

**PUBLIC MEETING
MUNICIPAL BUILDING**

**FEBRUARY 10, 2026
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 7, 2026 and posted on the bulletin board on the same date.

ROLL CALL: Mr. Morrow, Mrs. Apeadu, Mr. Lyon, Mr. Smith and Mr. Jeney were present.

ALSO PRESENT: Mr. Hutchins, Mayor, Mr. Carleton, Solicitor, and Ms. Larkin, Deputy Clerk

PRESENTATION(S)

Green Team, Delran Forestry Program – Al Carp gave the Green Team’s 2025 annual accomplishment report, and a slide show was presented showcasing many events that the Green Team organized throughout the year. The report must be signed by the mayor and submitted every year to maintain accreditation with the New Jersey Urban and Community Forestry program. The same data is used to report to Tree City USA.

Mr. Carp stated that 127 new trees were planted in the Township during 2025. Each tree has a tag thanks to the Delran High School Fab Lab. The tag contains the species, common name and the year planted. Tree planting programs include Trees of Honor, the Kindergarten Grove, and the “Alboretum” micro forest.

Mr. Carp announced that in 2026, the Green Team is launching a residential tree planting program with the Fernbrook Farms Nursery. The nursery will help with tree selection, location and planting at an all-inclusive price.

He also extended an open invitation for residents to celebrate Arbor Day at the Alboretum located near the Chester Avenue jughandle. Anyone interested in helping the Green Team can email for more information.

ORDINANCE(S) ON SECOND READING

**TOWNSHIP OF DELRAN
ORDINANCE 2026-01**

**CALENDAR YEAR 2026
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS
AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year’s final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage

rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Council of the Township of Delran, in the County of Burlington finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Council hereby determines that a 3.5 % increase in the budget for said year, amounting to \$554,221.64 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Council of the Township of Delran, in the County of Burlington, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the Township of Delran shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to \$554,221.64, and that the CY 2026 municipal budget for the Township of Delran be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

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

There were no 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 Mrs. Apeadu to adopt Ordinance 2026-01 on second reading. There being no questions, the roll was called.

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

Ayes: 5

Nays: None

Motion Approved

ORDINANCE(S) ON FIRST READING

Ordinance 2026-02 An Ordinance of the Township of Delran, County of Burlington, State of New Jersey, to Repeal and Replace the Affordable Housing Ordinance and Development Fee Ordinance in Accordance

with the Requirements of the Fair Housing Act

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

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

Ayes: 5

Nays: None

Motion Approved

Ordinance 2026-03 An Ordinance of the Township of Delran, County of Burlington, State of New Jersey, Amending Chapter 355 “Zoning” and Adopting an Inclusionary Affordable Housing Zoning District for Certain Properties Identified in the Fourth Round Housing Plan Element & Fair Share Plan

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

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

Ayes: 5

Nays: None

Motion Approved

CONSENT AGENDA

- a. **Resolution 2026-44** Authorizing the Cancellation of Taxes of a Totally Disabled Veteran Located at Block 163 Lot 12 Partial Tax Year 2025 and Thereafter
- b. **Resolution 2026-45** Approving 2026 Floating Holiday Schedule.
- c. **Resolution 2026-46** Approval to Apply for a Grant from the New Jersey Department of Community Affairs for Approximately \$150,000.00 for Improvements to Notre Dame Park And Delran Community Park
- d. Approval of the following Mercantile Licenses
 - Tribe Hot Yoga, 80-88 Hartford Road
 - Tex’s Chicken & Burgers, 4037 Rt. 130 S.
- e. Authorizing the payment of bills including all purchases made under the cooperative purchasing agreement.
- f. Accepting the report of the CFO including the January 2026 YTD Revenue Report, YTD Budget Report and January Check Register.
- g. Accepting the report of the Tax Collector and Township Clerk

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

MINUTES FOR APPROVAL

Approval of the minutes for the following meeting:

- November 25, 2025 – Work Session

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

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

Ayes: 5

Nays: None

Motion Approved

Approval of the minutes for the following meeting:

- December 16, 2025 – Public Meeting

Mr. Lyon 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. Lyon, Mr. Smith, and Mr. Jeney voted aye.

Ayes: 5

Nays: None

Motion Approved

Approval of the minutes for the following meeting:

- January 6, 2026 – Reorganization

Mrs. Apeadu 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. Lyon, Mr. Smith, and Mr. Jeney voted aye.

Ayes: 5
Nays: None

Motion Approved

PUBLIC PORTION

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

Dave Levay, 506 Monroe Avenue, Edgewater Park, representative of the AARP Driver Safety program. Mr. Levay explained that the goal of the program is to keep older Americans independent, safe, healthy and confident in their driving skills. The course is six hours and is aimed at drivers who are 50 years and older but is open to any licensed driver in NJ. The fee is \$20 for AARP members and \$25 for everyone else. Mr. Levay stated that the program is looking for groups to host the course. The only requirements are a space big enough for the class and a screen to plug a laptop into. He asked Delran Township to consider hosting the program. The Mayor and Council expressed interest in combining surrounding townships in the opportunity. They will meet to discuss the details.

Joan Kerstetter, 10 River Drive – Ms. Kerstetter reported that there are many fire hydrants in town that are almost completely covered by snow and ice. This observation will be reported to the Fire Department and Public Works.

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

REPORTS

Emergency Services – Chuck McSweeney, Chief of the Delran Emergency Squad reported that there were 300 requests for services in January. Emergency squad competencies will be in March. The competencies ensure that all crew members know how to use equipment, medications, etc., correctly. Mr. McSweeney announced that there will be free CPR programs for Township employees as well as community members. He thanked Public Works for making sure that the area around the emergency squad was free of snow and ice during recent weather events.

Mr. Jeney announced that recently, the Fire Department completed their certification for ice water rescue by chopping through eight inches of ice to perform the necessary tasks.

Boards/Committees – No reports

Ms. Larkin – Ms. Larkin stated that R. E. Pierson will not be doing any work in the Township due to weather conditions.

Mr. Hutchins – Mr. Hutchins thanked the Green Team for their presentation and all the work they do.

He encouraged residents to attend the production of *Footloose* at Delran High School on February 27th & 28th at 7:00 p.m., March 1st at 2:00 p.m. and March 6th & 7th at 7:00 p.m.

Mr. Hutchins urged residents to report concerns and ideas directly to him or other Township employees

and to avoid posting issues on Facebook pages that are not monitored by Delran Township.

Mr. Carleton – No report

Mr. Morrow – Mr. Morrow advised residents that they can use the PAS-1 application to file for property tax relief. More information can be found online or by calling the NJ Property Tax Relief Hotline at 1-888-238-1233.

Information regarding rental assistance for elderly, disabled and low-income residents can be found by contacting the State Rental Assistance Program.

Mr. Lyon – Mr. Lyon congratulated the Green Team on their accomplishments.

He stressed the importance of keeping driving skills sharp and feels the AARP program is a good resource for drivers.

Mr. Lyon commended the Public Works department for the work they did during a very difficult winter storm.

Mrs. Apeadu – Mrs. Apeadu thanked the Green Team for their presentation and for everything they do to assist with storm water management.

Mr. Smith – Mr. Smith also thanked the Green Team and all the Township volunteers.

He thanked the Public Works department for clearing the roads of snow and the first responders for assisting people in need.

Mr. Smith announced that there will be a town hall meeting on Tuesday, February 17th at 7:00 p.m. The evening will include a question-and-answer session with County Commissioners Allison Eckel and Tyler Burrell.

Mr. Jeney – Mr. Jeney reported that Burlington County drug deaths were down last year. He commended the Delran Township Police Department for assisting with that achievement by offering a “Straight to Treatment” program every Friday from 9 a.m. to 3:00 p.m. The program offers immediate assistance to those seeking help with drug addiction. For more information go to www.straighttotreatment.com.

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

Submitted,

Jamey Eggers
Municipal Clerk

