

**DELRAN TOWNSHIP  
ZONING BOARD  
MUNICIPAL BUILDING  
REGULAR MEETING MINUTES  
OCTOBER 21, 2021 - 7PM**

**OPEN PUBLIC MEETINGS ACT**

The Delran Township Zoning Board regular meeting of Thursday, October 21, 2021 was called to order by Mr. Mormando at 7:00 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. Morrow, Mrs. Parento, Mr. Anderson, Mr. Chascsa, Mrs. Iezzi, Mr. Merced

**Absent:** Mr. Moore

**Professionals:** Lou Garty, Attorney, Ed D'Armiento, Engineer & Jay Petrongolo, Planner

**NEW APPLICATION**

C.A. Enterprises, Inc. (Carry over to December 16, 2021 without further notice)  
4037 Route 130 South  
Block 9, Lot 41.24  
ZZ2021-02  
Use Variance with Minor Site Plan

69 Hartford Road, LLC (Carry over to December 16, 2021 without further notice)  
69 Hartford Road  
Block 120, Lot 38.01  
ZN2021-05  
Use Variance

MLRK Entertainment, LLC  
1310-1330 Fairview Blvd.  
Block 120, Lot 14.04  
ZN2021-07  
Use Variance

Mr. Stephen Boraske, Attorney stated that they are looking for a Use Variance with a Site Plan waiver if required by the Board. The applicant is looking to bring an escape room franchise to the Hartford Corners shopping center. They are located in the PCD zone where it is not a permitted use.

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Michael Seno, who lives at 26 Hardwood Road, Marlton, NJ was sworn in. Mr. Seno explained that an escape room is where you have several puzzles to complete in a 60-minute time frame. There can be anywhere from 6 to 10 puzzles depending on the difficulty of the game where you have to get yourself out of the game in order to escape the room. The doors are not locked.

Customers are able to locate them from on line. Approximately 90% of the booking would be done on line. He is going with what he's been told and researched about the business since this is his first one. There will be approximately 5 to 10 employees depending on the overall volume of the escape room.

Hours of operation will be typically from 4pm to 10pm, Wednesday through Friday, and 12 noon to 10pm, Saturday & Sunday. That's what the hours are at other facilities. There is one in Glassboro and the other is in Collingswood.

The rooms hold up to 10 people. There can be anywhere from 2 to 10 people. With 4 rooms, there could be up to 40 people there together.

Signage will be consistent with the other franchises. They will have to comply with any code requirements which are applicable.

When they start up, there will probably be 5 employees max. He will need one person to watch the rooms, one to greet the door and a manager. Employees will park in the parking lot.

There will not be any food on the premises. Some of the games are for kids so they are family friendly games.

The other 2 locations don't have any parking lots. Mr. Seno feels there is plenty of parking at the Delran site. He would assume that most patrons would ride to the site together. That's what he is hearing from the other 2 sites.

Exhibit A-1 is the floor plan of the location. Mr. Seno explained that there will be an office and 4 other rooms. There is a monitor room and the lobby. They will only be erecting some walls.

Mr. Creigh Rahenkamp, Professional Planner whose office is located at P.O. Box 222, Riverton, NJ. He was sworn in. Mr. Petrongolo verified Mr. Rahenkamp as

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an expert witness since he has testified on several applications that Mr. Petrongolo has been part of.

Mr. Rahenkamp stated that this is a good mixed use to have there since they pair with meals and in a center that has restaurants. People are going to be doing lunches and dinners before and after their event at Exit 4. It will bring people to the site, to keep it vibrant.

This is an opportunity in terms of the MLUL. In terms of purposes, purpose G, is to provide a variety of choice to meet the needs of our citizens. Purpose M, is the efficient use of land. Certainly, this is far better than letting units sit vacant within the overall center.

There will be no noise, light or vibrations that would disturb the neighbors. The parking in the PCD was done as a whole, not use by use, so there are uses that are higher in terms of parking demand and uses that are lower and you hope they average out. Over by Shoprite, there is not enough parking. The rest of the center has had surplus parking from the very beginning. You can go there at Christmas and it's not full over in the strip where Dooney's is the main use in that building. They will ask their employees to park further away from the front of the building. That way it will leave more space to have patrons of all the different businesses be able to park closer.

**OPEN/CLOSE TO THE PUBLIC**

**Mr. Anderson made a motion to open to the public. Mr. Morrow second it. The results are as follows:**

Motion passed with a unanimous voice vote.

There was no one from the public wishing to speak.

**Mr. Morrow made a motion to close to the public. Mrs. Parento second it. The results are as follows:**

Motion passed with a unanimous voice vote.

Mr. D'Armiento stated one comment in his review letter was regarding the exterior facade. The Applicant stated no changes to the outside of the building whatsoever and no site improvements either.

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When they book the parties, they stagger it in 15-minute intervals so there aren't 40 people waiting in the lobby. Typically, the busier times are going to be the Friday and Saturday evenings, other than those, maybe Sunday afternoons.

The hours of operation would be approximately 4pm to 10pm Wednesday through Friday and 12 noon to 10 pm on Saturday and Sunday. If they find that is gets busy and want to maybe increase the opening hours to a little earlier then they want to be able to do that and not come back before the Board. The site will be closed on Monday and Tuesday to customers. There might be Administrators in there on those days doing clean up or training.

**Mr. Anderson made a motion to grant the Use Variance with a waiver for the Site Plan. Mr. Chascsa second it. The results are as follows:**

**Aye:** Mr. Mormando, Mr. Morrow, Mrs. Parento, Mr. Anderson, Mr. Chascsa, Mrs. Iezzi, Mr. Merced

**Absent:** Mr. Moore

**PSE & G  
130 Hartford Road  
Block 116, Lot 24  
ZN2021-06  
Major Site Plan Application Completeness**

This application will be heard next month. The Board hasn't heard any testimony on this application. Ms. Garty stated that the review for Rt. 130, Hartford Road, Block 116, Lot 24 & Block 118.18, Lots 5.32 & 3 for the monopole installation occurring on that area just needs completeness for now.

**Mr. Morrow made a motion to deem the PSE & G application complete. Mr. Anderson second it. The results are as follows:**

**Aye:** Mr. Mormando, Mr. Morrow, Mrs. Parento, Mr. Anderson, Mr. Chascsa, Mrs. Iezzi, Mr. Merced

**Absent:** Mr. Moore

**MINUTES**

Regular meeting minutes from Zoom meeting March 18, 2021.  
Regular meeting minutes from Zoom meeting April 15, 2021.

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Regular meeting minutes from June 17, 2021.

**Mrs. Iezzi made a motion to approve the minutes from March 18, 2021 as written. Mr. Chascsa second it. The results are as follows:**

**Aye:** Mr. Anderson, Mr. Chascsa, Mrs. Iezzi, Mr. Merced, Mr. Morrow & Mrs. Parento

**Abstain:** Mr. Mormando

**Absent:** Mr. Moore

**Mr. Morrow made a motion to approve the minutes from the April 15, 2021 as written. Mr. Chascsa second it. The results are as follows:**

**Aye:** Mr. Chascsa, Mrs. Iezzi, Mr. Merced, Mr. Morrow & Mrs. Parento

**Abstain:** Mr. Mormando & Mr. Anderson

**Absent:** Mr. Moore

**Mr. Anderson made a motion to approve the meeting minutes from June 17, 2021 as written. Mr. Chascsa second it. The results are as follows:**

**Aye:** Mr. Mormando, Mr. Anderson, Mr. Chascsa, Mrs. Iezzi, Mr. Morrow & Mrs. Parento

**Abstain:** Mr. Merced

**Absent:** Mr. Moore

**OPEN /CLOSE TO THE PUBLIC**

**Mr. Morrow made a motion to open the public. Mr. Anderson second it. The results are as follows:**

Motion passed with a unanimous voice vote.

There was no one from the public that wished to speak.

**Mr. Anderson made a motion to close to the public. Mrs. Iezzi second it. The results are as follows:**

Motion passed with a unanimous voice vote.

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**ADJOURNMENT**

**Mr. Morrow made a motion to adjourn the meeting at 8:10 pm. Mr. Anderson second it. The results are as follows:**

Motion passed with a unanimous voice vote.

Respectfully submitted,

Kathy Phillips, Secretary  
Planning & Zoning Board