

**DELRAN TOWNSHIP
PLANNING BOARD
REGULAR MEETING MINUTES
JULY 6, 2023– 7:00 PM**

OPEN PUBLIC MEETINGS ACT

Delran Township Planning Board regular meeting of Thursday, July 6, 2023, was called to order by Mr. Giles at 7:00 pm in the Delran Township Municipal Building.

The Open Public Meetings Act announcement was read by Mr. Giles and the Pledge of Allegiance was performed.

ROLL CALL

Present: Mr. Catrambone, Mr. Lunemann, Mr. Giles, Mr. Parento, Mr. Ozdemir

Absent: Mr. Lyon, Mrs. Russell & Ms. Cure

Professionals: Mr. Chris Norman, Attorney; Mr. Fred Turek, Engineer & Mr. Christopher Dochney, Planner

RESOLUTIONS

B.

Resolution #PP023-08

Castaway Cannabis, LLC

6006 Route 130 North

Block 120.07, Lot 23

Minor Site Plan Approval

Mr. Catrambone made a motion to adopt Resolution #PP2023-08, Mr. Parento seconded it. The results are as follows:

Ayes: Mr. Catrambone, Mr. Giles & Mr. Parento

Nayes: None

Abstain: Mr. Lunemann & Mr. Ozdemir

Absent: Ms. Cure, Mr. Lyon & Mrs. Russell

C.

Resolution #PP2023-07

STO LAT Delran, LLC

1381 Fairview Boulevard

Block 120, Lot 14.05

Minor Site Plan Approval with Bulk Variances

Mr. Catrambone made a motion to adopt Resolution #PP2023-07, Mr. Parento seconded it. The results are as follows:

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Ayes: Mr. Catrambone, Mr. Giles & Mr. Parento

Nays: None

Abstain: Mr. Lunemann & Mr. Ozdemir

Absent: Ms. Cure, Mr. Lyon & Mrs. Russell

D.

Resolution #PP2023-06

2nd Street Properties, LLC

9006 Route 130 North

Block 128, Lot 16

Conditional Use Approval

Mr. Lunemann made a motion to adopt Resolution #PP2023-06, Mr. Parento seconded it. The results are as follows:

Ayes: Mr. Catrambone, Mr. Lunemann, Mr. Giles, Mr. Parento & Mr. Ozdemir

Nays: None

Abstain: None

Absent: Ms. Cure, Mr. Lyon & Mrs. Russell

DISCUSSION

E.

Township Of Delran Ordinance 2023-12

Amending the Township of Delran Code Chapter 355 "ZONING" Article XIII "Planned Commercial Development District PCD", Section 54 "Permitted, Conditional and Prohibited Uses" Subsection B and Chapter 355 "ZONING" Article XI "General Commercial District C-2", Section 43 "Permitted, Conditional and Prohibited Uses", Subsection B(10) and Establishing Subsections B through E of Chapter 355 "ZONING", Article XI "General Commercial District C-2", Section 44 "Conditional Use and Standards", and Establishing Chapter 355 "ZONING" Article XIII "Planned Commercial Development District PCD".

Mr. Catrambone made a motion to Approve for Master Plan consistency, Mr. Lunemann seconded it. The results are as follows:

Ayes: Mr. Catrambone, Mr. Lunemann, Mr. Giles, Mr. Parento & Mr. Ozdemir

Nays: None

Abstain: None

Absent: Ms. Cure, Mr. Lyon & Mrs. Russell

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APPLICATIONS

F.
2nd Street Properties, LLC
9006 Route 130 North
Block 128, Lot 16
PN2023-03
Minor Site Plan Approval

This application has been adjourned to the Thursday, August 3, 2023 Planning Board Meeting.

OPEN/CLOSE TO THE PUBLIC

Mr. Giles opened this portion to the public, with a Motion from Mr. Parento and seconded by Mr. Catrambone. Seeing no members of the public who wished to speak, Mr. Giles closed this public portion of the meeting with a Motion from Mr. Parento and seconded by Mr. Lunemann.

ADJOURNMENT

**Mr. Parento made a motion to adjourn the meeting.
Mr. Lunemann seconded the motion. The results are as follows:**

The motion passed with a unanimous voice vote.

Respectfully Submitted,

Colleen Kohn,
Planning & Zoning Board Secretary