

**DELRAN TOWNSHIP
ZONING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
AUGUST 21, 2025 – 7PM**

OPEN PUBLIC MEETINGS ACT

The Delran Township Zoning Board regular meeting of Thursday, August 21, 2025, was called to order by Mr. Moore at 7:00 PM in the Delran Township Municipal Building.

The Open Public Meetings Act Announcement was read by Mr. Moore, and the Pledge of Allegiance was performed.

ROLL CALL

Present: Mr. Moore, Mrs. Parento, Mr. Aleszczyk, Mrs. Custer, Mr. Hermansky, Mr. Baiada & Ms. DeVito

Absent: Mr. Mormando

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

MINUTES

July 18, 2024

September 19, 2024

November 25, 2024

December 18, 2024

Mrs. Parento made a motion to approve the regular meeting minutes from July 18, 2024 as written. Mr. Hermansky second the motion. The results of the motion are as follows:

Aye: Mr. Moore, Mrs. Parento, Mr. Aleszczyk, Mrs. Custer, Mr. Hermansky, Mr. Baiada & Ms. DeVito

Naye: None

Abstain: None

Absent: Mr. Mormando

Mr. Baiada made a motion to approve the regular meeting minutes from September 19, 2024 as written. Mr. Aleszczyk second the motion. The results of the motion are as follows:

Aye: Mr. Moore, Mrs. Parento, Mr. Aleszczyk, Mrs. Custer, Mr. Hermansky, Mr. Baiada & Ms. DeVito

Naye: None

Abstain: None

Absent: Mr. Mormando

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Mr. Hermansky made a motion to approve the regular meeting minutes from November 25, 2024 as written. Mr. Aleszczyk second the motion. The results of the motion are as follows:

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

Naye: None

Abstain: Mrs. Parento

Absent: Mr. Mormando

Mr. Baiada made a motion to approve the regular meeting minutes from December 18, 2024 as written. Mr. Hermansky second the motion. The results of the motion are as follows:

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

Naye: None

Abstain: Mrs. Parento

Absent: Mr. Mormando

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 September 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

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

(Digital Billboard)

CA Enterprises, Inc
2913 Route 130 South
Block 9.04, Lot 5
ZN2025-01
Variance/Minor Site Plan Approval

APPLICATION COMPLETENESS

Mrs. Parento made a motion to consider the application complete. Mrs. Custer second the motion. The results of the motion are as follows:

**Aye: Mr. Moore, Mrs. Parento, Mr. Aleszczyk, Mrs. Custer, Mr. Hermansky, Mr. Baiada & Ms. DeVito
Naye: None
Abstain: None
Absent: Mr. Mormando**

After a short presentation, and seeing the show of residents that are against the project, and hearing the questions and comments from the board members, the Applicant withdrew the application.

OPEN/CLOSE TO THE PUBLIC

Mr. Moore opened this portion up to the public. Seeing no members of the public who wished to speak, Mr. Moore closed this public portion of the meeting.

ADJOURNMENT

Mrs. Parento made a motion to adjourn the meeting. Mr. Aleszczyk second the motion. The results of the motion are as follows:

The motion passed with a unanimous voice vote.

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Respectfully submitted,
Colleen Kohn,

Planning & Zoning Board Secretary