

**DELRAN TOWNSHIP
PLANNING BOARD
REGULAR MEETING MINUTES
JUNE 5, 2025– 7:00 PM**

OPEN PUBLIC MEETINGS ACT

Delran Township Planning Board regular meeting of Thursday, June 5, 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. Parento, Mr. Ozdemir, Mr. Moore, Mr. Buzzi, Mr. Lyon, Mr. Hutchins, Mr. Giles, Mr. Lunemann, Mr. Spych & Mr. Paris

Absent: None

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

MINUTES

December 7, 2023

Mr. Lyon made a motion to approve the regular meeting minutes from December 7, 2023 as written. Mr. Parento second the motion. The results of the motion are as follows:

Aye: Mr. Lunemann, Mr. Parento, Mr. Ozdemir, Mr. Lyon & Mr. Giles

Naye: None

Abstain: Mr. Moore, Mr. Spych, Mr. Buzzi, Mr. Paris & Mr. Hutchins

Absent: None

RESOLUTIONS

#PP2025-02

Rooted of Delran

8000 Route 130 North

Block 120, Lot 8

PN2025-01

Variances/Preliminary & Final Site Plan Approval

APPROVED

Mr. Lunemann made a motion to adopt the Resolution #PP2025-02, for Approval of a Preliminary & Final Site Plan with Variances, Mr. Moore seconded it. The results are as follows:

Ayes: Mr. Lunemann, Mr. Parento, Mr. Moore, Mr. Buzzi & Mr. Hutchins

Nayes: None

Abstain: Mr. Ozdemir, Mr. Spych, Mr. Lyon, & Mr. Giles

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#PP2025-03

TCD 257 SNJ 600 Delran Property, LLC
600 Delran Parkway
Block 9.05, Lot 5
PN2025-02
Minor Subdivision Approval

APPROVED

Mr. Lunemann made a motion to adopt the Resolution #PP2025-03, for Approval of a Minor Subdivision, Mr. Parento seconded it. The results are as follows:

Ayes: Mr. Lunemann, Mr. Parento, Mr. Moore, Mr. Buzzi & Mr. Giles

Nayes: None

Abstain: Mr. Ozdemir, Mr. Spych, Mr. Lyon & Mr. Hutchins

#PP2025-04

Amendment to Housing Element and Fair Share
Plan of the Township's Master Plan
State-mandated Round 4 revision
Proposed Amendment

APPROVED

Mr. Lunemann made a motion to adopt the Resolution #PP2025-04, for Approval of a Proposed Amendment, Mr. Moore seconded it. The results are as follows:

Ayes: Mr. Lunemann, Mr. Parento, Mr. Moore, Mr. Ozdemir, Mr. Lyon, Mr. Hutchins & Mr. Giles

Nayes: None

Abstain: Mr. Spych & Mr. Buzzi

OPEN/CLOSE TO THE PUBLIC

Mr. Giles opened this portion to the public with a motion from Mr. Lyon and seconded by Mr. Moore with the following results;

The motion passed with a unanimous voice vote.

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Seeing no members of the public wanting to speak, Mr. Giles closed this portion to the public with a motion from Mr. Lyon and seconded by Mr. Lunemann with the following results;

The motion passed with a unanimous voice vote.

PP2025-05

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

APPROVED

Mr. Lyon made a motion to adopt the Resolution #PP2025-05, for Approval of Providing for a Meeting Not Open to the Public, Mr. Parento seconded it. The results are as follows:

Ayes: Mr. Lunemann, Mr. Parento, Mr. Moore, Mr. Ozdemir, Mr. Spych, Mr. Buzzi, Mr. Lyon, Mr. Hutchins & Mr. Giles

Nayes: None

Abstain: None

Mr. Lyon made a motion to for Approval to come out of Meeting Not Open to the Public, Mr. Hutchins seconded it. The results are as follows:

The motion passed with a unanimous voice vote.

OPEN/CLOSE TO THE PUBLIC

Mr. Giles opened this portion to the public with a motion from Mr. Buzzi and seconded by Mr. Hutchins with the following results;

The motion passed with a unanimous voice vote.

Seeing no members of the public wanting to speak, Mr. Giles closed this portion to the public with a motion from Mr. Lyon and seconded by Mr. Ozdemir with the following results;

The motion passed with a unanimous voice vote.

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ADJOURNMENT

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

The motion passed with a unanimous voice vote.

Respectfully Submitted,

Colleen Kohn,
Planning & Zoning Board Secretary