

**DELRAN TOWNSHIP
ZONING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
NOVEMBER 20, 2025 – 7PM**

OPEN PUBLIC MEETINGS ACT

The Delran Township Zoning Board regular meeting of Thursday, November 20, 2025, was called to order by Mr. Mormando at 7:04 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, Mrs. Custer, Mr. Hermansky & Ms. DeVito

Absent: Mr. Aleszczyk & Mr. Baiada

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

APPLICATIONS

(Tractor Trailer Depot Storage)

3005 Bridgeboro Road Industrial LLC

3005-3007 Bridgeboro Rd.

Block 120, Lots 48, 49, & 50

ZZ2022-03

Use Variance, Preliminary & Final Site Plan Approval

(Adjourned to the December 18, 2025 Zoning Board Meeting and no further notice or publication is required)

(Amendment to Minor Site Plan W/Variations of Pole Barn)

Linay, LLC

2925 Route 130 South

Block 9, Lot 46.01

ZN2025-02

Amendment to Minor Site Plan W/Variations of Pole Barn

(The Applicant has requested an adjournment to the December 18, 2025 Zoning Board Meeting and no further notice or publication is required)

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(Replacement of existing building)

Barlow Chevrolet, Inc.
6035 Route 130 South
Block 46, Lot 20
ZN2025-03
Minor Site Plan W/Variances & Waivers

1. Meeting Overview

Date: November 20, 2025

Jurisdiction: Delran Township Zoning Board ("Board")

Applicant: Barlow Chevrolet Inc. ("Barlow")

Applicant's Attorney: Damien O. Del Duca, Esquire (Del Duca Lewis & Berr, LLC)

Property Location: Block 46, Lot 20 (Official Tax Map) | 6035 Rt. 130 South, Delran Township (C-2 General Commercial District)

2. Application Scope & Relief Sought

Core Proposal: Demolish an existing 2,750 SF building and replace it with a larger 5,100 SF building to increase dealership operational efficiency.

D(2) Use Variance: Required to expand a nonconforming use. While vehicle sales are categorized as a conditional use in the C-2 zone (§355-43), the Township Code lacks defined standards for it, legally rendering the use prohibited and necessitating a variance under N.J.S.A. 40:55D-70(d)(2).

Minor Site Plan Approval: Requested in conjunction with the building expansion.

Bulk Variance & Design Waivers: Requested for above-ground utility connections, a sidewalk installation waiver, and a landscape buffer deviation.

3. Procedural & Jurisdictional Findings

Public Notice: The Board verified that the Applicant's affidavit of mailing and publication complied with the Municipal Land Use Law (MLUL).

Application Completeness: Initially, submission waivers were requested. Following the submission of additional items prior to the hearing, the Board adopted the Board Engineer's recommendation to deem the application complete.

Jurisdiction: The Board affirmed that all procedural and jurisdictional requirements of the Delran Township Code were fully satisfied or officially waived.

4. Submissions & Exhibits Entered into Evidence

Applicant Documents: Zoning Board Application form, completion checklist, application summary, Preliminary and Final Minor Site Plan by Paulus, Sokolowski and Sartor, LLC

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(signed June 19, 2025), and Architectural Specification Plans by Fumo & Associates, Inc. (dated June 18, 2025).

Professional Consultant Reports:

Board Planner Review Letter (November 17, 2025) by Joseph Petrongolo, LLA, RLA, PP (Turek Consulting, LLC).

Board Engineer Review Letters (October 6, 2025) by Ed D'Armiento, P.E., CME, CFM (CME Associates).

Exhibits:

Exhibit A-1: Aerial photo of the property.

Exhibit A-2: Aerial photo outlining the proposed new 5,100 SF building.

Exhibit A-3: Architectural elevations and floor plans.

Exhibit A-4: Photographs of the existing 2,750 SF building.

5. Testimony & Discussion Highlights

Legal Overview (Damien O. Del Duca, Esq.)

Stated that the new building complies with all dimensional and setback requirements.

Argued that "special reasons" exist under the law to grant the d(2) variance, as the larger structure creates a more efficient layout for the long-standing local business.

Operational Testimony (Edward J. Barlow, III, Vice President)

Confirmed the facility functions as an active Chevrolet dealership.

Clarified that the new building will **not** increase customer volume or vehicle sales capacity.

It will serve exclusively as a mechanical/work shop; no customers will access the interior.

Confirmed operational hours are 7:00 AM to 5:00 PM, Monday through Saturday.

Noted the site will employ 6 on-site workers and continue to receive routine automotive transport deliveries.

Engineering & Site Layout Testimony (Robert Stout, P.E., Civil Engineer)

Stormwater & Utilities: Confirmed the project disturbs less than one acre, exempting it from recent state stormwater management regulations. The building will utilize new sewer and gas line connections.

Aesthetics & Signage: Verified that all mechanical equipment will be housed entirely indoors. No new or additional signage is proposed. Exterior lighting will be updated to modern, downward-facing fixtures to reduce glare and improve site appearance.

Setbacks: Confirmed the new building is better centered on the lot, successfully meeting all local setback requirements.

Utility Waiver Justification: Explained that an existing on-site retaining wall makes underground electrical routing highly impractical. The proposed above-ground utility lines strictly meet all height clearance safety standards required for heavy truck circulation.

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6. Open Action Items & Conditional Agreements

Landscape Buffering: The Applicant officially agreed to collaborate directly with the Board's Professional Planner (Joseph Petrongolo) to design and add enhanced landscaping, mitigating the current buffer deficiency.

Sidewalk Installation Waiver: The requested sidewalk waiver was tabled pending a final review by the New Jersey Department of Transportation (NJ DOT), as the state is expected to install sidewalks along the Route 130 frontage during future roadway adjustments.

Mr. Hermansky made a motion to APPROVE the Minor Site Plan with Variances & Waivers. Mrs. Parento second the motion. The results of the motion are as follows:

Ayes: Mr. Mormando, Mr. Moore, Mrs. Parento, Mrs. Custer, Mr. Hermansky & Ms. DeVito

Nayes: None

Absent: Mr. Aleszczyk & Mr. Baiada

Recuse: None

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. Hermansky made a motion to adjourn the meeting at 7:53 pm. Mrs. Parento 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