

**WORK SESSION
MUNICIPAL BUILDING**

**March 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. 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

Replacement of Ward 2 Councilperson

Candy Cure was appointed to fill the vacancy left by Councilman Tom Lyon.
Mrs. Apeadu made a motion for Ms. Cure to fill the vacancy, seconded by Mr. Smith

Mayor Hutchins administered the oath of office to Ms. Cure.

2026 Municipal Budget Review

Ms. Eggers advised that there will be an increase of 2.826 cents which translates to \$60 for the average homeowner.

Mr. Jeney explained that the increase comes as a result of rising costs including medical expenses, trash pick-up, fuel prices, sewer maintenance, etc. It is the first time municipal taxes have been raised in six years, and this decision prevents the need to use a high percentage of the surplus to cover costs.

There was a discussion about various aspects of the budget after which Ms. Eggers announced that the 2026 budget will be introduced at the Public Meeting on April 14th and adopted at the Public Meeting on May 12th.

Youth Advisory Committee

Mr. Hutchins stated that he would like to see a Youth Advisory Committee created that would include a member of Council, various teenagers/young adults and himself. The group would discuss ways to relay information effectively to the younger generation.

Colin Rafferty, Delran Township Communication Advisor remarked that Evesham Township has a similar committee. The committee integrates students and a school board member with local government at the township level. Mr. Rafferty offered to provide contacts in Evesham if Delran would like to reach out for guidance.

Erin Hutchinson, perspective member of the Youth Advisory Committee commented that there is a communication gap between adults and the younger generation and a lack of activities for teens and young adults to do in the Township and at Township sponsored events. She would like to help plan events and work with government officials and Mr. Rafferty to address this issue.

Mrs. Apeadu suggested offering an opportunity for senior citizens and young people to meet and assist each other in a variety of areas including technology, physical labor, and general life skills.

Mr. Marmero suggested creating an ordinance if this group is intended to be an established, long-term organization.

Mr. Hutchins encouraged anyone interested in participating to contact the Township.

BC Board of Commissioners 250th Celebration

Mr. Hutchins announced that he received an email from Burlington County regarding their 250th Birthday of America Celebration which will take place on June 14, 2026, High Street in Mount Holly from 1:00 p.m. – 6:00 p.m. The County is asking for each municipality in Burlington County to participate in some way.

Mr. Jeney suggested asking various Township Committees to meet and discuss ways to contribute to the event. All were in favor of this idea.

ORDINANCE(S) ON FIRST READING

Ordinance 2026-06 Bond Ordinance Authorizing The Completion Of Various Roadway Improvements In The Township Of Delran; Appropriating The Sum Of \$296,000 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 \$281,200; Making Certain Determinations And Covenants; And Authorizing Certain Related Actions In Connection With The Foregoing

More information is needed to approve this ordinance on first reading. It will be voted on at the April 14, 2026, Public Meeting.

Ordinance 2026-07 Bond Ordinance Authorizing The Completion Of Various Sanitary Sewer Improvements In The Township Of Delran; Appropriating The Sum Of \$340,000 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 \$340,000; Making Certain Determinations And Covenants; And Authorizing Certain Related Actions In Connection With The Foregoing

More information is needed to approve this ordinance on first reading. It will be voted on at the April 14, 2026, Public Meeting.

CONSENT AGENDA

- a. Resolution 2026-62** Authorizing Change Order No. 1 for Replacement of Influent Pumps
- b. Resolution 2026-63** Authorizing Change Order No. 1 for Stewart Avenue Roadway Improvements Phase II
- c. Resolution 2026-64** Authorizing Change Order No. 3 for Stewart Avenue Roadway Improvements Phase I
- d. Resolution 2026-65** Authorizing 2025 Budget Transfers
- e.** Appointment of Larry Horton to the Zoning Board for a term to expire December 31, 2027.
- f.** Appointment of Jim Rushmore to the Zoning Board for a term to expire December 31, 2026.
- g.** Appointment of Theresa Rogan to the Green Team for term to expire December 31, 2026.
- h.** Authorizing the payment of bills including all purchases made under the cooperative purchasing agreement.
- i.** Approval of the minutes for the February 24, 2026 Work Session
- j.** Approval of the following Mercantile Licenses
 - RD Motorsports, LLC, 207 A-5 Carriage Lane

Mr. Morrow made a motion, seconded by Mr. Smith to adopt the above Consent Agenda.

There being no questions, the roll was called.

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

Ayes: 5

Nays: None

PUBLIC PORTION

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

Dominic Simeone, Attorney from Simeone and Raynor Law Firm representing the Summerhill Condominium Association. Mr. Simeone explained that currently the Summerhill Condominiums handle their own trash pick-up. The reimbursement that they receive from Delran Township is not enough to cover the cost of trash pick-up in the development. Summerhill Condominiums is requesting additional reimbursement money or that Delran Township takes over trash collection for the units.

Monica Green, Property Manager Summerhill Condominium Association, informed Council that the association pays for twice a week pick-up because the dumpsters don't offer the capacity required for once-a-week pick-up. She also reported that non-Summerhill residents and businesses also place trash in the dumpsters which adds to the problem. Ms. Green feels that the best resolution would be for the Township to take over trash collection services.

Erin Hutchinson, 915 Lichtenthal Street – Ms. Hutchinson asked if taxes would be affected if the Township begins providing trash service to the Summerhill Condominiums.

Mr. Jeney responded that taxes could be affected but that possibility couldn't be determined prior to reviewing all information first.

Council advised that the matter will be investigated and a decision will be made as to what action will be taken.

Alice Hodges, Summerhill – Ms. Hodges asked if there is someone who can help her fill out the forms for senior property tax relief.

Mrs. Apeadu advised her to contact Senator Singleton's office to make an appointment for assistance.

Patricia Griffith, Brown Street – Ms. Griffith asked for an update on the laws that restrict employees of Delran Township from also being on Council.

Mr. Marmero will email her the information.

Ms. Griffith suggested that the Green Team clean up the area along the river in the vicinity of

Chester Avenue, River Road and Amico Island.

William Spych, 518 Brown Street – Mr. Spych asked for explanations of the abbreviations in Resolution 2026-65. Ms. Eggers explained that they pertain to municipal service agreements with apartments for trash collection. She stated that the expended figures were being moved from one line item in the 2025 budget to another.

Chris Adryan, Summerhill – Ms. Adryan asked for confirmation that sewer costs are totally separate from the tax budget. Ms. Eggers stated that they are separate.

Ms. Adryan is concerned that the Township is providing services for condominiums, that potentially puts a burden on taxpayers to cover the fees. She asked if the tax rate is different for condominium and affordable housing homeowners.

Mr. Marmero explained that the tax rate in developments with associations is the same as it is for other homeowners regardless of the type of home they live in. There is a municipal reimbursement act that states that people in associations cannot be double taxed. The Township either must reimburse them for services or provide services for the development.

Jennifer Reppert, Delran – Ms. Reppert noticed that Mr. Lyon's name was on the roll call for the current agenda and asked if there was a reason.

Ms. Eggers explained that it was just an oversight.

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 reminded residents that there will be two clean-up opportunities on Saturday, March 28th at Lake Lonnie & Swedes Lake and under the Route 130 Bridge on the banks of the Rancocas Creek. Both clean-ups will begin at 10:00 a.m. Students in need of community service hours are welcome.

Ms. Hammond explained that the Green Team will be in Township parks collecting tree data with GPS equipment that was borrowed from the County.

She reminded residents that trees of honor can be purchased for \$350.00. The trees will be planted in Township parks and people can be involved in the planting process. All of the 2026 tree of honor recipients will have their names announced at the April 14th Township meeting and leaves will be affixed to the tree in the Municipal Building Lobby.

Ms. Hammond also explained that the Green Team launched a new residential tree planting program in conjunction with Fernbrook Nursery. Residents can choose a tree which will be planted on their properties for \$385.00. The deadline for placing an order is April 15th. More information can be found on the Green Team website.

Sam, Recreation Advisory Committee – Sam announced that there will be a Spring Festival/Egg Hunt on Saturday, April 4th from 1:00 – 3:00 p.m. at the Summerhill Field.

She suggested having an interpreter at the Township meeting for hearing impaired residents. Sam also suggested having subtitles for the online Township meetings so people watching from home can read the captions.

Ms. Eggers – Ms. Eggers announced that Public Works is hosting clean-up days on April 22nd – 24th from 7:00 a.m. – 7:00 p.m. and Saturday, April 25th from 7:00 a.m. – 5:00 p.m. There will also be a shredding truck at the Municipal Building on Thursday, April 23rd from 10:00 a.m. – 1:00 p.m. Both events are for Delran residents only.

Mr. Hutchins – Mr. Hutchins welcomed Ms. Cure to Council and thanked her along with Mr. Rushmore, Ms. Rogan, Mr. Rafferty and Ms. Hutchinson.

Mr. Marmero – No report

Mr. D’Armiento – Mr. D’Armiento reported the following items:

The Chester Avenue Sidewalk Improvement Project will begin after July 4th.

The Hartford Road Project is going out for bid again and bids are expected in a week and a half.

The pedestrian safety improvements at the intersection of Pancoast Boulevard and Faunce Street will be submitted to the DOT for approval within the next couple of weeks.

Mr. Morrow asked if there will be a meeting with the residents of Pancoast regarding what the project will entail.

Mr. D’Armiento stated that there are a few options to inform residents.

Mr. Hutchins responded that he would like to see an in-person meeting with the residents at the Municipal Building that would cover all aspects of the project that would directly impact them.

The concrete improvements should begin on Stewart Avenue at the end of April/early May.

Concrete work for the road program will begin in the next couple of weeks.

The Township approved the installation of the lights at Vermes Field and CME will make sure

that everything is in order so the field can be utilized with the lights.

The CCTV contract with Vortex is continuing. Residents who are impacted should be receiving notification from the contractor.

Ms. Eggers and CME met with the Army Corps of Engineers today. There will be another meeting on April 8th after which more information should be available regarding the feasibility study.

Mr. Morrow – Mr. Morrow asked for an update on the completion of Greenwood Avenue

Mr. D'Armiento reported that The Greenwood Road project is being managed by Riverside Township however on or about April 1st, Delran residents will be receiving new aprons.

Mr. Morrow reported that there may be legislation that will result in some financial relief for renters.

He welcomed Ms. Cure and stated that there is a lot of work ahead of them, but he is looking forward to being proactive rather than reactive.

Mrs. Apeadu – Mrs. Apeadu reported that residents on Leon Avenue complained about a yellow contractor tarp that is in the road and affecting drainage. She explained that she had already reported it to Ms. Eggers and Mr. D'Armiento and it is being addressed.

Mrs. Apeadu advised that residents in the vicinity of Swedes Lake have reported flooding in their backyards. One of the residents also suffered some damage to their utility equipment during recent construction on Leon Avenue. Mrs. Apeadu will relay contact information to Mr. Hutchins.

She stated that any equipment left at Friendship Park on Stewart Avenue by contractors is secured so that children aren't injured while playing. She also explained that there is a lot of trash in the park that needs to be cleaned up. She will send pictures of the issues to Mr. Hutchins.

Mr. Smith – Mr. Smith advised residents to be mindful of children playing outside now that the weather is improving. He stated that tractor trailers have been traveling up and down Haines Mill Road and asked residents to call the non-emergency phone number for the police department if they witness this.

Mr. Jeney – Mr. Jeney reiterated that there will be two clean-up events in Delran that are sponsored by the Green Team. Anyone interested in attending can find out more on the Sustainable Delran website.

EXECUTIVE SESSION At this time, Mr. Jeney asked for a motion to adopt Resolution 2026-66 Authorizing Executive Session to discuss the following: Delran FOP Lodge 230 – Grievance 2026-02

**TOWNSHIP OF DELRAN
RESOLUTION 2026-66**

**AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:
DELRAN FOP LODGE 230 – GRIEVANCE 2026-02**

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 March 24, 2026 for the following reasons:

1. Delran FOP Lodge 230 – Grievance 2026-02

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

Mr. Morrow made a motion, seconded by Mr. Smith to adopt Resolution 2026-66.
All were in favor, motion approved.

No action was taken.

Ms. Cure made a motion to end the closed session and reopen the meeting to the public. The motion was seconded by Mr. Smith. All were in favor, motion approved.

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

Submitted,

Jamey Eggers
Municipal Clerk