DELRAN TOWNSHIP
PLANNING BOARD
REGULAR MEETING MINUTES
NOVEMBER 6, 2025– 7:00 PM

OPEN PUBLIC MEETINGS ACT

Delran Township Planning Board regular meeting of Thursday, November 6, 2025, 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. Lunemann, Mr. Parento, Mr. Ozdemir, Mr. Moore, Mr. Spych, Mr. Buzzi, Mr. Lyon, Mr. Hutchins, Mr. Giles & Mr. Paris
Absent: Mr. Jeney
Professionals: Mr. Chris Norman, Attorney; Mr. Fred Turek, Engineer & Mr. Christopher Dochney, Planner

MINUTES

Mr. Parento made a motion to approve the regular meeting minutes from March 6, 2025 as written. Mr. Lyon second the motion. The results of the motion are as follows:

Ayes: Mr. Parento, Mr. Ozdemir, Mr. Moore, Mr. Buzzi, Mr. Lyon, Mr. Hutchins & Mr. Giles
Nayes: None
Absent: Mr. Jeney
Abstain: Mr. Lunemann, Mr. Spych & Mr. Paris

RESOLUTIONS

Resolution PP2025-07
Rooted of Delran LLC
(Retail Cannabis Dispensary)
8000 U.S. Route 130 North
Block 120, Lot 8
PN2025-01
Final Site Plan Approval
APPROVED

Mr. Parento made a motion to adopt the Resolution #PP2025-07, for Approval of the Final Site Plan, Mr. Hutchins second the motion. The results are as follows:

Ayes: Mr. Lunemann, Mr. Parento, Mr. Ozdemir, Mr. Moore, Mr. Spych, Mr. Buzzi, Mr. Giles & Mr. Paris
Nayes: None
Absent: Mr. Jeney
Abstain: Mr. Lyon, & Mr. Hutchins

Resolution PP2025-08
Zacate LLC
(Retail Cannabis Dispensary)
4037 US Route 130 South
Block 9, Lot 41.24
PN2025-06
Amendment to Condition of Approval for Resolution PP2023-04
APPROVED

Mr. Lunemann made a motion to adopt the Resolution #PP2025-08, for Approval of the Final Site Plan, Mr. Paris second the motion. The results are as follows:

Ayes: Mr. Lunemann, Mr. Parento, Mr. Ozdemir, Mr. Moore, Mr. Spych, Mr. Buzzi, Mr. Giles & Mr. Paris
Nayes: None
Absent: Mr. Jeney
Abstain: Mr. Lyon, & Mr. Hutchins

APPLICATION

Castaway Cannabis LLC
(Retail Cannabis Dispensary)
6006 Route 130 North
Block 120.07, Lot 23
PN2025-07
Amendment to the Condition of
Approval for Resolution #PP2023-05
APPROVED

Castaway Cannabis Request for Administrative Relief from Requirement to Provide Armed Security Guard. This application for is for an Amendment to the Condition of Approval for Resolution# PP2023-05

A motion was made by Mr. Lunemann to approve of Castaway Cannabis Request for Administrative Relief from Requirement to Provide Armed Security Guard. Mr. Paris second the motion. The results are as follows:

Ayes: Mr. Lunemann, Mr. Parento, Mr. Ozdemir, Mr. Moore, Mr. Spych, Mr. Giles & Mr. Paris
Nayes: None
Absent: Mr. Jeney
Abstain: Mr. Buzzi & Mr. Hutchins

OPEN/CLOSE TO THE PUBLIC

Mr. Giles opened this portion to the public with a motion from Mr. Parento, and second by Mr. Lunemann. The results are as follows:

The motion passed with a unanimous voice vote.

Seeing no public wishing to speak, Mr. Giles closed this public portion of the meeting with a motion from Mr. Parento and second by Lunemann. The results are as follows:

The motion passed with a unanimous voice vote.

GENERAL OPEN/CLOSE TO THE PUBLIC

Mr. Giles opened this portion to the public with a motion from Mr. Ozdemir, and second by Mr. Parento. The results are as follows:

The motion passed with a unanimous voice vote.

Seeing no public wishing to speak, Mr. Giles closed this public portion of the meeting with a motion from Mr. Parento and second by Lunemann. The results are as follows:

The motion passed with a unanimous voice vote.

ADJOURNMENT

Mr. Lyon made a motion to adjourn the meeting, Mr. Paris second the motion. The results are as follows:

The motion passed with a unanimous voice vote.

Respectfully Submitted,

Colleen Kohn,
Planning & Zoning Board Secretary