

**WORK SESSION
MUNICIPAL BUILDING**

**February 24, 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. Marmero, Solicitor, Mr. D'Armiento, Engineer, Ms. Eggers, Administrator/Township Clerk

WORK SESSION

Medicare/Medicaid Workshop Series

Mrs. Apeadu expressed an interest in hosting a series of workshops that would educate senior citizens about the various steps that need to be taken to sign up for Medicare and Medicaid.

Delran Social Media Working Group

Mrs. Apeadu suggested a class to teach senior citizens how to safely navigate technology. She would also like to see high school students involved in the process so they can learn what information is safe to share.

Delran Volunteer Job Bank

Mrs. Apeadu would like to organize a job bank of volunteers who are available to help people in need with a variety of tasks including snow removal. All volunteers would have to be vetted prior to being put on the list.

Annual Delran Senior Expo "Aging with Confidence" (September 21, 2026)

Mrs. Apeadu announced that the annual Delran Senior Expo will always be on the third Monday in September. She will work with Township staff to make sure the event runs smoothly.

Council and the Mayor were agreeable to all of Mrs. Apeadu's ideas. Mr. Morrow suggested including information on Social Security. Mr. Hutchins advised that the new communications director could also assist with the proposed programs.

Route 130 NJ Traffic Camera Discussion

Mr. Jeney stated that due to the dangerous conditions on Route 130, he would like the Mayor and Council to write letters to the Governor, Representatives and Senators asking for the placement of cameras along Route 130. The cameras would potentially capture motorists who are not following

the rules of the road and possibly reduce the number of injuries along the highway. The Mayor and Council agreed with that suggestion.

Mr. D'Armiento will investigate possible plans that the state may already have to replace existing lights along the Delran corridor of Route 130. He explained that if this is being scheduled, it would be the perfect time to request traffic detection for red light violations. Mr. Jeney and Mr. Hutchins will work on the letter, and it will be presented to Council prior to it being sent.

2026 Municipal Budget

Ms. Eggers reported that Council will be receiving budget binders that only include the appropriation side of the budget including departmental requests and capital items. The annual financial statement is due by March 10th at which point the revenue side will be available.

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. **Resolution 2026-52** Rejecting All Bids for the Hartford Road Sidewalk Improvements Project and Authorizing Re-Advertisement
- g. Authorizing the payment of bills including all purchases made under the cooperative purchasing agreement.

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

MINUTES FOR APPROVAL

Approval of the minutes for the following meeting:

- January 13, 2026 – Public Meeting

Mr. Morrow 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:

- January 27, 2026 – Work Session

Mr. Smith 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

PUBLIC PORTION

Mr. Morrow 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 who the point of contact is for Triad Housing. Mr. Hutchins stated that he will get that information to Mr. Spych.

He asked if the administrative agent has overall responsibility in conjunction with the uniform housing control regulations.

Mr. Marmero explained that the administrative agent makes sure that potential residents of affordable housing are vetted to ensure that they qualify for the housing.

Mr. Spych asked about the relationship with Senate Bill 50, the Mount Laurel Decision #2, and its application to the affordable housing plan.

Mr. Marmero stated that the legislation Mr. Spych referenced sets forth the fourth-round requirements.

Mr. Spych asked Mr. D'Armiento if Vortex Services is the vendor that is currently being used for the closed-circuit TV examination of the Delran sanitary sewer system. Mr. D'Armiento responded yes. He explained that the report generated will be sent to CME and the report will be sent to Delran Township. Mr. Spych asked if the report will have any redactions. Mr. D'Armiento stated the report will be complete.

Maryann Rivell, 34 North Drive – Ms. Rivell stated that she spoke with Mrs. Apeadu regarding poor snow removal in the Target parking lot. She explained that Mrs. Apeadu quickly reached out regarding the issue and conditions improved greatly during a recent snow event.

Patricia Griffith, Brown Street – Ms. Griffith asked in reference to Resolution 2026-47, when was Triad contracted and why were bids not requested for this agreement. Ms. Eggers explained that because the price of the contract was below \$17,500, the job was awarded to Triad under a non-fair and open contract. She proceeded to give an overview of how the fair housing process works.

Ms. Griffith mentioned a study that the EPA is currently doing on eleven river towns. She asked if information collected by the Army Corps of Engineers and the EPA is being exchanged. Mr. Jeney explained that the Army Corps of Engineers study is specifically focusing on the Rancocas Creek, the sewer plant and the berm whereas the EPA study is a climate assessment.

Gary Catrambone, 261 Burning Tree Road – Mr. Catrambone thanked Mr. Lyon for his many years of service to Delran Township.

Tyler Burrell, 1 Periwinkle Lane – Mr. Burrell congratulated Mr. Lyon on his accomplishments and wished him well in his retirement.

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 – Mr. Jeney, Delran Green Team – Mr. Jeney announced that the Green Team has coordinated a residential tree program with Fernbrook Farms. Residents can select

trees and have them planted on their properties.

Ms. Eggers – Ms. Eggers thanked all the departments who worked tirelessly during recent snowstorms. She advised residents to move their vehicles off the roadways so the plows can clear the streets.

Ms. Eggers asked Council for approval of a bin that will be placed in the lobby of the Municipal Building by the Friends of the Burlington County Animal Shelter. Residents can place pet food and supplies in the bin which will be donated to the Oaks Pantry in Mt. Holly.

Mr. Marmero – Mr. Marmero stated that it was a pleasure serving with Mr. Lyon.

Mr. D'Armiento – Mr. D'Armiento remarked that the MS4 Annual Report which is required every year by DEP is being compiled and will be submitted by May 1st.

He reported that the Army Corps. of Engineers are progressing with their feasibility study and anticipates that there will be a presentation by the fall of this year.

Mr. D'Armiento explained that the road program is on hold due to the weather. Hopefully work will resume as soon as the weather improves.

In regard to the installation of the lights at Vermes Field, Mr. D'Armiento stated that the contractor will install the bollards around the current transformer after which PSE&G will replace the existing transformer with a new one. The lights should be operational soon after that.

He reported that the reason the bids for the Hartford Road Sidewalk Project were rejected was due to work being done by others that drastically changed a portion of the scope of work. The plans will be amended, resubmitted to the DOT and then the project will be readvertised.

Mr. Morrow – Mr. Morrow thanked everyone involved in keeping things running during the recent snow events.

He suggested having a maintenance plan for the Township fields, so everyone is aware of what improvements need to be made. This would also help to allocate funds.

Mr. Morrow thanked Mr. Lyon for his expertise and dedication and wished him well in the future.

Mr. Lyon – Mr. Lyon thanked all the first responders and volunteers for their hard work.

As this was Mr. Lyon's last Council Meeting, he gave a heartfelt speech that included words of wisdom and a deep sense of gratitude to everyone who has helped him throughout his life and during his time spent at Delran Township.

Mrs. Apeadu – Mrs. Apeadu thanked Mr. Lyon for his assistance over the years.

Mr. Smith – Mr. Smith thanked everyone involved in the snow removal process including residents who helped their neighbors.

He thanked Mr. Lyon and stated that he would be missed.

Mr. Jeney – Mr. Jeney explained that the Public Works Department did a tremendous job cleaning the streets after a very challenging snowstorm.

He thanked County Commissioners Tyler Burrell and Allison Eckel for attending the town hall meeting that was moderated by Councilman Smith.

Mr. Jeney explained that he and Mr. Lyon have served together for many years. He stated that his many skills were an asset through the years.

Mr. Hutchins – Mr. Hutchins thanked Public Works and the First Responders.

He thanked Mr. Lyon for taking him under his wing. In lieu of a longer speech, he presented Mr. Lyon with a cake recognizing his years of service to Delran Township.

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

Submitted,

Jamey Eggers
Municipal Clerk