



**TOWNSHIP OF DELRAN  
WORK SESSION  
February 24, 2026 7:00 PM**

**I. Call to Order**

**II. Salute to the flag**

**III. 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 7, 2026, and posted on the bulletin board on the same date.

**IV. Roll Call:** Mr. Morrow, Mrs. Apeadu, Mr. Lyon, Mr. Smith, Mr. Jeney

**V. Work Session**

- a. Medicare/Medicaid Workshop Series
- b. Delran Social Media Working Group
- c. Delran Volunteer Job Bank
- d. Annual Delran Senior Expo “Aging with Confidence” (September 21, 2026)
- e. Route 130 NJ Traffic camera discussion.
- f. 2026 Municipal Budget

**VI. Consent Agenda**

- a. **Resolution 2026-47** Authorizing the Award of a Non-Fair And Open Contract for Affordable Housing Administrative Agent Services
- b. **Resolution 2026-48** Authorizing CME Associates to Perform Engineering Services for Municipal Stormwater Reporting
- c. **Resolution 2026-49** Approving Raffle License No. 676, 677, 678, 679 and Bingo License 2026-01 for Burlington County Animal Alliance
- d. **Resolution 2026-50** Approving Raffle License No. 680, 681, 682, 683 and Bingo License 2026-02 for PTO of Holy Cross Preparatory Academy
- e. **Resolution 2026-51** Adjusting the 2026 Quarterly Sewer Billing Block 9, Lot 33 Berk & Berk @ Hunters Glen, LLC
- f. Authorizing the payment of bills including all purchases made under the cooperative purchasing agreement

**Moved By\_\_\_\_\_ Seconded By\_\_\_\_\_**

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

Ayes:

Nays:

Approved:

## **VII. Minutes for Approval**

- a. Approval of the Minutes for the January 13, 2026 Public Meeting

**Moved By \_\_\_\_\_ Seconded By \_\_\_\_\_**

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

Ayes:

Nays:

Approved:

- b. Approval of the minutes for the January 27, 2026 Work Session

**Moved By \_\_\_\_\_ Seconded By \_\_\_\_\_**

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

Ayes:

Nays:

Approved:

## **VIII. Public Comment**

## **IX. Reports**

- a. Emergency Services
- b. Boards/Committees
- c. Business Administrator/Township Clerk
- d. Mayor – Barnes Hutchins
- e. Solicitor – Al Marmero, Esq.
- f. Engineer – Ed D’Armiento
- g. Council Members

## **X. Adjournment**

**TOWNSHIP OF DELRAN  
RESOLUTION 2026-47**

**RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR  
AFFORDABLE HOUSING ADMINISTRATIVE AGENT SERVICES**

**WHEREAS**, Delran Township has entered into a Settlement Agreements with Fair Share Housing Center (“FSHC”) and other participating entities to address and settle its constitutionally mandated Third Round affordable housing obligations; and

**WHEREAS**, on January 9, 2019, the Honorable Paula T. Dow, P.J.Ch. entered Final Judgment of Compliance and Repose, accepting Delran’s Affordable Housing Plan as reasonable and fair and approving the Settlement Agreements between the Delran and FSHC and Delran and other participating entities; and

**WHEREAS**, in administering the Township’s Affordable Housing Plan, it will be necessary for the Township to retain a consulting entity to perform the duties and responsibilities of an Administrative Agent for Affordable Housing as required under the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq. and N.J.A.C. 5:80-26-14 of the Uniform Housing Affordability Control Regulations; and

**WHEREAS**, Triad Advisory Services, Inc. of Vineland, New Jersey (“Triad”) has submitted a proposal to the Township dated January 12, 2026; and

**WHEREAS**, Triad has previously been appointed by the Township to serve as Administrative Agent for Affordable Housing and has many years of service in the industry with respect to the requirements for provision of affordable housing units to eligible members of the public; and

**WHEREAS**, the Township has the need to acquire the consulting professional services and/or extraordinary unspecified services from Triad to be provided hereunder as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 or 20.5; and

**WHEREAS**, it is not expected that the value of the services will exceed \$17,500.00 in 2026; and

**WHEREAS**, Triad will provide a Business Entity Registration, Insurance Certificate and other required documents, including a Business Entity Disclosure Certification, which certifies that Triad and its employees, principals and agents have not made any reportable contributions to a political or candidate committee in the Township of Delran in the previous one (1) year and that the contract will prohibit Triad from making any reportable contributions through the term of the contract; and

**WHEREAS**, this appointment is made without competitive bidding as permitted under the provisions of the Local Public Contracts Law, N.J.S.A. 40A:11 et seq., for professional services and/or for extraordinary unspecified services; and

**WHEREAS**, the Township may supplement this Resolution as necessary in a future Resolution.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Township Council of the Township of Delran, County of Burlington and State of New Jersey, as follows:

1. Triad is awarded a contract and appointed to serve the Township of Delran as Administrative Agent for Affordable Housing in accordance with its proposal, fee structure and draft contract provided to the Township on or about January 14, 2026, which documents shall be subject to negotiation and revision between the Township and Triad as undertaken by the office of The Township Solicitor and the Township Administrator;
2. The term of the contract shall be from January 1, 2026 through December 31, 2026 and shall be in an amount not to exceed \$17,500.00 for the term;
3. Triad shall provide all required documents to the Township as requested by the Township Solicitor and Township Administrator;
4. Upon recommendation of the Township Solicitor and the Township Administrator, the Mayor is authorized to execute the contract and the Township Clerk is authorized to witness the Mayor's execution of the contract;
5. The Township Clerk shall publish such notice as required under the law.

Council Member	Yes	No	Abstain	Recuse	Absent
Morrow					
Apeadu					
Lyon					
Smith					
Council President Jeney					

**Dated: February 24, 2026**

**SO RESOLVED.  
TOWNSHIP OF DELRAN**

**Witnessed by:**

\_\_\_\_\_  
**Jamey Eggers, Township Clerk  
 Township of Delran**

\_\_\_\_\_  
**Council President Jeney**

**Date signed: February 24, 2026**

**TOWNSHIP OF DELRAN  
RESOLUTION 2026-48**

**AUTHORIZING CME ASSOCIATES TO PERFORM ENGINEERING SERVICES FOR  
MUNICIPAL STORMWATER REPORTING**

**WHEREAS**, the Township of Delran has provided funding in the 2026 Budget for the Municipal Stormwater Reporting; and

**WHEREAS**, the Township Council desires to have CME Associates, the Township Engineer, complete the preparation and submission of the 2025 MS4 Annual Report of Calendar Year 2024 for NJPDES Permit NJG0149853 to the NJ Department of Environmental Protection on an amount not to exceed \$8,500.00; and

**WHEREAS**, the CFO has provided a certification of funds for the engineering services.

**NOW THEREFORE, BE IT RESOLVED** that the Township Council authorizes and directs the Township Engineer to provide the above-mentioned services upon effective date of the ordinance according to law.

Council Member	Yes	No	Abstain	Recuse	Absent
Morrow					
Apeadu					
Lyon					
Smith					
Council President Jeney					

**Dated: February 24, 2026**

**Witnessed by:**

\_\_\_\_\_  
**Jamey Eggers, Township Clerk  
Township of Delran**

**SO RESOLVED.  
TOWNSHIP OF DELRAN**

\_\_\_\_\_  
**Council President Jeney**

**Date signed: February 24, 2026**

**TOWNSHIP OF DELRAN  
RESOLUTION 2026-49**

**APPROVING RAFFLE LICENSE NO. 676, 677, 678, 679  
AND BINGO LICENSE 2026-01  
FOR BURLINGTON COUNTY ANIMAL ALLIANCE**

**BE IT RESOLVED** that the application for raffle license pursuant to the Legalized Games of Chance Act of the State of New Jersey set forth below is hereby approved.

Raffle License 676, 677, 678, 679  
Bingo License 2026-01  
Burlington County Animal Alliance

Council Member	Yes	No	Abstain	Recuse	Absent
Morrow					
Apeadu					
Lyon					
Smith					
Council President Jeney					

**Dated: February 24, 2026**

**Witnessed by:**

**SO RESOLVED.  
TOWNSHIP OF DELRAN**

\_\_\_\_\_  
**Jamey Eggers, Township Clerk  
Township of Delran**

\_\_\_\_\_  
**Council President, Lynn Jeney**

**Date signed: February 24, 2026**

**TOWNSHIP OF DELRAN  
RESOLUTION 2026-50**

**APPROVING RAFFLE LICENSE NO. 680, 681, 682, 683  
AND BINGO LICENSE 2026-02  
FOR PTO OF HOLY CROSS PREPARATORY ACADEMY**

**BE IT RESOLVED** that the application for raffle license pursuant to the Legalized Games of Chance Act of the State of New Jersey set forth below is hereby approved.

Raffle License 680, 681, 682, 683  
Bingo License 2026-02  
PTO of Holy Cross Preparatory Academy

Council Member	Yes	No	Abstain	Recuse	Absent
Morrow					
Apeadu					
Lyon					
Smith					
Council President Jeney					

**Dated: February 24, 2026**

**Witnessed by:**

\_\_\_\_\_  
**Jamey Eggers, Township Clerk  
Township of Delran**

**SO RESOLVED.  
TOWNSHIP OF DELRAN**

\_\_\_\_\_  
**Council President, Lynn Jeney**

**Date signed: February 24, 2026**

**TOWNSHIP OF DELRAN  
RESOLUTION 2026-51**

**ADJUSTING THE 2026 QUARTERLY SEWER BILLING  
BLOCK 9 LOT 33 BERK & BERK @ HUNTERS GLEN, LLC**

**WHEREAS**, after review of the usage and supporting documentations provided the 2026 quarterly billing for sewer on the following accounts for Block 9 lot 33 need to be adjusted as follows:

- Sewer account 10940085-0 (Residential) \$60,547.38 Quarterly
- Sewer account 10940085-1 (Commercial) \$1,755.20 Quarterly
- Sewer account 10940085-2 (Residential) \$60,547.38 Quarterly; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Delran, the Tax Collector is hereby authorized to make the above adjustments.

Council Member	Yes	No	Abstain	Recuse	Absent
Morrow					
Apeadu					
Lyon					
Smith					
Council President Jeney					

**Dated: February 24, 2026**

**Witnessed by:**

\_\_\_\_\_  
**Jamey Eggers, Township Clerk  
Township of Delran**

**SO RESOLVED.  
TOWNSHIP OF DELRAN**

\_\_\_\_\_  
**Council President, Lynn Jeney**

**Date signed: February 24, 2026**