

**DELTRAN TOWNSHIP
ZONING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
SEPTEMBER 21, 2023 – 7PM**

OPEN PUBLIC MEETINGS ACT

The Delran Township Zoning Board regular meeting of Thursday, September 21, 2023, was called to order by Mr. Mormando at 7:06 PM in the Delran Township Municipal Building.

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

ROLL CALL

Present: Mr. Mormando, Mr. Moore, Mr. Aleszczyk, Mrs. Custer & Mr. Baiada

Absent: Mrs. Parento, Mr. Weir & Mr. Hermansky

Professionals: Lou Garty, Attorney, Mr. Ed D’Armiento, Engineer &
Mr. Joseph Petrongolo, Planner

APPLICATIONS

A.

Adjourned until October 19, 2023, Zoning Board Meeting

Henry Streicher/62 Suburban Blvd

62 Suburban Blvd

Block 108, Lot 1

ZN2022-09

Use Variance (Carried over from August 29, 2023, Zoning Board Meeting)

B.

Adjourned until October 19, 2023, Zoning Board Meeting

3005 Bridgeboro Road Industrial, LLC

3005-3007 Bridgeboro Road

Block 120, Lots 48, 49 & 50

ZZ2022-03

Preliminary & Final Site Plan Approval/Use Variance

C.

Adjourned until October 19, 2023, Zoning Board Meeting

69 Hartford Road, LLC

65 & 69 Hartford Road

Block 120, Lot 38 & 38.01

ZN2021-05

Use Variance

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RESOLUTIONS

D.

Kim Custer
48 Norman Ave
Block 2, Lot 25
ZZ2023-07
Bulk Variance/**Approved**

Zoning Board Solicitor, Lou Garty, Esquire, gave a brief description and summary of Resolution #ZZ2023-07.

Mr. Moore made a motion to adopt Resolution #ZZ2023-07. Mr. Mormando second the motion. The results of the motion are as follows:

Ayes: Mr. Mormando, Mr. Moore, Mr. Aleszczyk & Mr. Baiada

Absent: Mrs. Parento, Mr. Weir & Mr. Hermansky

Recuse: Mrs. Custer

E.

Adeel & Umair Rama (Starz Auto Group)
9008 Rt. 130 N.
Block 128, Lot 15
ZZ2023-08
Use Variance/**Denied**

Zoning Board Solicitor, Lou Garty, Esquire, gave a brief description and summary of Resolution #ZZ2023-08.

Mr. Moore made a motion to adopt Resolution #ZZ2023-08. Mr. Mormando second the motion. The results of the motion are as follows:

Ayes: Mr. Mormando, Mr. Moore, Mr. Aleszczyk, Mrs. Custer & Mr. Baiada

Absent: Mrs. Parento, Mr. Weir & Mr. Hermansky

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F.

Jakub & Anita Malesa
4327 Bridgeboro Road
Block 110, Lot 7
ZZ2023-09
Bulk Variance/**Dismissed**

Zoning Board Solicitor, Lou Garty, Esquire, gave a brief description and summary of Resolution #ZZ2023-09.

Mr. Mormando made a motion to adopt Resolution #ZZ2023-09. Mr. Moore second the motion. The results of the motion are as follows:

Ayes: Mr. Mormando, Mr. Moore, Mr. Aleszczyk, Mrs. Custer & Mr. Baiada

Absent: Mrs. Parento, Mr. Weir & Mr. Hermansky

OPEN/CLOSE TO THE PUBLIC

Mr. Mormando opened this portion up to the public. Seeing no members of the public who wished to speak, Mr. Mormando closed this public portion of the meeting.

ADJOURNMENT

Mr. Baiada made a motion to adjourn the meeting at 7:14 pm. Mr. Mormando seconded the motion. The results of the motion are as follows:

The motion passed with a unanimous voice vote.

Respectfully submitted,
Colleen Kohn,

Planning & Zoning Board Secretary