

STOP THIS BUSINESS FROM OPERATING IN OUR BACKYARDS

In Order to Improve the Quality of Life in Our Community



The Paper in the following pages describes:

Facts, my experiences and concerns with the operation of landscaping

businesses in Delran's Agricultural District (A-1)

JUNE 30, 2020

PAUL (PJ) BUZZI JR

4205 Bridgeboro Road, Moorestown, NJ

Paul (PJ) Buzzi Jr 4205 Bridgeboro Road, Moorestown, NJ

Personal Introduction

My name is Paul (PJ) Buzzi Jr and I am a life long resident of Delran for 23 years, have attended all Delran Public Schools, participated in many school and township sports and activities and now am vice president of Delran Historical Society. I live in the farm house at 4205 Bridgeboro Road which my Dad bought in 1984.

Mr. Dunphy's Commercial Landscaping Business has and will Negatively

Affect our Community

I believe that granting a variance for a commercial landscaping business on the farm grounds at 4101 Bridgeboro Rd will completely destroy our community. Beginning in December 2019 Mr. Dunphy's commercial landscaping business was running at full operation which allowed me to experience how the landscaping business affected me and my community, before Delran Township issued the 'cease and desist order.'

Traffic on Bridgeboro Rd was increased dramatically because of the 37+ employee vehicles and commercial trucks going in and out of the property everyday. Every morning convoys of commercial trucks would come out of 4101 Bridgeboro Rd and go past my house with engines roaring and trailers banging around. Throughout the day the commercial landscaping trucks would make a lot of noise going in and out of the farm and would slow down and backup traffic on Bridgeboro Rd when they were waiting to turn into the farm. Additionally, this part of Bridgeboro Rd is designed for residential traffic not business traffic, and I saw several car accidents narrowly avoided.

My Quality of Life was Negatively Affected by the pollution made by the dump trucks, tractor trailers and many landscaping trucks driving past my house to go in or come out of the farm and when they idled on the farm. If I could sleep in late, I would end up being woken up from all the vehicles going in and out of the farm. Additionally, on December 3, 2019, during the day I was not feeling very well so I was trying to take a nap so that I could recover, but I was woken up by a tractor-trailer which missed the 4101 Bridgeboro Rd driveway and ended up driving on Haverford Ct and Swarthmore Dr (across from my house) to turn around and made a lot of noise in the process.

My Communities Beauty was Destroyed when Mr. Dunphy parked his 37+ commercial vehicles / workers vehicles on the farm, built storage containers for mulch, road salt, debris, etc., placed the seaboxes behind the garage and placed two fuel tanks for a private gas station for his commercial vehicles on the property. When Mr. Dunphy bought the property in the beginning of November the farm looked beautiful and like a typical crop farm which fit right in with my community's decor. By December the farm ended up looking like an industrial park because of all the commercial trucks parked on the farm, the equipment scattered around the garage (in the woods next to Bridgeboro Rd), the piles of mulch, road salt, debris, etc; parking lot for workers vehicles next to the house, and office staff standing out in front of the house throughout the day (getting picked up for rides). These examples completely changed my community in a negative way and looked awful because it did not fit into the fabric of my community at all.

However, **after the 'cease and desist order' was issued** to Mr. Dunphy and he finally took out most of his equipment, I noticed a huge change. Instead of a lot of noise from the trucks, now it was quiet again. The traffic passing my house was a lot less and I did not have to smell all that excess gas and diesel fumes from the landscaping trucks. My Communities Beauty was

improved because there was not an excess of workers and commercial vehicles being parked on the property.

Environmental Concerns for 4101 Bridgeboro Rd

Also approximately 10 acres of the property are Wetlands with the remaining 5 acres around the house not being Wetlands. Right after Mr. Dunphy bought the farm in November 2019 he had lots of trees cut down on the property, some which were within the Wetlands part of the property. Wetlands parcels require permits to change features of the land and I did not see any records of permits in Delran's Zoning office concerning the alteration that Mr. Dunphy made to the Wetlands.

Furthermore, on November 18, 2019 Mr. Dunphy started to construct a building to hold two metal oil tanks for re-fueling of his commercial vehicles with gas and diesel fuels without Township or NJ DEP approvals. Additionally, the fuel tank site is located right in front of some trees that are within the Wetlands zone. **Before Mr. Dunphy bought the property, I was allowed to walk on the farm with permission by the previous owner and I observed** that a ditch is located along the property lines of houses on Cooper Ave and comes up close to where the fuel tanks are. This is dangerous because if the tanks leak, the fuel will wash into the ditch which feeds into tributaries of Swedes Run behind Delran High School and Delran Community Park.

I have also previously observed that the farm ground all slopes downhill which will lead to pollution from leaks by the excessive amount of commercial vehicles in addition to, mulch piles, salt piles, fertilizer piles and any other chemicals used for the business to wash down through the fields and into ditches on both sides of the property which both run into tributaries of

Swedes Run. Furthermore, chemical run off could possibly go into Millbridge Elementary School fields or Delran High School Fields and hurt or poison our students and staff.

Farm House and Garage Alterations

On November 14, 2019 Mr. Dunphy started to have the garage updated. On December 13, 2019 the Greenhouse structures started to be built. On December 19, 2019 men started constructing a building to hold two fuel tanks and central A/C was installed in the house, although prior to this there was only a heater and no central A/C in the house. On December 27, 2019 a small grey shed was placed next to the fuel tank building site. I could observe these changes from the road and my property. As I mentioned before the previous owner allowed me to go through the house, garage and walk the property before it was sold.

Other Landscaping Companies Addressed in Variance Application

In response to the other landscaping companies located near 4101 Bridgeboro Rd, I would like to share some of my experiences with 4200 Bridgeboro Rd, which is across from my house. It is owned by Mr. Flagg (owner of Flagg's Garden Center and Landscaping, LLC), rented to Mr. Mchugh who owns (Mchugh's Landscaping business) which also has been operating illegally in the Agricultural Zone (A-1).

Mr. Flagg has owned 4200 Bridgeboro Rd since 1986 (two years after my Dad bought our house at 4205 Bridgeboro Rd in 1984) but Mr. Mchugh and his landscaping business (founded in 1985 according to their website) did not start operating out of 4200 Bridgeboro Rd until 2007 / 2008. I also went to Delran's Zoning office earlier this year to see what

documentation was on file for 4200 Bridgeboro Rd and I discovered that on March 28, 2007 Mr. Flagg applied for a permit to build containers for mulch, stone and soil. Another document dated April 5, 2007 was a **‘refusal of permit letter’** which the former Delran Zoning Official Tom Cappetti signed and stated that, “The Commercial use along with the residential use in the A-1 zone would require a variance from the zoning board of adjustment.” However, there is no record of Mr. Flagg attending a Zoning Board meeting to get a variance to build the containers, but he built the containers anyway. (copies of these documents afore mentioned above are on file in the zoning office folder for the property 4200 Bridgeboro Rd).

My description below is another example of how landscaping businesses placed in the Agricultural District (A-1) next to residential housing, causes extreme hardships for the residents in addition to very bad situations.

My Experiences with 4200 Bridgeboro Road Owned by Mr. Flagg and rented to Mr.

Mchugh’s Landscaping

The property at 4200 Bridgeboro Rd has 5 acres with a rancher house in front, an old chicken coup building behind the house and a small building that is mostly collapsed by the driveway. Part of my family’s property at 4205 Bridgeboro Rd is directly across from the 4200 property. The majority of the 5 acres at 4200 Bridgeboro Rd is used for the storage of Mr. Mchugh’s commercial landscaping trucks, equipment, mulch, road salt, stone, debris piles (cut branches, leaves, grass cutting from properties where Mchugh’s Landscaping is employed). Approximately, **14 commercial landscaping trucks** operate out of 4200 Bridgeboro and are parked on the property. This really affects my quality of life since the **commercial trucks make a lot of noise banging in and out** of 4200 Bridgeboro Rd Monday thru Saturday and even on

Sundays. Additionally, the trucks make a lot of **diesel and gas fumes** which I can smell inside my house and on my property. **Dust and dirt clouds** come from the dirt driveway when the vehicles drive on it.

An **oil tank** is also located on the property behind the chicken coup building which is filled with diesel fuel to refuel trucks and equipment for Mr. Flagg and Mr. Mchugh's landscaping businesses. Every week, all season long practically, a fuel oil truck delivers diesel fuel to 4200 Bridgeboro Rd for Mr. Flagg's private gas station. I have emailed Delran Township about this oil tank because it is not contained in a building and the tank sits next to the edge of the property where a ditch runs. When it rains the ditch drains the water from the property back into tributaries in Willow Brook Golf Course, which lead into Swedes Run Creek. Additionally, 4200 Bridgeboro Rd has Wetlands in the back of the property and along the ditch that runs next to the property.

On December 2, 2019 I emailed Mr. Reimel concerning road salt piles that were dumped on the 4200 Bridgeboro Rd property. The road salt was dumped on the dirt with just a tarp over top of it which did not prevent the salt from leaching into the ground along with having the rain / snow washing the pile into the ditch next to the property. I questioned Mr. Reimel if putting a pile of road salt on the dirt was in violation of the ground water contamination code for Burlington County, NJ DEP and the Federal Government. Mr. Reimel then reported my concern to NJ DEP but I never heard a response from Mr. Reimel and the salt continued to be piled on the ground all winter long.

Tractor trailers filled with mulch, road salt, etc. come into the 4200 Bridgeboro Rd property 2-3 times a month, sometimes even more often which I record in my notes. Over the years tractor trailers have made deep ruts in our property and neighbor's properties. Also, many

tractor trailer drivers drive past 4200 Bridgeboro Rd driveway and try to back up on Bridgeboro Rd with oncoming traffic, narrowly avoiding accidents.

First Major Incident Involving Tractor Trailer Delivering to 4200 Bridgeboro Rd

On **June 18, 2018 a tractor trailer truck** drove into 4200 Bridgeboro Road around 1:00 pm coming from Hartford Road and almost hitting an electric pole located next to the driveway of 4200 Bridgeboro Road. Later the tractor trailer was driving out of 4200's driveway when Mr. Flagg drove up and stopped to talk to the truck driver. Next, the tractor trailer left and Mr. Flagg drove across the street from my house on Haverford Ct and turned around. Mr. Flagg then saw my Dad and I standing in our front yard and stopped to talk to us. Mr. Flagg asked my Dad if there was a problem with his driver. Then my Dad explained to Mr. Flagg that we have a problem with the activities that he allows to occur in 4200 Bridgeboro Road, since these activities are disrespectful to us and our community members. My Dad explained that the tractor trailers make a lot of noise, dust and many times have run up on our property's grass or on our neighbors properties grass going in and out of the property and that this sort of activity is unappreciative... to the neighbors in the community since this is an Agricultural / Residential community. My Dad asked Mr. Flagg if he would like having tractor trailers, lawn service trucks and trailers making dust, dirt and mud in the street by his house and Mr. Flagg said no he would not (In a natural manner, 'like of course not'). In the beginning of our conversation I observed that Mr. Flagg seemed to think the whole affair in 4200 Bridgeboro Road was just a joke as he smiled several times and was practically laughing at both my Dad's and my concerns.

Mr. Flagg then said that no other resident next to 4200 Bridgeboro or in the community complains about 4200, although my neighbors on Echo Ave and Haverford Ct told me that they

complained. My Dad said that Mr. Flagg's statement was untrue and Mr. Flagg failed to say a word. Mr. Flagg also said that he had two crews instead of five going into 4200 Bridgeboro which is not always the case. I have observed that Mr. Flagg's trucks go in and out of 4200 Bridgeboro 7 days a week (normally more than two crews) and park in 4200 for lunch. Furthermore, Mr. Flagg said that 4200 Bridgeboro Road is zoned Agricultural. Although, Agricultural would be trucks and other vehicles that deliver or ship farm produce and crops versus deliveries of commercial products like mulch, road salt, fertilizers.

My Dad explained that if Mr. Flagg was sincere about our concerns and those of other members of our community, he would move his storage and disposal yard to a location where Mr. Flagg's and Mr. Mchugh's operation would not bother any residents and would not be in a residential community. Mr. Flagg said he would see what he could do but while he was leaving Mr. Flagg grinned and practically laughed at us. – I emailed Mr. Ken Paris Delran's Mayor concerning this incident but never heard a response and the operations continued as usual.

Second Major Incident involving Tractor trailers Delivering to 4200 Bridgeboro Rd.

Additionally, on September 13, 2019 at 12:00 pm a tractor trailer missed 4200 Bridgeboro Rd's driveway, backed up into oncoming traffic, parked the truck on one side of Bridgeboro Rd blocking half of the road and part of Echo Ave. I took pictures from my property to document the situation in case of an accident, etc. The truck driver then confronted me and started harassing me because I was taking pictures of his dangerous maneuvers, even when I was on my own property. Next the driver left the truck running unattended in the middle of Bridgeboro Rd for about 15 minutes while he walked around back of the 4200 Bridgeboro Rd house. By this time my Dad came out and when the truck driver came back, he started harassing

both of us and was waving his hands violently. The driver almost started a physical fight with us. Then Mr. Flagg drove up and talked to the driver for a minute and then the driver drove the truck into 4200 Bridgeboro Rd.

I then called Delran Police and told them what happened and the dispatcher send out a Delran Police Officer to the scene. When the Officer arrived, I told him what happened and he went back to talk to the truck driver and Mr. Flagg. After the police officer left, my Dad and I were in front of our house when the truck driver pulled out of 4200 Bridgeboro Rd, went pasted us and made an ignorant face, waived his hands, in a 'F*** You' type gesture. Later that day I filed a harassment complaint against the driver with the Delran Police Department (more detailed information of this incident is in my harassment complaint filed with Delran Police).

A few days later, on September 16, 2019 the same tractor trailer driver came with another load of mulch and drove into 4200 Bridgeboro. Then one of Mr. Flagg's employees drove in the driveway and parked Flagg's commercial pickup truck there. About 10 minutes later the truck driver told Mr. Flagg's employee to move the pickup truck, all the while, I was standing 70 ft away from the road on my property taking pictures documenting what was happening. Then Flagg's employee yelled at me with a nasty/smart remark, "Do I look good," and put his thumbs up, like the situation was a big joke. I said nothing and just kept taking pictures. Then, Flagg's truck was moved and the tractor trailer driver drove out and came right up to my property's curb and yelled out to me nastily, "You need a life," and then honked the trucks horn.

These three encounters just show you how allowing commercial businesses to operate in an agricultural zone causes very bad situations to occur and puts unnecessary hardships on the residents. Also, these incidents could have escalated into an even worse situation if events went in a little different way. I have reported many other incidents in the last two years concerning

4200 Bridgeboro Rd through email to Delran Township which will be on file. The 4200 Bridgeboro Rd property is still currently being used illegally for the operations that I described above.

All of the information above has been emailed by me to Delran Township, and my emails were forwarded to Mr. Ted Reimel – Delran Township Zoning Officer as I was told that Mr. Reimel is responsible for investigating and enforcing Delran Township Ordinances.

Other Landscaping Companies Addressed in Variance Application

In reference to the map showing Landscape Companies near 4101 Bridgeboro Rd, the yellow highlighted area for Jay's Landscaping is in the wrong spot. Jay's Landscaping address is incorrectly marked as 3001 Bridgeboro Rd on google maps / google business information. Jay's Landscaping is actually located at 3003 Bridgeboro Rd and according to NJ public records the property is listed as a residential lot. Additionally, a small building possibly used for an office is located in green outline on Map 2B.

Conclusion Statement

I am not against businesses, Mr. Dunphy or the other landscape owners, but the four landscape businesses, Flagg's / Mchugh's Landscaping, PICA Landscaping, Jay's Landscaping and Best Cut Lawn Care operating in the Agricultural District (A-1) and Mr. Dunphy's site should not be allowed to operate because they are destroying our towns environment, increasing

Buzzi 11

traffic, bring down the décor of our town and are causing great hardships for the residents in the surrounding communities.

Especially when you consider that at least two landscaping business --- are operating in a commercial zone which has considerably less impact on township residents because these areas are primarily commercial stores anyway. SO, if these two landscaping businesses are conducting their business in commercial districts, like they are supposed to, then why are the other businesses not operating in a commercial district. Really the landscaping businesses operating in the Agricultural District (A-1) are undercutting the landscaping businesses that are operating in the Commercial Districts.

Please Save Our Community,

Letter Written and Prepared By Paul (PJ) Buzzi Jr

Paul (PJ) Buzzi Jr

The Undersigned Agree with my letter and both reside at 4205 Bridgeboro Road,
Moorestown, NJ.

Paul Buzzi Sr.

Paul Buzzi SR.

Miriam Buzzi

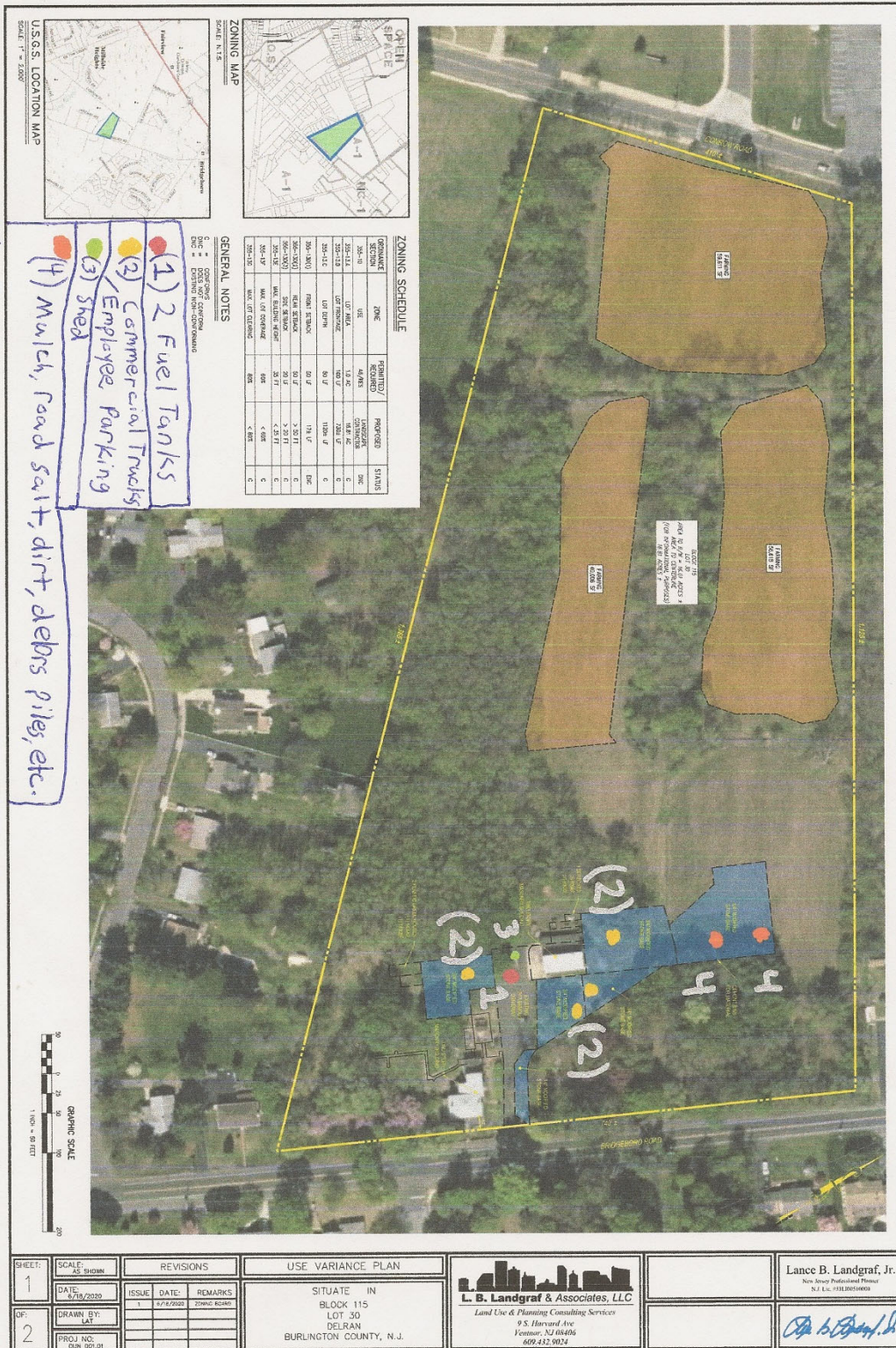
Miriam Buzzi

Pictures / Maps



Pictures above from September 13, 2019 and September 16, 2019.

MAP A



Dot Chart added by PJ BUZZI to original map Presented to Zoning Board and public.

- (1) 2 Fuel Tanks
- (2) Commercial Trucks
- (3) Employee Parking
- (4) Mulch, Road salt, dirt, debris pile, etc.

MAP B

- Red dot and Red outline of 3003 Bridgeway Rd Jay's Landscaping Building/Office



SHEET:	SCALE: AS SHOWN	REVISIONS	SITE & SURROUNDING USE PLAN	 L. B. Landgraf & Associates, LLC Land Use & Planning Consulting Services 935 Howard Ave Fort Lauderdale, FL 33304 954-561-9024	Lance B. Landgraf, Jr. New Jersey Professional Engineer N.J. Lic. #141040000 
2	DATE: 8/20/2020	ISSUE: DATE: 8/4/2022 REMARKS: 1. 8/4/2022 CORRECT BOARD	SITUATE IN BLOCK 115 LOT 30 DELRAN BURLINGTON COUNTY, N.J.		
OF:	DRAWN BY: JAL				
2	PROJ. NO.: 0001-001-01				