution 2025-232** Authorizing the Purchase of One (1) 2026 Ford Expedition Under State Contract Fleet 20-FLEET-01189
- r. **Resolution 2025-233** Authorizing the Upfit of Police Vehicle Under State Contract T-0106 Police and Homeland Security Equipment & Supplies
- s. **Resolution 2025-234** Sewer Connection Approval for 1306 Pear Tree Court
- t. **Resolution 2025-235** Authorizing CME Associates to Perform Engineering for Suburban Blvd. Resurfacing – Phase I
- u. **Resolution 2025-236** Approving Salaries for Delran Township Fire District No. 1 for the Period January 1, 2026 through December 31, 2026
- v. Authorizing the payment of bills including all purchases made under the Cooperative Purchasing Agreement
- w. Accepting the report of the CFO including the November 2025 YTD Revenue Report, YTD Budget Report and November Check Register.

- x. Accepting the report of the Tax Collector and Township Clerk

Mr. Jeney 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. 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 for the current amount and status of the rainy-day fund. Mr. Lyon advised him to contact the CFO for that information.

Mr. Spych asked if the audit will be posted on the website. Ms. Eggers replied that since the 2024 audit has been approved by Council this evening, it will be posted to the website later this week. Clarification was given regarding the audit, debt statement, and financial statement.

Mr. Spych asked when the communication officer will begin his employment with the Township. Ms. Eggers reported that he is currently employed by the Township and a kick-off meeting was held earlier in the day.

Joan Kerstetter, 10 River Drive – Ms. Kerstetter asked if there is a start date for Phase 2 of Stewart Avenue. Mr. D'Armiento informed her that most of the work will begin in the new year.

Ms. Kerstetter thanked Mr. Hutchins and Ms. Eggers for their efforts in getting the utility pole removed from her property.

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 – Ms. Hammond invited everyone to attend their First Day Hike at 1:00 p.m. on New Year's Day at Lake Lonnie. There will be an easy hike, a bonfire courtesy of the fire department, and refreshments.

Ms. Hammond also advised residents to recycle electronics at the Public Works Yard. Anything with an electrical plug is accepted. Residents can also drop unwanted holiday lights in the bin located in the Municipal Building lobby as well as the Lowe's in Delran.

Ms. Eggers – No report

Mr. Hutchins – Mr. Hutchins announced that there is a lot planned for the new communications director. He thanked the West Jersey Rotary Club, Silvia and Santa and wished everyone a happy holiday season and a safe new year.

Mr. Coluzzi – Mr. Coluzzi wished everyone a happy holiday season.

Mr. D'Armiento – Mr. D'Armiento advised that some residents will be receiving notices about upcoming work related to the 2025 road program including one from the New Jersey American Water Company who will be putting in new meters.

He reported that no more work will be conducted on Leon this year. There will be some small items completed in the new year and then the trench will be resurfaced later in the year. He thanked residents for their patience.

Mr. D'Armiento announced that Delran Township has awarded a CCTV contract tonight. Residents will be receiving notifications when CCTV work is going to be done in their area.

He explained that there was a meeting with the Army Corps of Engineers last week regarding their preliminary plan. A finalized version of the draft plan will be provided early next year and will be available to the public. Tentatively there will be a riprap treatment along the streambank along River Drive between North Chester and the treatment plant. The anticipated completion date would be sometime in early 2027. It will then progress to the next phase if the Township decides to go in that direction.

Mr. D'Armiento advised that the contractor's equipment that is still on Greenwood Avenue will be removed by the end of the week.

Mr. Morrow – Mr. Morrow would like to investigate what assistance the Township could offer to people who reside in apartment complexes in Delran Township and are having issues with rent increases.

He suggested there be a Council Corner on the Township website where Council members could post important information.

Mr. Morrow thanked all the people who help keep the Township running.

Mrs. Apeadu – Mrs. Apeadu thanked the Township staff as well as residents who attend the Township meetings.

She encouraged people to attend future town halls where residents can learn new information. She suggested forming a group that would instruct people on how to handle social media, artificial intelligence, etc.

Mrs. Apeadu promised to continue researching ways to potentially help renters in the community.

Mr. Smith – Mr. Smith reported that the Delran schools will be out for winter break next week. He cautioned drivers to be extra vigilant when on the roads.

Mr. Smith thanked all the people who work hard to keep us safe including first responders and the public works department.

Mr. Jeney – Mr. Jeney thanked the West Jersey Rotary Club and Detective Lynch for the thoughtful

presentation this evening.

He asked residents to move their cars out of the streets when snow is expected so the plows have an easier time navigating through the roads.

He suggested discussing and putting an ordinance in place regarding AI facilities that may eventually make their way to Delran Township and put a strain on utilities.

Mr. Lyon – Mr. Lyon echoed many comments made by his fellow Council members. He explained that the meeting with the communications director from RE Digital went well. There will be some plans that will happen quickly and others that will take a little time, but everyone is excited about the end result.

Mr. Lyon met with the Army Corps of Engineers and was introduced to the new commander. Mr. Lyon stressed the importance of doing the job right and as quickly as possible.

He advised people to help others during the holiday season.

EXECUTIVE SESSION At this time, Mr. Lyon asked for a motion to adopt Resolution 2025-237 Authorizing Executive Session to discuss the following: Contract Negotiations – Tank Painting and Restoration Project, Contract Negotiations – CWA, Acquisition of Public Property

**TOWNSHIP OF DELRAN
RESOLUTION 2025-237**

**AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:
CONTRACT NEGOTIATIONS – TANK PAINTING AND RESTORATION PROJECT
CONTRACT NEGOTIATIONS – CWA, ACQUISITION OF PUBLIC PROPERTY**

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 December 16, 2025 for the following reasons:

1. Contract Negotiations – Tank Painting & Restoration Project
2. Contract Negotiations – CWA
3. Acquisition of Public Property

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 2025-237.
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

