

**DELRAN TOWNSHIP
PLANNING BOARD
REGULAR MEETING MINUTES
JULY 10, 2025– 7:00 PM**

OPEN PUBLIC MEETINGS ACT

Delran Township Planning Board regular meeting of Thursday, July 10, 2025, was called to order by Mr. Giles at 7:01 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. Giles, Mr. Jeney & Mr. Paris

Absent: Mr. Hutchins

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

MINUTES

April 4, 2024

June 6, 2024

July 15, 2024

Mr. Lunemann made a motion to approve the regular meeting minutes from April 4, 2024 as written. Mr. Parento second the motion. The results of the motion are as follows:

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

Naye: None

Abstain: Mr. Moore, Mr. Spych, Mr. Buzzi, Mr. Lyon & Mr. Jeney

Absent: Mr. Hutchins

Mr. Lunemann made a motion to approve the regular meeting minutes from **June 6, 2024** 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. Jeney

Absent: Mr. Hutchins

Mr. Mr. Ozdemir made a motion to approve the regular meeting minutes from **July 15, 2024** as written. Mr. Parento second the motion. The results of the motion are as follows:

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

Naye: None

Abstain: Mr. Lunemann, Mr. Moore, Mr. Spych, Mr. Buzzi & Mr. Jeney

Absent: Mr. Hutchins

**DELRAN TOWNSHIP
PLANNING BOARD
REGULAR MEETING MINUTES
JULY 10, 2025– 7:00 PM**

APPLICATION

Ronei Pereira
104 Swarthmore Drive
Block 116.01, Lot 7
PN2025-04
Minor Subdivision Approval

Subject Property: 104 Swarthmore Drive (Block 116.01, Lot 7)

The Applicant, Ronei Pereira, sought **Minor Subdivision Approval** to divide a 1.05-acre lot into two separate parcels:

- **Proposed Lot 7.01:** 0.68 acres (containing the existing home).
- **Proposed Lot 7.02:** 0.36 acres (for a proposed 3,000 sq. ft. new home).

The property is located in the **A-1 Agricultural Zoning District**, which requires a minimum lot size of **one acre**. Consequently, the applicant required bulk variances for lot area and open space, as well as a design waiver for sidewalk construction.

Testimony & Evidence

- **Applicant (Ronei Pereira):** Testified as a licensed contractor. He noted other undersized lots in the area and offered to withdraw the sidewalk waiver if approved. Notably, he provided no professional planning expert testimony.
- **Board Planner (Chris Dochney, P.P.):** Testified that the applicant failed to meet the "positive criteria" (no undue hardship since the lot is already developed and conforming) and failed to meet "flexible C" criteria (no proof that the subdivision is a better planning alternative).

OPEN/CLOSE TO THE PUBLIC

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

The motion passed with a unanimous voice vote.

- **Andrew & Paula Korreia:** Opposed the loss of a vegetative buffer and privacy.
- **Tim Martino:** Expressed concerns regarding existing flooding issues, tree clearing, and drainage.

**DELRAN TOWNSHIP
PLANNING BOARD
REGULAR MEETING MINUTES
JULY 10, 2025– 7:00 PM**

- **Matt & Patricia Goodwin:** Stated that their side of the street consists of conforming one-acre lots and argued the subdivision would disrupt the neighborhood character.

Mr. Giles closed this public portion of the meeting with a motion from Mr. Lunemann and seconded by Mr. Parento.

The motion passed with a unanimous voice vote.

Board Findings and Conclusions

The Board moved to **deny** the application based on the following:

- **Lack of Hardship:** The property is already a conforming use; the subdivision was viewed as an attempt to maximize profit rather than provide a public benefit.
- **Failure of Proof:** The applicant failed to provide expert planning testimony or show how the plan advanced the purposes of the Municipal Land Use Law.
- **Negative Impact:** The Board determined the variances would adversely impact the zoning scheme and the Master Plan. Granting relief would "effectively nullify" the A-1 Zone standards and set a poor precedent for future applications.

Record of Vote

The motion to deny the application passed with a **9-0 vote**.

Upon motion duly made by Mr. Lunemann and seconded by Mr. Lyon to DENY the application for minor subdivision approval with bulk variance relief, the results are as follows:

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

Nayes: None

Recused: None

Absent: Mr. Hutchins

The Board voted nine (9) in favor of DENIAL, with none (0) against and thereby DENYING the application.

The Township of Delran Planning Board has determined that the application for Minor Subdivision Approval with bulk variances and design waivers, shall be and is hereby DENIED.

DISCUSSION

Planning Board to discuss Castaway Cannabis' request to administratively approve elimination of armed security personnel at dispensary.

At this time, this discussion has been **"Tabled"** by the Planning Board.

**DELRAN TOWNSHIP
PLANNING BOARD
REGULAR MEETING MINUTES
JULY 10, 2025– 7:00 PM**

OPEN/CLOSE TO THE PUBLIC

Mr. Giles opened this portion to the public with a motion from Mr. Lyon, and seconded 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. Lyon and seconded by Mr. Buzy. The results are as follows:

The motion passed with a unanimous voice vote.

ADJOURNMENT

Mr. Lyon made a motion at 8:50 pm to adjourn the meeting, Mr. Lunemann seconded the motion. The results are as follows:

The motion passed with a unanimous voice vote.

Respectfully Submitted,

Colleen Kohn,
Planning & Zoning Board Secretary