

**WORK SESSION
MUNICIPAL BUILDING**

**May 26, 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: Ms. Cure, Mrs. Apeadu, Mr. Smith and Mr. Jeney were present. Mr. Morrow was absent.

ALSO PRESENT: Mr. Hutchins, Mayor, Mr. Marmero, Solicitor, Mr. D'Armiento, Engineer, Ms. Eggers, Administrator/Township Clerk

WORK SESSION

Hardenbergh Insurance Group – Joe Henry - Mr. Henry gave a presentation regarding service dogs including the definition of a service animal, tasks they perform, and restrictions. He also reviewed the two questions that an employer may ask a person with a service animal which were: Is this service animal required for your disability? What work or tasks is the dog trained for? Mr. Henry explained the difference between a service and emotional support animal. He also noted that emotional support animals do not have rights under the Americans with Disabilities Act.

Discussion – Resale Inspection - Mr. Jeney explained that a proposed ordinance that was previously discussed regarding home resale inspection has been updated.

Ms. Cure asked Bill Lunemann, the Township Construction Official, how his office will be able to tell whether an unpermitted change is the responsibility of the current homeowner or a previous one. Mr. Lunemann explained that many construction materials have dates on them and he also uses MLS listings to research any potential improvements in relation to when a home was purchased.

Mr. Jeney asked about a checklist that would be used when making inspections. Mr. Lunemann stated that he thinks one has already been created. That will be investigated. He assured everyone that safety issues are the primary focus when conducting the home inspections.

Amendment to Affordability Assistance Program Manual - Mr. Jeney stated that the Affordable Housing Trust Fund is money collected by taxes. It can be used to help people who are having issues with affording their homes. The change in the existing manual adds the ability to help low-income residents pay their HOA fees. Residents must go through an application process to receive help. A resolution will be created to formerly adopt this new policy.

Bid report Summerhill Hockey Rink Improvements - He noted that two bids were received for the hockey rink project but only one could be reviewed because the second came in after the bid deadline. The baseball field project needs to go back out for bid due to an error caught in the bid review. Since the hockey rink and baseball field are on the same ordinance, if the rebid results for the baseball field are acceptable, both projects can move forward.

Mr. Jeney asked if the hockey rink bid included the pickle ball court. Mr. D'Armiento explained that it did not however it could be considered in the future.

Mr. Smith asked about the time frame for rebidding the project. Mr. D'Armiento stated that it should only be delayed by one Township meeting. It is anticipated that the work will be done in the fall.

Bid report Pancoast Blvd. Safety Improvements – Mr. D'Armiento stated that the recommendation is to award the bid for this project. He explained that based on the bids that were received, the project will be fully paid for by grant money.

RESOLUTIONS

Mr. Hutchins read a letter from the Township auditor regarding the ramifications of not increasing the municipal budget. The auditor stressed the rise in insurance, salaries, pension expenses, trash collection costs and other items. He advised that increasing the tax rate by a small amount now will potentially avoid raising taxes considerably in the future. He cautioned that the fund balance is decreasing and may not replenish as quickly as expected. This will negatively affect the ability of the Township to receive favorable interest rates when obtaining bonds.

Mr. Hutchins asked Council to reconsider amending the budget that had previously been discussed and agreed upon at introduction.

Mrs. Apeadu explained that while she appreciates the intention to look at long-term fiscal trends and Delran's financial stability, her responsibility is also to take into consideration the economic challenges that residents are facing right now. That is why she does not support raising municipal taxes.

Ms. Cure reiterated what Mrs. Apeadu stated. She advised that the Council needs to work hard over the course of the coming year to prevent any unforeseen circumstances from occurring. This will make sure the surplus maintains a healthy balance and that taxes are reasonable for residents.

Mr. Smith commented that he appreciated the work that went into the budget but is concerned about the toll that raising taxes will take on residents who are already faced with increased costs of everyday items. He recommended being mindful of what the Township is spending.

Mr. Jeney stated that the average municipal tax increase of \$33 for the year is worth the expense

if it means hiring more police officers and keeping the Township running properly. He stressed that there has not been an increase in municipal taxes in six years.

Mr. Hutchins stressed the importance of making sure that the Township has enough money to provide the services that the residents of Delran deserve.

Ms. Eggers explained that Resolution 2026-91 amends the budget. It will be voted on tonight, advertised on the website tomorrow and there will be a public hearing on the amendment at the June 9th Public Meeting. After completing the public hearing, the 2026 budget can be adopted.

Resolution 2026-91 Resolution to Amend the 2026 Budget

Ms. Cure made a motion, seconded by Mrs. Apeadu

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

Ayes: 3

Nays: 1

Motion Approved

CONSENT AGENDA

- a. Resolution 2026-92** Sewer Connection Approval 3001 Bridgeboro Road, LLC.
- b. Resolution 2026-93** Refund Tax Overpayment
- c. Resolution 2026-94** Authorizing the Cancellation of Taxes of a Totally Disabled Veteran Located at Block 118.12 Lot 28 Partial Year 2026 and Thereafter
- d. Resolution 2026-95** Refunding Road Opening Deposit RO-3086
- e. Resolution 2026-96** Authorizing CME Associates to perform Engineering Services for Norman Avenue Sanitary Sewer Improvements
- f. Resolution 2026-97** Authorizing CME Associates to perform Engineering Services for 2026 Road Program
- g. Resolution 2026-98** Approving the Second Amendment to the Agreement with the County of Burlington for the Extension of Sewer Service to Rainbow Meadow Park
- h. Resolution 2026-99** Ratifying the Contract Between the Delran Patrolman's Association and the Township of Delran

- i. **Resolution 2026-100** Rejecting all bids for the Summerhill Complex Baseball Field Improvement Project and authorizing Re-Advertisement
- j. Authorizing the payment of bills including all purchases made under the cooperative purchasing agreement.
- k. Approval of the following Mercantile Licenses
 - Tadim Pide & Bakery, LLC, 2900 Route 130

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

There being no questions, the roll was called.

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

Ayes: 4

Nays: 0

PUBLIC PORTION

Joan Kerstetter, River Drive – Ms. Kerstetter asked for the start date of the Stewart Avenue Phase 2 project. Mr. D’Armiento stated that work is being coordinated now. Ms. Kerstetter asked if damaged sidewalks would be replaced. Mr. D’Armiento replied that they will be replaced.

She asked for an update on the status of the Army Corps of Engineers study. Mr. D’Armiento stated that there should be a draft study this fall with the final version being completed in March/April of 2027. Mr. D’Armiento explained that there will be a public discussion regarding the plans once they are completed.

Gary Catrambone, 261 Burning Tree Road – Mr. Catrambone stated that the fund balance fluctuates all the time. He reviewed some of the revenue that he feels will help replenish any decrease in the balance including new developments and cannabis businesses. In his opinion, the auditor cannot predict what the status of the fund balance will be next year.

Patricia Griffith, Brown Street – Ms. Griffith asked for clarification on aspects of the sewer budget. Ms. Eggers and Mr. Jeney provided an overview which included an explanation regarding the difference between operating costs and capital costs.

She asked if the improvements on Norman Avenue will include a complete pipe change. Mr. D’Armiento stated that it will be a complete change because the condition of the pipe does not allow it to be lined. This determination is made by using CCTV footage which is evaluated by sewer experts.

Ms. Griffith asked about the costly bathroom at Rainbow Meadow Park. Mr. D'Armiento stated that Burlington County is paying for the project which includes running a sewer line down Creek Road.

William Spych, 518 Brown Street – Mr. Spych gave a prepared speech which expressed his displeasure with the way Council responds to questions and the frequency with which they defer to the Township professionals. He also stated that serious problems are not addressed and projects move too slowly.

Nancy Evans, Arch Street – Ms. Evans asked why former mayor, Gary Catrambone has any input in the decisions that Council makes. Mr. Jeney explained that everyone thinks for themselves and Mr. Catrambone is a resident of Delran Township and has a right to express his opinions during Township meetings.

Jen Reppert, Delran – Ms. Reppert stated that despite the modifications made to the resale home inspection ordinance, she does not agree with what she feels is government overreach. Mr. Jeney explained that the ordinance is to ensure the safety of homes in Delran Township.

Mr. Smith 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 – No report

Boards/Committees – No report

Ms. Eggers – Ms. Eggers reported that there is a request for an owner of a liquor license to open early for the Eagles game on Sunday, October 11, 2026. Since the current ordinance in Delran Township does not allow this, the Township attorney could create a resolution that would grant permission to serve alcohol outside of current times but only for special events. Mr. Marmero commented that other townships have done this. He will draft something for Council to review at a future meeting.

Mr. Hutchins – Mr. Hutchins announced that he will be putting together a weekly Mayor's Message for *The Delran Sun*. He thanked *The Delran Sun* for working hard to provide more local information to Delran residents.

Mr. Hutchins thanked Council for their ability to talk about the budget.

Mr. Hutchins cautioned people not to listen to the current rumors that are running rampant on social media regarding school taxes, programs being cut, teachers, etc.

Mr. Marmero – Mr. Marmero thanked Ms. Eggers for the great work she did on the police contract.

Mr. D’Armiento – Mr. D’Armiento stated that the contractor is wrapping up the concrete work in the Millside Heights neighborhood. The road condition concerns lodged by residents and Township employees will be addressed by the contractor. Paving should be completed in July for that neighborhood and mid-June for Bentwood Drive and Yardley Drive.

Mr. D’Armiento announced that PSE&G will be replacing their gas main on Notre Dame Drive and Notre Dame Court. They will also replace the roadway from curb to curb.

Ms. Cure – Ms. Cure stated she cannot justify raising taxes to gain an extra \$227,000 when some residents may struggle to pay the estimated \$33 per year that would require. She remarked that Council will work to keep expenses within acceptable limits. Ms. Cure thanked Ms. Eggers for all the work she has done on the budget.

Ms. Cure recognized the Green Team for their recent activities and declared that she is very proud to be on Council and part of the Delran community. She encouraged people to get more involved to make the Township even better than it is.

Mrs. Apeadu – Mrs. Apeadu pronounced that residents remain the focus in all decisions made by Council. This is why she feels that this year is not the time for a tax increase and that Council will remain focused on spending responsibly.

Mr. Smith – Mr. Smith attended the Memorial Day wreath laying ceremony in Riverside Township to honor all who sacrificed their lives for their country.

He congratulated the graduating class of 2026.

Mr. Smith thanked everyone for their hard work to ensure that municipal taxes were not raised again this year. He stressed that everyone on Council voted their own minds and were not influenced by others.

Mr. Jeney – Mr. Jeney attended the Memorial Day wreath laying ceremony with Mr. Hutchins and Mr. Smith. He attended a very moving ceremony at the VFW as well.

He announced that the Mayor and RAC have been working hard to organize the 250th Freedom Fest. Volunteers are needed. Anyone interested in donating time should contact Christina Buckley, the RAC chairperson, or the Township.

Mr. Jeney reported that a new, very heavy bench was thrown into the lake at Lake Lonnie. He asked residents to keep their eyes open and to report anyone vandalizing the area that people have worked very hard to rehabilitate.

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