



TOWNSHIP OF DELRAN
WORK SESSION
June 23, 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: Ms. Cure, Mr. Morrow, Mrs. Apeadu, Mr. Smith, Mr. Jeney

V. Work Session

- a. Review Proposed Ordinance – Prohibit Data Centers
- b. Review Proposed Ordinance – Temporary Modifications to Hours of Sale for Alcoholic Beverages
- c. Discussion – Resale Inspection
- d. Discussion – Capital Budget 2026
- e. Bond Sale Sewer Debt/Sewer Rates
- f. Bid report Summerhill Hockey Rink Improvements
- g. Bid report Summerhill Baseball Field Improvements
- h. Status Update Route 130 Sanitary Sewer Improvements Phase II

VI. Ordinance(s) on Second Reading

- a. **Ordinance 2026-09** An Ordinance to Establish Salaries for Various Employees Within the Township of Delran, County of Burlington, State of New Jersey and Regulating the Manner of Payment of Same

i. PUBLIC HEARING

Moved By_____ **Seconded By**_____

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

Ayes:

Nays:

Approved:

VII. Ordinance(s) on First Reading

- a. An Ordinance to Establish Salaries for Various Employees Within the Township of Delran, County of Burlington, State of New Jersey and Regulating the Manner of Payment of Same

Moved By_____ Seconded By_____

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

Ayes:

Nays:

Approved:

VIII. Consent Agenda

- a. Resolution 2026-110** Authorizing 2026-2027 Liquor License Renewals
- b. Resolution 2026-111** Amending Resolution 2026-104 Refunding Outside Employment Escrow PD16-05
- c. Resolution 2026-112** A Resolution Approving the Release of Affordable Housing Restrictions on the Property Commonly Known as 18 Foxglove Drive
- d. Resolution 2026-113** Authorizing Change Order No. 1 (Closeout) for Sanitary Sewer CCTV Inspections Project
- e. Resolution 2026-114** Authorizing the Release of Safety & Stabilization Bond for McDonald's USA, Block 9 Lot 41.20
- f.** Authorizing the payment of bills including all purchases made under the cooperative purchasing agreement
- g.** Approval of the following Mercantile Licenses
 - Luxury Auto Mall, LLC, 207-12 Carriage Lane

Moved By_____ Seconded By_____

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

Ayes:

Nays:

Approved:

IX. Public Comment

X. 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

XI. Executive Session - Resolution 2026-115 Authorizing Executive Session to discuss the following: Contract Negotiations – Acting Chief, Contract Negotiations – Captain, Acquisition of Property, Contract Discussion - SafeFleet

XII. Adjournment

**TOWNSHIP OF DELRAN
ORDINANCE 2026-09**

AN ORDINANCE TO ESTABLISH SALARIES FOR VARIOUS EMPLOYEES WITHIN THE TOWNSHIP OF DELRAN, COUNTY OF BURLINGTON, STATE OF NEW JERSEY AND REGULATING THE MANNER OF PAYMENT OF SAME

BE IT ORDAINED by the Township Council of the Township of Delran in the County of Burlington and State of New Jersey that:

SECTION I. ANNUAL SALARIES

A. The base salaries of all employees listed below will be as follows per annum, per year indicated. These annual salaries are paid on a biweekly basis.

POSITIONS	2026
Mayor 1 st Term	\$2,500
Mayor 2 nd Term	\$3,100
Mayor 3 rd Term	\$5,200
Council	\$2,351
Business Administrator	\$49,831-\$60,000
Personnel Assistant	\$52,794-\$60,000
PW Superintendent	\$115,977-\$126,000
Recycling Coordinator	\$2,797-\$5,000
Supervising Heavy Equipment Operator	\$86,068-\$96,000
Supervisor of Garage Services	\$86,068-\$96,000
Tax Collector	\$75,711-\$86,000
Assistant Tax Collector	\$20,000-\$25,000
Secretarial Assistant 1	\$62,287-\$70,000
Secretarial Assistant 2 (5 years)	\$68,148-\$78,000
Municipal Court Judge	\$36,534-\$40,000
Court Administrator	\$96,545-\$106,000
Municipal Clerk	\$120,119-\$130,000
Deputy Municipal Clerk	\$69,418-\$80,000
Registrar	\$5,816-\$7,500
Qualified Purchasing Agent	\$10,300-\$15,000
Tax Assessor	\$32,126-\$40,000
Chief Financial Officer	\$115,000-\$125,000
Emergency Management Coordinator	\$5,517
Deputy Emergency Management Coordinator	\$2,500
Zoning/Code Official	\$29.62-31.63
Construction Code Official	\$85,895-\$96,000
Housing Inspector	\$55,947-\$66,000
Sewer Executive Dir. Of Operations	\$112,039-\$122,000
Sewer Asst. Superintendent	\$89,803-\$100,000
Fire Sub-Code Official	\$46.35-\$56.00

Electrical Sub-Code Official	\$52.58-\$62.00
Building/Plumbing Sub-Code Official	\$49.06-\$59.00
Building Sub-Code HHS Official	\$47.38-\$56.65
Fire Inspector	\$41.20-\$56.65
Plumbing Inspector	\$49.06-\$59.00
School Traffic Guard	\$39.66
Secretary of Recreation	\$1270.00-\$2,500
Violation Clerk	\$5,816-\$6,000
Summer Help	\$13.39-\$25.75

Section II Repeal – All Ordinances or part of Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of their inconsistency.

Section III Adoption – This Ordinance shall take effect immediately upon its final adoption and publication according to law.

Vote taken on First Reading and Introduction:

Council Member	Aye	Nay	Abstain	Recuse	Absent
Cure					
Morrow					
Apeadu					
Smith					
Jeney					

Vote taken on Second Reading, Public Hearing and Adoption:

Council Member	Aye	Nay	Abstain	Recuse	Absent
Cure					
Morrow					
Apeadu					
Smith					
Jeney					

Introduced _____, 2026
 Adopted _____, 2026
 Published _____, 2026

SO ORDAINED.

Witnessed and attested by:

TOWNSHIP OF DELRAN

Jamey Eggers, Township Clerk

Mayor Barnes Hutchins

Date Signed _____, 2026

**TOWNSHIP OF DELRAN
ORDINANCE 2026-10**

AN ORDINANCE TO ESTABLISH SALARIES FOR VARIOUS EMPLOYEES WITHIN THE TOWNSHIP OF DELRAN, COUNTY OF BURLINGTON, STATE OF NEW JERSEY AND REGULATING THE MANNER OF PAYMENT OF SAME

BE IT ORDAINED by the Township Council of the Township of Delran in the County of Burlington and State of New Jersey that:

SECTION I. ANNUAL SALARIES

A. The base salaries of all employees listed below will be as follows per annum, per year indicated. These annual salaries are paid on a biweekly basis.

POSITIONS	2026
Clean Communities Coordinator	\$3,000-\$5,000
Custodian	22.00 per hour

Section II Repeal – All Ordinances or part of Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of their inconsistency.

Section III Adoption – This Ordinance shall take effect immediately upon its final adoption and publication according to law.

Vote taken on First Reading and Introduction:

Council Member	Aye	Nay	Abstain	Recuse	Absent
Cure					
Morrow					
Apeadu					
Smith					
Jeney					

Vote taken on Second Reading, Public Hearing and Adoption:

Council Member	Aye	Nay	Abstain	Recuse	Absent
Cure					
Morrow					
Apeadu					
Smith					
Jeney					

Introduced _____, 2026
 Adopted _____, 2026
 Published _____, 2026

SO ORDAINED.

Witnessed and attested by:

TOWNSHIP OF DELRAN

Jamey Eggers, Township Clerk

Mayor Barnes Hutchins

Date Signed _____, 2026

**TOWNSHIP OF DELRAN
RESOLUTION 2026-110**

AUTHORIZING 2026-2027 LIQUOR LICENSE RENEWALS

WHEREAS, the following named applicants have applied to the Township of Delran for the renewal of their Alcoholic Beverage Licenses for the forthcoming year (2026-2027):

WHEREAS, they have duly filed the proper application;

NOW, THEREFORE, BE IT RESOLVED that the following named applicants be and are hereby granted the renewal of their Alcoholic Beverage Licenses in accordance with number appearing after their names.

CARB DU JOUR OF DELRAN	0310-33-006-014
POLISH AMERICAN CITIZENS CLUB	0310-31-010-001
JALA LIQUORS INC.	0310-44-003-005

BE IT FURTHER RESOLVED that the Clerk of the Township of Delran is hereby authorized to sign the applications and is hereby further directed to forward a copy of said approval and applications to the Alcoholic Beverage Control Commission.

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

Dated: June 23, 2026

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

Council President Lynn Jeney

Date signed: June 23, 2026

**TOWNSHIP OF DELRAN
RESOLUTION 2026-111**

**AMENDING RESOLUTION 2026-104
REFUNDING OUTSIDE EMPLOYMENT ESCROW PD16-05**

WHEREAS, the Township requires escrow funds to be submitted for Police Outside Employment; and

WHEREAS, the Police Department has determined that a balance in escrow account PD16-05 is no longer necessary.

NOW, THEREFORE, BE IT RESOLVED that the escrow funds, as stated below, be refunded and a signed copy of the resolution forwarded to be Chief Financial Officer.

Name and Address	File #	Amount
Henkels & McCoy Inc. 512 Elbow Lane Burlington, NJ 08016	PD16-05	\$21,235.00

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

Dated: June 23, 2026

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

Council President Lynn Jeney

Date signed: June 23, 2026

**TOWNSHIP OF DELRAN
RESOLUTION 2026-112**

**A RESOLUTION APPROVING THE RELEASE OF AFFORDABLE HOUSING
RESTRICTIONS ON THE PROPERTY COMMONLY KNOWN AS 18 FOXGLOVE
DRIVE**

WHEREAS, pursuant to the Fair Housing Act (P.L. 1985, c. 222) (the “Act”), municipalities in the State of New Jersey are required to provide their fair share of housing that is affordable to low-income households in accordance with the provisions of the Act; and

WHEREAS, the Township administers the Township Affordable Housing Program for the purpose of meeting its fair share affordable housing obligation in accordance with the provisions of the Act; and

WHEREAS, the Act requires that municipalities ensure that such designated housing remains affordable to low and moderate-income households for a designated period of time; and

WHEREAS, for purposes of fulfilling the Township’s affordable housing obligations, affordable housing restrictions were placed on the property commonly known as 18 Foxglove Drive (the “Property”); and

WHEREAS, the affordable housing restrictions expired on November 30, 2025; and

WHEREAS, the Property owner has requested that the Township execute any and all necessary documents to effectuate the release of the affordable housing restrictions.

WHEREAS, the Township wishes to issue its support of the release of the restrictions as set forth above for the foregoing reasons.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Township Council of the Township of Delran, County of Burlington and State of New Jersey that it hereby approves the release of the affordable housing restrictions on the property commonly known as 18 Foxglove Drive, Delran, New Jersey for the reasons set forth above.

BE IT FURTHER RESOLVED that the Mayor and Clerk of the Township of Delran are hereby authorized to take any and all necessary action and execute any and all documents as necessary in accordance with this Resolution.

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

Dated: June 23, 2026

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

Council President Lynn Jeney
Date signed: June 23, 2026

**TOWNSHIP OF DELRAN
RESOLUTION 2026-113**

**AUTHORIZING CHANGE ORDER NO. 1 (CLOSEOUT)
FOR SANITARY SEWER CCTV INSPECTIONS PROJECT**

WHEREAS, a change order has been submitted for the Sanitary Sewer CCTV Inspections Project; and

WHEREAS, the Change Order was developed to itemize and authorize those changes; and

WHEREAS, approval has been received by the Township Engineer on May 27, 202.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Delran that Change Order No. 1(Closeout) is hereby authorized and approval is hereby granted to revise the contract amount from \$258,000.00 to \$254,000.00 (Decrease of \$4,000.00).

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

Dated: June 23, 2026

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

Council President Lynn Jeney

Date signed: June 23, 2026

**TOWNSHIP OF DELRAN
RESOLUTION 2026-114**

**AUTHORIZING THE RELEASE OF SAFETY & STABILIZATION BOND
FOR MCDONALD’S USA, BLOCK 9 LOT 41.20**

Whereas, a safety and stabilization bond in the amount of \$5,000.00 was previously posted by McDonald’s USA (the “Applicant”) as a performance guarantee, to guarantee the completion of certain site improvements at property known as Block 9, Lot 41.20 on the Tax Map of Delran Township (the “Property”); and

Whereas, the Safety/Stabilization Bond posted by the Applicant was posted in cash; and

Whereas, the Applicant has requested a release of the Safety/Stabilization Bond; and

Whereas, in a letter dated March 18, 2026, Township Engineer, CME Associates verified that the project is complete at this time and authorized the release of the Safety/Stabilization Bond; and

Whereas, in the same letter dated March 18, 2026, Township Engineer, CME Associates recommended holding \$791.32 in cash for the 2-year maintenance bond; and

Whereas, in the same letter dated March 18, 2026, Township Engineer, CME Associates stated that the above referenced release of the Safety/Stabilization Bond should be conditioned upon Applicant posting any, and all, outstanding engineering and inspection escrow; and

Whereas, pursuant to N.J.S.A. 40:55D-53 the Township Council can either “approve, partially approve, or reject the improvements on the basis of a report by the Municipal Engineer,” and

Now, therefore, be it resolved by the Mayor and Council of Delran Township that the Safety/Stabilization Bond for improvements at the Property, for Applicant, McDonald’s USA be released as stated above upon Applicant’s posting of any and all outstanding engineering and inspection escrow.

Be it further resolved that the Township Clerk is hereby directed to forward a signed copy of this Resolution to the Applicant.

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

Dated: June 23, 2026

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

Council President Lynn Jeney

Date signed: June 23, 2026

**TOWNSHIP OF DELRAN
RESOLUTION 2026-115**

**AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:
CONTRACT NEGOTIATION – ACTING CHIEF, CONTRACT NEGOTIATIONS –
CAPTIAN, ACQUISITION OF PROPERTY, CONTRACT DISCUSSION – SAFEFLEET**

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 June 23, 2026 for the following reasons:

1. Contract Negotiations – Acting Chief
2. Contract Negotiations – Captain
3. Acquisition of Property
4. Contract Discussion - SafeFleet

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

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

Dated: June 23, 2026

Witnessed by:

**SO RESOLVED.
TOWNSHIP OF DELRAN**

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

Council President Jeney

Date signed: June 23, 2026