WORK SESSION **JUNE 23, 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. Marmero, Solicitor, Mr. D'Armiento, Engineer, Ms. Eggers, Administrator/Township Clerk

WORK SESSION

Review Proposed Ordinance – Prohibit Data Centers

Mr. Marmero gave an overview of an ordinance that defines and will prohibit data centers in Delran Township.

Mr. Morrow asked if any data centers are challenging ordinances that have been put in place. Mr. Marmero has not seen any challenges against ordinances prohibiting data centers yet. He cautioned that with many towns banning these centers, we may see push back in the future.

Mr. Jeney noted that many of these centers use an abundance of electricity and water and that noise pollution is also an issue.

Mr. Smith asked what would happen if the owner of a parcel of land that extends into two towns wanted to build a data center, with one town allowing that and the other prohibiting it. Mr. Marmero explained that if the center was going to be built, anyone within 200 feet of the property line would be notified and would be able to express their concerns at a public meeting.

Mrs. Apeadu asked why it seems like data centers are being proposed in every town. Mr. Marmero explained that with the needs for this new technology, people are trying to find spots for them.

Mrs. Apeadu asked what the pros and cons would be to having a data center in the Township. Mr. Marmero stated that the pro would be having the usable technology and the cons are the use of utilities, noise disturbances, etc.

Review Proposed Ordinance – Temporary Modifications to Hours of Sale for Alcoholic Beverages

Mr. Morrow stated he did not have a problem with approving this ordinance if everyone is in agreement. The request is from a township establishment asking for permission to extend the hours alcohol can be served during special events.

Mr. Marmero advised that the proposed ordinance allows Council to extend hours via a resolution, but it doesn't automatically authorize the request.

Mr. Jeney suggested getting input from the police department and anyone else who may want to weigh in when an application is submitted.

Discussion – Resale Inspection

Mr. Jeney explained that currently homes that are being sold only require an inspection by the fire department which includes smoke and carbon monoxide detectors, fire extinguishers and four-inch numbers on the exterior of the house.

Ms. Cure asked what homeowners pay for the fire inspection. Mr. Jim Bauer from the DFD responded that the inspection costs $45.00.

The cost of the Township resale inspection has been reduced to $125.00 and Bill Lunemann, the construction official, provided a list of items that will be looked at during the resale inspection.

Mr. Morrow asked who would conduct the Township inspection. Ms. Eggers explained that one housing inspector would be responsible for reviewing everything on the check list.

Mr. Hutchins asked Mr. Marmero if there is a way that this idea might become a service for residents rather than a requirement. Mr. Marmero stated that the Township can decide to do it that way as well. Mr. Jeney disagreed with making it a voluntary service because it defeats the purpose which is ultimately to make sure that homes are safe for habitation. Mr. Hutchins responded that he is not 100% in support of this ordinance.

Ms. Cure cautioned that buyers may rely solely on the Township inspection and decide against getting an additional inspection from an outside source. She likes the fact that this will create a record of changes made at properties that the Township can reference in the future.

Mrs. Apeadu stressed that it should be mandatory to maintain the safety of homes in Delran.

Mr. Morrow stated that he is concerned with potential legal ramifications for the Township if this program is implemented.

Mr. Jeney explained that it is very common in the state of NJ to have this type of home inspection.

Discussion – Capital Budget 2026

Ms. Eggers gave an overview of capital budget items for 2026 which were given by the department heads and is a guide for what money is needed for the year.

Roadway Projects – 2026 Road Improvement Program, and the remainder needed for Greenwood Avenue and engineering only for Haines Mill Road. Mr. D'Armiento explained that the construction side of the Haines Mill project has a grant that covers a considerable amount.

Drainage Projects – Miscellaneous drainage improvements, CCTV and inlet retrofitting, streambank stabilization project at 82 Haines Mill Road, stormwater project at 7 South Bridgeboro and the River Drive streambank stabilization project that the Army Corps of Engineers is working on.

Mrs. Apeadu asked how quickly the Army Corps of Engineers study is progressing for the River Drive area of the Township.

Mr. D'Armiento stated that he expects a draft report from the Army Corps of Engineers within the next couple of weeks with a draft ready for public comment by the fall. There will be a workshop scheduled in September or October that will provide information and field questions. It is anticipated that the final report will be submitted by the first or second quarter of 2027.

It was decided that the 82 Haines Mill Road, 7 South Bridgeboro Road and River Drive streambank projects would move forward while the others will be discussed further at the next work session.

Park Projects – Swedes Lake Park Improvements (general engineering) and Miscellaneous Park Improvements which will evaluate what is needed at each park.

Ms. Cure asked what is anticipated for the park projects. Mr. D'Armiento explained there will be concept plan for Swedes Lake Park that will include necessary permits and preliminary costs. There was a brief discussion regarding possible plans to improve the Swedes Lake/Lake Lonnie area.

For the miscellaneous park improvements, there will be a general concept plan with a preliminary cost estimate for each park in the Township.

Public Works and Police Department – There was a brief discussion about the list of items that were requested. The list included a dump truck, community room flooring, a fire hydrant at the municipal building and a wheel loader for the Public Works Department. The Police Department asked for a pole barn and two administrative vehicles.

Mr. Morrow questioned whether the Public Works vehicle replacements are necessary. Ms. Eggers read a statement from Bryan Mullen, the Superintendent of Public Works. It explained that the current dump truck is 27 years old and many parts are no longer available since the company that manufactured the dump truck is out of business. The wheel loader, built in 1998, has a blown transmission and is no longer usable.

Mr. Morrow asked about the pole barn. Ms. Eggers explained that it is a way to secure vehicles during investigations. Ms. Cure asked if the County has a facility that could be used.

Mr. Morrow advised Council members to review requests carefully before any items are approved.

Sewer Capital – Some of the expenses include sewer improvements as part of the 2026 Road Program, Pancoast Boulevard Pump Station, Norman Avenue, Fifth Street Pump Station, Wastewater Treatment Tank #2, Bridgeboro Road sewer improvements, assorted equipment,

Mr. Morrow asked for an explanation for the Bridgeboro Road project. Mr. D'Armiento explained it will be a stabilization of the stream bank which has caused the sewer line to break on two occasions.

Bid Report Summerhill Hockey Rink Improvements – A successful bid was already received for this project. The flooring used for the hockey rink will also be able to accommodate a pickle ball court in the future when the budget allows.

Bid Report Summerhill Baseball Field Improvements – New bids were received for this project. The lowest bidder was informed of the expected time frame. Sod will be in place by the fall and ready for the spring season.

Status Update Route 130 Sanitary Sewer Improvements Phase II – This project will be put out to bid in July and will be awarded in late August. The project will begin in the fall/winter. The project will extend from Holy Cross Preparatory Academy to just through the Chester Avenue intersection.

Bond Sale Sewer Debt/Sewer Rates – There was a discussion about sewer rates and the possibility of increasing them for both commercial and residential customers. Senior citizens who qualify for tax deductions would also qualify for sewer deductions and would not see an increase. The sewer rates are based on water usage for January, February and March of the previous year.

Council reviewed bond options to fund 14.2 million dollars in sewer capital projects. Three options were presented with various terms. Council decided to go with the 20-year repayment plan that offers the lowest interest rate.

ORDINANCE(S) ON SECOND READING

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 1st Term	$2,500
Mayor 2nd Term	$3,100
Mayor 3rd 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.

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

There were no comments.

Mr. Smith made a motion to close the public portion, seconded by Mrs. Apeadu. All were in favor, motion approved.

Mr. Morrow made a motion, seconded by Ms. Cure to adopt Ordinance 2026-09 on second reading. 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

ORDINANCE(S) ON FIRST READING

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

Ms. Eggers explained that there are a few titles that were missed from the non-union ordinance so they will be added to this ordinance with public comment at the next meeting.

Mr. Morrow 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

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

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

Ayes: 5
Nays: 0

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.

Nancy Evans, Arch Street – Ms. Evans asked where the money for the home resale inspections will go. Mr. Jeney explained that it will go into the construction department account to cover the salary of the inspector. The fee is not intended for anything except offsetting the cost of the housing inspector.

Ms. Evans asked where she could get an empty fire extinguisher refilled. Ms. Cure responded that there are businesses that refill them. Mr. Jeney will investigate what places provide that service.

She advised that there have been multiple issues with unruly groups causing problems at area events. She is concerned about the safety of the upcoming Freedom Fest. Mr. Jeney assured her that many security elements have been implemented to make sure that the event is as safe as possible.

Jen Reppert, Delran – Ms. Reppert asked for the difference between Ordinance 2026-09 and 2026-10. Ms. Eggers stated that 2026-10 includes a couple of salaries that were missed on Ordinance 2026-09. This will get all of the salaries for 2026 in place.

Ms. Reppert disagrees with the potential home resale inspection and feels it is a government overreach.

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, Delran Green Team – Ms. Hammond announced that the Green Team will be marching in the 250th Parade in Riverside on June 27th.

They will be holding a clean-up at Delran Community Park on Monday, June 29th at 9:30 a.m. a clean-up under the Route 130 Bridge in conjunction with volunteers from Calvary Church on July 18th at 10:00 a.m.

On Thursday, July 30th at 7:30 p.m. there will be a kid's night at Lake Lonnie. Children will have the opportunity to make and decorate a bird feeder as well as a bamboo fishing pole that they can use to fish in the lake.

On Friday August 14th there will be a morning stroll at the Alboretum including coffee and doughnuts at 9:00 a.m. and a Music By the Lake event at Lake Lonnie on August 19th at 7:00 p.m. complete with smores.

Ms. Eggers – No report

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

Mr. Marmero – No report

Mr. D'Armiento – Mr. D'Armiento announced that paving will begin on Stewart Avenue starting Monday, June 30th. Residents within the project limits should refrain from parking in their driveways or on the street. All affected residents should receive notification and instructions.

Ms. Cure – Ms. Cure is looking forward to all the events scheduled for Saturday, June 27th.

Mr. Morrow – At the next work session, Mr. Morrow would like to discuss the possibility of installing solar panels on the Municipal Building roof as well as putting EV chargers in the parking lot.

Mrs. Apeadu – No report

Mr. Smith – Mr. Smith congratulated the Class of 2026 and wished everyone a happy belated Father's Day. He advised anyone using fireworks over the holiday to exercise caution while doing so.

Mr. Jeney – Mr. Jeney announced that there will be a reading of the Declaration of Independence at the V.F.W. prior to the start of the parade on June 27th. He reported that Delran Township was represented well at the Burlington County 250th celebration in Mount Holly.

EXECUTIVE SESSION At this time, Mr. Jeney asked for a motion to adopt Resolution 2026-115 Authorizing Executive Session to discuss the following: Contract Negotiations – Acting Chief, Contract Negotiations – Captain, Acquisition of Property, Contract Discussion – SafeFleet

TOWNSHIP OF DELRAN
RESOLUTION 2026-115

AUTHORIZING EXECUTIVE SESSION TO DISCUSS THE FOLLOWING: CONTRACT NEGOTIATION – ACTING CHIEF, CONTRACT NEGOTIATIONS – CAPTAIN, 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.

Mrs. Apeadu made a motion, seconded by Ms. Cure to adopt Resolution 2026-115.
All were in favor, motion approved.

No action was taken.

Mrs. Apeadu made a motion to end the closed session and reopen the meeting to the public. The motion was seconded by Ms. Cure. 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