

**DELRAN TOWNSHIP
PLANNING BOARD AGENDA
REGULAR MEETING MINUTES
MARCH 2, 2023 – 7:00 P.M.**

OPEN PUBLIC MEETINGS ACT

Delran Township Planning Board regular meeting of Thursday, March 2, 2023 was called to order by Ms. Cure at 7 pm in the Delran Township Municipal Building.

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

ROLL CALL

Present: Mr. Catrambone, Mr. Lunemann, Mr. Giles, Mr. Parento, Ms. Cure & Mr. Ozdemir

Absent: Mr. Lyon & Mrs. Russell

RESOLUTIONS

Resolution #PP2023-01

Zacate, LLC
4037 Route 130 South
Block 9, Lot 41.24
PN2023-01
Minor Site Plan/Conditional Use

Mr. Lunemann made a motion to adopt Resolution #PP2023-01, Mr. Parento second it. The results are as follows:

Ayes: Mr. Lunemann, Mr. Giles, Mr. Parento, Ms. Cure & Mr. Ozdemir

Absent: Mr. Lyon & Mrs. Russell

Abstain: Mr. Catrambone

Resolution #PP2023-02

Resolution of the Township of Delran Planning Board
Providing for a Meeting Not Open to the Public
In Accordance with the Provisions of
The New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12
PP2023-02

Mr. Giles made a motion to adopt Resolution #PP2023-02, Mr. Ozdemir second it. The results are as follows:

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

Absent: Mr. Lyon & Mrs. Russell

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DISCUSSION

Township of Delran Ordinance 2023-02
Amending Chapters 355 “ZONING” to authorize and
Encourage electric vehicle service equipment and make ready parking spaces

**Mr. Catrambone made a motion to favorably recommend to approve amending Chapters 355
“Zoning”, Mr. Parento second it. The results are as follows:**

Ayes: Mr. Catrambone, Mr. Lunemann, Mr. Giles, Mr. Parento, Ms. Cure & Mr. Ozdemir
Absent: Mr. Lyon & Mrs. Russell

OPEN TO THE PUBLIC

**Mr. Giles made a motion to open the meeting to the public. Mr. Catrabone second the
motion. The results of the motion are as follows:**

Motion passed with a unanimous voice vote.

Tara Parreca of 178 Westover Court, Delran, NJ was sworn in.

So, my information came from the construction office because I called you yesterday. So, if I have wrong information, I apologize. I was just concerned. We granted a variance for another billboard in Delran. I know we don't allow for billboards, so if I'm wrong, I called construction yesterday.

Chairperson- That didn't come here.

Chris N- It wasn't before the Planning Board. Was it the Zoning Board maybe? They might be in front of the wrong board.

Tara- Ok, they said to come tonight at 7. My thought was just that I just want, I just only want variances to be granted, if there's overriding it's beneficial to Delran because we have a reason. Chairperson- We don't know anything either.

Tara- Yeah, I yeah, think I'm at the wrong place at least it was quick I thought at 9:00. I'll look up on the website when they meet.

Gary- So there are other billboards, and I don't know that they didn't go and get a variance if they needed a variance.

Tara- I know all about the two down there but construction told me a variance was granted for that, the new one that's going up in front of the Dollar Store.

Board- Yes, that one went to the Zoning Board.

Tara- ok, ok, I'll ask them then. Thank you. Thanks for your time.

Seeing no additional members of the public who wished to speak Ms. Cure called for a motion to Close to the Public.

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CLOSE TO THE PUBLIC

Mr. Parento made a motion to close the meeting to the public. Mr. Catrambone second the motion. The results of the motion are as follows:

Motion passed with a unanimous voice vote.

CLOSED SESSION DISCUSSION

Attorney/Client Privilege-Litigation

Hutton Delran NJ ST, LLC v. Planning Board and
Boing US Holdco, Inc./Take 5 Express Car Wash

Mr. Giles made a motion to go into closed session. Mr. Ozdemir second the motion. The results are as follows:

Motion passed with a unanimous voice vote.

Mr. Lunemann made a motion to open session. Mr. Giles second the motion. The results are as follows:

Motion passed with a unanimous voice vote.

Mr. Catrambone made a motion to defend the lawsuit and the Township use Platt Law Group. Mr. Lunemann second the motion. The results are as follows:

Motion passed with a unanimous voice vote.

Mr. Catrambone made a motion to adjourn. Mr. Parento second the motion. The results are as follows:

Motion passed with a unanimous voice vote.

Respectfully submitted,

Colleen Kohn,
Secretary Planning & Zoning Board