PUBLIC MEETING **June 9, 2026**
MUNICIPAL BUILDING **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, Mr. Morrow, Mrs. Apeadu, Mr. Smith and Mr. Jeney were present.

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

PRESENTATIONS

Ed D'Armiento reported that New Jersey American Water had some water main breaks last week. NJAW replaced the valves that were failing and the Township will be meeting with them to discuss their plans for upcoming projects in that area as well as others.

He also reported that the sewer plant overflowed last Tuesday. The overflow was contained and no sewage entered the river. There was a foreign substance found within the plant that may have caused the issue. The Township is currently waiting to receive the results of testing to see if the substance was the actual cause of the overflow.

Historical Society Presentation – Greg Boehmke reviewed various things that the Historical Society has done which include hanging photographs and organizing displays in the Municipal Building Lobby, a recent presentation by the Pfeffer Brothers, two former police officers in Delran Township, and a hoagie sale fundraiser sponsored by Vid's Deli. Future plans include attending the 250th celebration of America event sponsored by Burlington County and the Delran Township Freedom Fest. They are also expanding their collection of yearbooks and class rings in addition to many more activities. The next meeting of the Historical Society will be on September 15th.

ORDINANCE(S) ON FIRST READING

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

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

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

Ayes: 5
Nays: None

Motion Approved

2026 MUNICIPAL BUDGET

Resolution 2026-91 - Public Hearing on Budget Amendments

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

Gary Catrambone, 261 Burning Tree Road – Mr. Catrambone thanked Council for the amendment. He is hopeful that the fund balance will be replenished before the budget meeting next year.

William Spych, 518 Brown Street – Mr. Spych asked about money designated for the department of law and engineering. Ms. Eggers explained that the money is for the municipal attorney and engineer. The amounts are estimated by the CFO.

Mr. Spych asked why there are "other expenses" listed under the Council of Affordable Housing since that Council has been abolished. Ms. Eggers and Mr. Coluzzi explained that while the Council of Affordable Housing was abolished, there are still affordable housing requirements that make those funds necessary.

Mr. Spych asked if the five-million-dollar surplus listed under anticipated general revenues will be placed back in the rainy-day fund (fund balance). Ms. Eggers explained that if the money is raised, the surplus will go back into the fund balance.

Mr. Spych asked if the items listed under project title in the Capital Budget for specific projects such as roads, curbs, sidewalks, etc. will be broken down into the amounts needed for each item. Ms. Eggers explained that at the next work session, Council will be discussing different requests and recommendations. A bond ordinance will then be created which will list all the approved items and that ordinance will be posted on the Delran Township website.

Patricia Griffith, Brown Street – Ms. Griffith asked what caused Council to change its mind on the budget that was originally agreed upon in April. Mr. Jeney commented that there was a request made to review the budget to see if there was a way to keep taxes from being raised.

Deb Hammond, 230 Paddock Way – Ms. Hammond stated that while she appreciates Council's concerns regarding the financial strain caused by raising taxes, she pointed out that the Township is not immune to rising costs. Ms. Hammond noted that if we value the services provided by the Township, a small tax increase now may be necessary.

Mr. Hutchins explained that Council initially asked if the proposed 2026 budget which included a municipal tax rate increase could be tightened. Many people worked very hard to reduce the municipal tax increase to a rate that would be less but would still make it possible to secure services necessary for the Township. Council agreed to the slight increase but then decided against it.

Mr. Morrow advised that there are ways to cut expenses and draw additional revenue which would strengthen the Township rather than weaken it.

Mrs. Apeadu reported that she did an analysis which showed the Township is exceeding expectations in terms of generating revenue. She is confident that the fund balance will be replenished and essential services will not be compromised.

Ms. Cure commented that the budget was originally accepted and not approved. It was a starting point for further discussion.

Mr. Smith stated that he feels it is prudent to take money from the fund balance to fill the gap in the budget.

Mr. Jeney remarked that with the rising costs of trash removal as well as other services and supplies, he has concerns about whether the fund balance will be replenished.

Sam, Chester Avenue – Sam asked Mrs. Apeadu what she used to run her budget analysis. Mrs. Apeadu explained that she has a software program that performs this function.

Mr. Hutchins also expressed serious concerns about the replenishment of the fund balance, stating that the experts have advised that the balance will probably not increase to where it was before. He stressed the importance of being prepared to handle potential issues with our aging infrastructure as well as anything else that may arise unexpectedly. He also cautioned that with a depleted fund balance, interest rates to secure bonds will be higher.

Nancy Evans, 307 Arch Street – Ms. Evans pronounced that residents don't mind paying a few extra dollars a month to ensure that the Township keep our infrastructure functioning properly.

Gary Catrambone, 261 Burning Tree Road – Mr. Catrambone reported that in the past, the Township has continuously maintained a healthy fund balance and there will be more taxes collected from the apartment complex currently being constructed. He stressed that this is the year to be prudent with spending, not to raise taxes.

Mr. Hutchins declared that if lenders see a downward trend, Delran's bond rating will not be as favorable.

Mr. Jeney commented that the funds from the new apartment complex will not be received this year and costs are rising in many areas.

Patricia Griffith, Brown Street – Ms. Griffith suggested cutting costs by not installing a bathroom at Rainbow Meadow Park or putting in sidewalks on Pancoast Blvd. Ms. Eggers explained that Delran Township is not paying for either project.

Mr. Morrow made a motion to close the public portion, seconded by Ms. Cure. All were in favor, motion approved.

Resolution 2026-91 Resolution to Amend the 2026 Budget

Mr. Morrow made a motion, seconded by Mrs. Apeadu to amend Budget 2026-91
There being no questions, the roll was called.

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

Ayes: 4
Nays: 1

Motion Approved

Resolution 2026-101 Resolution to Adopt the 2026 Municipal Budget

Mrs. Apeadu made a motion, seconded by Mr. Smith to adopt Budget 2026-101
There being no questions, the roll was called.

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

Ayes: 4
Nays: 1

Motion Approved

CONSENT AGENDA

a. **Resolution 2026-102** Authorizing 2026-2027 Liquor License Renewals

b. **Resolution 2026-103 Awarding** Contract to Trojan Technologies in the amount of $11,500.00

c. **Resolution 2026-104** Refunding Outside Employment Escrow PD16-05

d. **Resolution 2026-105** Approval to submit a grant application on and execute a grant contract with the New Jersey Department of Transportation for Suburban Boulevard Resurfacing

e. **Resolution 2026-106** Approval to submit a grant application on and execute a grant

contract with the New Jersey Department of Transportation for Pancoast Boulevard Sidewalk Improvements

f. **Resolution 2026-107** Approval to submit a grant application on and execute a grant contract with the New Jersey Department of Transportation for Chester Avenue Roadway Resurfacing

g. **Resolution 2026-108** Authorizing award of Contract for Pancoast Boulevard Improvements to A-Takton Concrete Corp. in the amount of $118,269.25

h. Authorizing the payment of bills including all purchases made under the cooperative purchasing agreement.

i. Accepting the report of the CFO including the May 2026 YTD Revenue Report, YTD Budget Report and May Check Register.

j. Accepting the report of the Tax Collector and Township Clerk

k. Approval of the following Mercantile Licenses

- Premiere Capital Group, 207A-10 Carriage Lane

Mrs. Apeadu 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, and Mr. Jeney voted aye.

Ayes: 5
Nays: None

Motion Approved

Approval of the minutes for the following meeting:

- Approval of the Minutes for the April 28, 2026 Work Session

Mr. Morrow 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. Smith, and Mr. Jeney voted aye. Ms. Cure abstained.

Ayes: 4
Nays: None
Abstain: 1

Motion Approved

PUBLIC PORTION

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

Leslie Sweet, 74 Stewart Avenue – Ms. Sweet asked what the difference is between the grant that we received for Pancoast Blvd and the grant submission that Mr. D'Armiento spoke about this evening.

Mr. D'Armiento explained that they are separate grants. One has already been received and will be used to install chicanes that will slow traffic on Pancoast Blvd. The other grant will be for filling in sidewalk gaps.

Ms. Sweet asked about updates from the Army Corps of Engineers.

Mr. D'Armiento stated there are no real updates since his last report which mentioned a draft report that will be presented in the fall with a final report submitted by the second quarter of 2027.

Ms. Sweet asked Council to consider the potential financial impact of charging people for home inspections when they put their houses up for sale.

Mr. Jeney explained that this requirement is to make sure that homes being sold are safe for habitation.

Mr. Catrambone, 261 Burning Tree Road – Mr. Catrambone asked if there was a second vote on Resolution 2026-101 after voting on Resolution 2026-91 to amend the budget.

Ms. Eggers explained that no second vote was required. The amendment was adopted first and then the budget as a whole was adopted.

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

REPORTS

Emergency Services, Chuck McSweeney, Chief, Delran Emergency Squad – Mr. McSweeney reported that 276 calls were received in the month of May. The emergency squad is currently looking for people to fill two, night shift openings. They will be concentrating on pediatric education and will also be taking defensive driving classes to ensure that ambulances are being

operated safely. Community CPR classes will continue through the summer.

Boards/Committees – No report

Ms. Eggers – No report

Mr. Hutchins – Mr. Hutchins is looking forward to seeing everyone at the Freedom Fest on June 27th.

Mr. Coluzzi– No report

Ms. Cure – Ms. Cure is looking forward to the Freedom Fest and a warm summer.

Mr. Morrow – Mr. Morrow advised looking into possibly putting solar panels on the roof and EV chargers in the parking lot. He promised to work hard to keep things stable in the Township while making sure there is no overspending.

Mrs. Apeadu – No report

Mr. Smith – Mr. Smith congratulated the Class of 2026 including Julian Davis-Smith who is graduating from Drexel University. He encouraged residents to consider being a mentor stating that it has been an extremely rewarding experience.

He wished all the dad's and male role models a happy Father's Day. Mr. Smith is looking forward to the Freedom Fest on June 27th and cautioned people who are using fireworks to do so with care.

Mr. Jeney – Mr. Jeney thanked everyone involved in the budget process for this year. He is confident that the Mayor and Council will do everything to ensure that Delran Township continues to be a wonderful place to live and our financial stability moving forward is solid.

Mr. D'Armiento – Mr. D'Armiento is meeting with the DOT next week regarding the intersection of Chester Avenue and Route 130. He will receive an update regarding when the traffic signals will be installed at that intersection as well as Haines Mill Road and Route 130.

He cautioned that there will be a lot of road work beginning in the next month or two in the Township.

EXECUTIVE SESSION At this time, Mr. Jeney asked for a motion to adopt Resolution 2026-109 Authorizing Executive Session to discuss the following: Contract Negotiations – Acting Chief, Contract Negotiations – Captain, Acquisition of Property

TOWNSHIP OF DELRAN
RESOLUTION 2026-109

AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE FOLLOWING: CONTRACT NEGOTIATIONS – ACTING CHIEF, CONTRACT NEGOTIATIONS – CAPTAIN, ACQUISITION OF PROPERTY

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 9, 2026 for the following reasons:

1. Contract Negotiations – Acting Chief
2. Contract Negotiations – Captain
3. Acquisition of Property

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

Mr. Smith made a motion, seconded by Mrs. Apeadu to adopt Resolution 2026-109.
All were in favor, motion approved.

No action was taken.

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

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

Submitted,

Jamey Eggers