

**DELRAN TOWNSHIP  
ZONING BOARD  
MUNICIPAL BUILDING  
REGULAR MEETING MINUTES  
MARCH 16, 2023 – 7PM**

**OPEN PUBLIC MEETINGS ACT**

The Delran Township Zoning Board regular meeting of Thursday, March 16, 2023 was called to order by Mr. Mormando at 7:00 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, Mrs. Parento, Mr. Aleszczyk, Mrs. Custer, Mr. Weir & Mr. Baiada

**Absent:** Mr. Merced

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

Zoning Board Solicitor, Lou Garty, Esquire, gave a description and summary of the Amendments being made to Resolution #ZZ2023-05 and this Amended Resolution #ZZ2023-06 replaces and supersedes prior Resolution #ZZ2023-05.

**RESOLUTION**

**Amended Resolution #ZZ2023-06  
(Amendment to Resolution #ZZ2023-05)**

Carr Automotive  
2913 Route 130 South  
Block 9.04, Lot 5  
ZN2022-12  
Appeal of Administrative Decision/Interpretation

**Mrs. Parento made a motion to adopt Amended Resolution #ZZ2023-06. Mr. Moore second the motion. The results of the motion are as follows:**

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

**Absent:** Mr. Merced

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**APPLICATIONS**

Adeel & Umair Rama (Starz Auto Group)  
9008 Rt. 130 N.  
Block 128, Lot 15  
ZN 2022-08  
Use Variance (carried over)

The applicant has requested that their request for adjournment to the April 20<sup>th</sup> Zoning Board Meeting be approved and they will toll the time for the Board to act and agreed that the matter will be continued to April 20<sup>th</sup> without further notice or publication.

Jakub & Anita Malesa  
4327 Bridgeboro Road  
Block 110, Lot 7  
ZN2022-13  
Bulk Variance (carried over)

The applicant requested the application to be adjourned to the April 20<sup>th</sup> Zoning Board Meeting without further need to advertise or publish. They will toll the time for the Board to act.

69 Hartford Road, LLC  
65 & 69 Hartford Road  
Block 120, Lot 38 & 38.01  
ZN2021-05  
Use Variance (carried over)

The applicant has requested an adjournment due to unavailability of one of their professionals. They toll the time for the Board to act so they will be heard on April 20<sup>th</sup> with no further need for notice or publication.

Those are the only applications that were on the agenda and they've all been adjourned to the next meeting, April 20<sup>th</sup>, without further notice or publication.

**OPEN/CLOSE TO THE PUBLIC**

Mr. Mormando opened this portion up to the public.

Tarra Pracca of 178 Westover Court, Delran, NJ  
I just wanted to express my concern about the billboard that a variance was given for and I know I wasn't here for meetings, so I don't know the background, but I just feel very strongly that we have ordinances for a reason and we have an ordinance for no billboards. I don know the

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history of the two that we do have already. So, I guess I just want to express my feeling that unless there's a compelling reason to grant a variance that's beneficial to our town, I just really want to stick to our ordinances that we have for a reason. So, like I said, there might be that reason because I wasn't there and I know it's already a done deal, but I just wanted to say in the future, I don't want billboards in Delran and I, you know, I just really want to stick to the ordinances that we have and not grant any variances unless there's a compelling reason to do so. Thanks for your time.

A second member of the public, sitting in the audience at the meeting, said they did not want to address the board.

Seeing no additional members of the public who wished to speak on the Application, Mr. Mormando closed this public portion of the meeting.

**ADJOURNMENT**

**Mr. Weir made a motion to adjourn the meeting at 7:12 pm. Mr. Baiada second 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