

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

OPEN PUBLIC MEETINGS ACT

The Delran Township Zoning Board regular meeting of Thursday, March 20, 2025, was called to order by Mr. Mormando at 7:13 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, Mr. Aleszczyk, Mrs. Custer, Mr. Hermansky & Mr. Baiada

Absent: Mrs. Parento & Ms. DeVito

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

MINUTES

February 16, 2023

September 21, 2023

Mr. Aleszczyk made a motion to approve the regular meeting minutes from February 16, 2023, as written. Mr. Baiada second the motion. The results of the motion are as follows:

Aye: Mr. Mormando, Mr. Moore, Mr. Aleszczyk, Mrs. Custer, Mr. Hermansky & Mr. Baiada

Naye: None

Abstain: None

Absent: Mrs. Parento & Ms. DeVito

Mr. Aleszczyk made a motion to approve the regular meeting minutes from September 21, 2023, as written. Mr. Hermansky second the motion. The results of the motion are as follows:

Aye: Mr. Mormando, Mr. Moore, Mr. Aleszczyk, Mrs. Custer, Mr. Hermansky & Mr. Baiada

Naye: None

Abstain: None

Absent: Mrs. Parento & Ms. DeVito

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APPLICATIONS

**40 Hartford Rd
Block 83, Lot 20
ZN2024-06
Use Variance Approval Feeley's Landscaping**

1. Meeting Overview

Date: March 20, 2025

Jurisdiction: Delran Township Zoning Board

Applicant: Feeley's Landscaping and Design, LLC

Applicant's Attorney: Joseph D. Rocco, Esq. – Attorney for the Applicant (Campbell Rocco Law, LLC)

Property Location: Block 83, Lot 20 (40 Hartford Road) within the C-3 (General Commercial District) Zone.

2. Application Scope & Relief Sought

The Applicant requested the following relief:

Use Variance (d1) Relief: To permit two principal uses on a single site: an active commercial landscaping business alongside a pre-existing, non-conforming residential use.

(Note: The C-3 zone explicitly prohibits multiple principal uses on one site, as well as residential uses and landscaping businesses).

Submission Waivers: Various waivers from standard municipal submission requirements.

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: The Board conditionally granted the Applicant's request to modify the standard submission requirements. Based on the supplemented documents, the application was officially **deemed complete**.

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

The Board officially established jurisdiction over the Application and its subject matter.

4. Submissions & Exhibits Entered into Evidence

Applicant Documents: Zoning Board Application Form and accompanying Application Rider.

Minor Site Plan: Prepared by PS&S, dated July 30, 2024 (1 sheet).

Boundary & Topographic Survey: Prepared by PS&S, dated June 20, 2024.

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Professional Consultant Reports:

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

Board Engineer Review Letters (November 13, 2024, and March 17, 2025) Prepared by Ed D'Armiento, P.E., CME, CFM (CME Associates).

Exhibits:

Exhibit A-1: Colorized site plan containing an aerial view.

Exhibit A-2: Colorized rendering of the survey and site plan showing on-site storage.

Exhibit A-3: Google Street View image of the site highlighting installed improvements.

Exhibit A-4: Photographic view captured by Mr. Miller looking toward the local high school.

5. Testimony & Discussion Highlights

Mr. Feeley (Co-Owner & Principal Applicant)

Property History: Purchased the ~2-acre property with his wife in Fall 2017. The site formerly operated as a family nursery cultivating produce.

Current Residential Use: The on-site two-bedroom, one-bathroom house has been used as a single-unit dwelling since approximately 1950. It is currently rented to a tenant family (husband, wife, and daughter). The owners have never lived on-site.

Current Commercial Use: Operated strictly as a staging area for landscaping operations. No retail activity takes place on the property.

Site Layout & Logistics: Contains two separate property entrances. One entrance is utilized exclusively by the business to access staging, the storage building, nursery areas, and perimeter material storage (topsoil, mulch, and supplies).

Operational Volume: Supports four total crews (two landscaping, two alternative). Two trucks arrive each morning prior to rush hour to collect supplies, making roughly two trips per day per crew. No commercial trucks are stored on-site overnight.

Buffering: A fence and trees separate the commercial staging area from the residential house. Perimeter trees screen the business from neighboring properties. Hardscaping and landscaping improvements have been added to the front of the home.

(Mr. Stout, P.E., Civil Engineering Expert)

Sworn in and formally accepted by the Board as an expert in civil engineering and site design.

Identified, described, and verified the spatial layouts on all marked architectural and site exhibits.

(James Miller, P.P., Professional Planning Expert)

Sworn in and formally accepted by the Board as an expert in professional planning.

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Zone Characteristics: Testified that the C-3 zone is intended for commercial uses, but noted that other permitted uses are far more intensive than this operation. The current streetscape maintains a distinctly residential appearance despite housing various small businesses.

Surrounding Neighborhood Context: Verified that Hartford Road features many small business owners operating out of front-facing buildings. Neighbors include a concrete contractor, excavator, body shop, tree service company, school bus depot, another landscaping company, and two residential properties.

Planning Justification: Testified that the property is uniquely suited for dual principal uses. The lot area (~2 acres) is nearly four times the minimum required size for the zone.

Positive Criteria: Stated that the application satisfies the required "positive criteria" by directly advancing Purposes A and G of the Municipal Land Use Law (MLUL), given that the residential building is pre-existing and positioned strictly at the front portion of the site.

6. Open Action Items & Conditional Agreements

Residential Tenants Parking: Restrict the three on-site parking spaces exclusively for use by the residential tenants. **The Applicant is responsible for this and it is a Permanent condition of approval.**

Residential Dwelling: Restrict the use of the existing house strictly to a single-unit residence (prohibiting future conversion into a duplex or multi-unit dwelling). **The Applicant is responsible for this and it is a Permanent condition of approval.**

Execute and implement: all physical site modifications required to resolve the open comments in the Board Engineer's and Board Planner's review letters. **The Applicant & PS&S are responsible for this and must be done Prior to compliance sign-off / building permits.**

Supplements: Existing application filings with the additional documents, information, and finalized items requested by Board consultants during the session. **The Applicant's Counsel & Engineers are responsible for this and must be done Prior to resolution memorialization.**

Mr. Aleszczyk made a motion to approve the Residential Use Variance for the dwelling. Mr. Hermansky second the motion. The results of the motion are as follows:

Aye: Mr. Mormando, Mr. Moore, Mr. Aleszczyk, Mrs. Custer, Mr. Hermansky & Mr. Baiada

Naye: None

Abstain: None

Absent: Mrs. Parento & Ms. DeVito

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(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

The applicant asked to Adjourn to the next Zoning Board Meeting on April 17, 2025.

Mr. Hermansky made a motion to adjourn the application to the next Zoning Board Meeting on April 17, 2025 with no additional notice or publication. Mr. Aleszczyk second the motion. The results of the motion are as follows:

Aye: Mr. Mormando, Mr. Moore, Mr. Aleszczyk, Mrs. Custer, Mr. Hermansky & Mr. Baiada

Naye: None

Abstain: None

Absent: Mrs. Parento & Ms. DeVito

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. Aleszczyk made a motion to adjourn the meeting at 8:32 pm. Mr. Moore 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