

**WASHINGTON TOWNSHIP PLANNING BOARD
MARCH 1, 2016 MINUTES**

The Washington Township Planning Board was called to order by Mr. Frattali at 7:07 pm. The Open Public Meetings Act Statement was read, followed by salute to the Flag.

Roll call was taken as follows:

PRESENT: Mr. Smith, Mr. D'Ariano, Mr. Boyer, Mr. McPoyle, Mr. Bidinger, Mr. Sparacio, Mr. Frattali, Mayor Wallace, Mr. Dennis and Mr. Centrone

ABSENT: Mrs. Martin

PRESENT: Diana Tutolo, Board Secretary; Timothy Scaffidi, Solicitor; Thomas Cundey, Engineer and Jay Petrongolo, Planner

Mr. Scaffidi swore in the Board Professionals.

Mr. Frattali announced that the application, Turnersville, UE, 5700 Route 42, Block 196, Lot 8 would be carried to the 4/5/16 meeting.

APPLICATIONS:

- 1. Amechi
5950 Route 42
196/5.03
Minor Site Plan**

Robert Mintz, Esq. represented the applicant. Mr. Mintz stated that the applicant is seeking minor site plan approval for a change of use from warehouse to retail. He noted that the applicant is not proposing changes to the building footprint.

Mr. Petrongolo noted several outstanding submission items. He stated that there is a house on the property, which encroaches on the existing site. Mr. Petrongolo commented that residential use is not a permitted use in the Highway Commercial zone. He further commented that the Zoning Board should hear the application.

Robert Mintz, Esq. represented the applicant. Mr. Mintz noted that the residential use has been on the site longer than the commercial use. Mr. Mintz commented that is a pre-existing use, which should be permitted to stay. Mr. Frattali testified that he did not want to set a precedence. Mr. Frattali asked why this was not brought up at the Development Review Committee (DRC) meeting. Mr. Mintz replied that the focus of the DRC was not the entirety of the lot. Mr. Scaffidi concurred with Mr. Petrongolo that the Zoning Board should hear the application.

A motion was made by Mr. Boyer and 2nd by Mr. D'Ariano to refer this application to the Zoning Board. All in favor.

Open Meeting to the Public:

A motion was made by Mr. Boyer and 2nd by Mr. D'Ariano to open the meeting to the public. All in favor. No one in the public wished to comment.

Close Meeting to the Public:

A motion was made by Mr. D'Ariano and 2nd by Mr. Boyer to close to the public. All in favor.

Adjournment:

A motion was made by Mr. D'Ariano and 2nd by Mayor Wallace to adjourn the meeting. All in favor. The meeting adjourned at 7:42 pm.

These minutes are a brief summary of the proceedings that took place during the Washington Township Planning Board meeting held March 1, 2016 and should not be taken as verbatim testimony.

Respectfully submitted,



Diana Tutolo
Planning Board Secretary

Cc: Mayor
Business Administrator
Township Clerk
Council
Director of Community Development
Tax Assessor
File