

WASHINGTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT

April 11, 2016 Minutes

The Washington Township Zoning Board of Adjustment was called to order by Mike Sauter, Zoning Board Chairman at 6:05 PM.

1) Flag Salute

2) Sunshine Law

This is a regular meeting of the Washington Township Zoning Board of Adjustment. Notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings. In addition, notice of this meeting was given to the Township Clerk.

3) Oath

4) Roll Call

- a. **Members Present:** Mr. Dougherty, Mr. Flaiano, Mr. Guidotti, Mr. McNaughton, Mr. Sauter, Mr. Wisniewski
 - i. **Members Absent:** Mr. Bennis
 - ii. **Alternates Present:** Mr. Halpin, Ms. Dollarton
 - iii. **Absent:** None
- b. **Council Liaison:** Mr. Fazzio was not in attendance.

5) Swear in Professionals

6) Applications

- a. **Sewell Senior Citizen Center LLC**, 475 Hurffville Crosskeys Rd, Block 81 Lot 2.02, Escrow# 1035, Use Variance. John Wiley Esquire represented the applicant. Mr. Ashiah Desai testified he has other daycare centers and he would like to have one locally. He proposes to have seniors 65 years old and above. They will serve lunch, make doctor appointments and take seniors to local places. They will have a medical nurse on staff. They will be open Monday to Friday from 8am to 5pm and the hours for seniors will be 9am to 3pm. They will transport all seniors who will attend the facility. They will have a maximum of 10 vehicles, however they will only start with 5 vehicles. They will have 12 employees. Activities will take place on the inside of the facility. Rakesh Darji, Professional Engineer and Planner from

Environmental Resolutions, testified they are seeking a variance and a site plan waiver. Mr. Darji described the changes they will be making to the outside of the property. Mr. Petrongolo advised the bulk variances discussed are pre-existing non-conforming. The subject property is about ½ of the shopping center. There is existing access and it's in the NC Zone. Building is 36,000 sq. ft. Mr. Darji advised this is well suited site for this use and he doesn't believe there is any negative criteria. It will not have any impact on the zone because it fits with the surrounding uses. Mr. Petrongolo agreed the applicant meets the requirements for the site plan waiver. They need a D1 variance because senior daycare is not a permitted use. He doesn't believe this impacts the zoning ordinance. Mr. Petrongolo is concerned with the parking lot; cracks, needs stripping, handicap signs need to be replaced and lighting is an issue. The applicant advised they have no issues correcting these and they will work with Mr. Petrongolo to make sure lighting meets the requirements. Mr. Flaiano made a motion to open to the public/2nd Mr. Guidotti. No public participation. Mr. Flaiano made a motion to close to the public/2nd Mr. Guidotti. Mr. McNaughton made a motion to approve with conditions/2nd by Mr. Guidotti. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain. **Motion Approved.**

- b. **R&J Klopp, LLC, 294 Delsea Drive, Block 33 Lot 3.02 and 3.03, Escrow#1037, Use Variance or Interpretation.** Mr. Robert Mintz Esquire represented the applicant. Mr. Mintz stated he is asking for an interpretation if this use is permitted in this zone. Mr. Petrongolo advised this is not a permitted use and he would need a use variance. Jay Sims, applicant's planner, supplied exhibit A showing view from Salina Road. Because this property is in a neighborhood they must provide a buffer. They have an existing buffer. Mr. Petrongolo advised our ordinance requires the buffer to be on the commercial property. Mr. Mintz advised he understands they will have to come back for site plan. Mr. Sims advised the positive criteria is this site is suited for the use; the site is existing and the uses surrounding are similar. They will address the negative with buffer requirements. Mr. Klopp advised he wanted another facility to keep cars out of the elements while they are working on them. He will keep larger size vehicles towards the building. Mr. Petrongolo asked if he heard correct and all work will be done on the interior instead of the exterior. Applicant said yes. Mr. Petrongolo advised he noticed employees parking in the grass area; will they be parking on site after the approval. Applicant said yes. Mr. Mintz stated they currently have 3 office employees, 6 workers for an approximate total of 9 to 10 employees. The hours are

Monday to Friday from 8am to 5pm and Saturday 8am to 12pm. Mr. Sauter made a motion to open to the public/2nd Mr. Flaiano. Sheri Donovan, 13 Tamwood Lane testified the addition will move cars from the back to the front area. So now the cars will be more visible. She would like to see the buffer increased. Ms. Alexander, 253 Salina Road, lives across the street from the car lot. She would have liked trees to be planted in the past and she has fought getting them planted. She also questioned cars on the ground leaking gas and oil. Mr. Petrongolo advised if they are granted approval a condition for buffers and environmental impact will have to be addressed. Mr. Sauter made a motion to close to the public/2nd Mr. Guidotti. All in Favor. Mr. McNaughton made a motion to approve with conditions/2nd Mr. Flaiano. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain. **Motion Approved.**

- c. **101 Greentree Associates, LLC**, 5701 Route 42, Block 195 Lot 17.01, Escrow#1038, Use Variance & Site Plan Waiver. Mr. David Thatcher Esquire represent the applicant. Mr. Thatcher testified the applicant is seeking a variance and site plan waiver to allow a photographer, real estate and gathering room. Mr. James Hughes, owner of the property, testified there was three tenants when he bought the building in 2005. All three tenants completed some type of office work. He later relocated ReMax All Pro's to this location. ReMax had approximately 15 to 16 employees. The tenant moved out in February 2016. Now he would like to occupy the unit himself. He will be completing a referral business at his office. He explained in detail the nature of his business. He would also like to add two other tenants. He will not change the signage. Kristen Nicotra, prospective tenant of the photography studio testified she currently works on location and will she plans on having scheduled appointments only. Her hours will be Wednesday and Friday 9am to 12pm and scheduled appointment time. Chit Lee, prospective tenant of Think, Solve, and Escape testified he places desks in rooms and guests solve puzzles, riddles and combo locks to achieve a goal. Generally takes about an hour. Everything is scheduled online. Maximum of 15 participates broken into two rooms at the same time. Hours will be Monday to Thursday from 5pm to 10pm Friday 5pm to 11pm Saturday 11am to 11pm Sunday 11am to 9:30pm. He will have two employees during the weekday and 3 employees on the weekend. Tiffany CuvIELLO, professional planner, testified the applicant is seeking a use variance for the mixed use and parking. The applicant will restripe the parking area and request to make 9' spaces instead of the

current 8' spaces. This will bring the parking spaces down to 16. The uses are well suited for one another and they work well together; two uses during the day and one at night. They will improve the parking lot, fencing and clean up the property. She does not see any detriment to the public good. Mr. Petrongolo advised the board the site is existing and can't be expanded. Applicant is looking to improve the parking spots and landscaping and the businesses complement each other. They will check with night lighting to see if any requirements are needed. They could grant the use for the business seeking the variance. Mr. Sauter made a motion to open to the public/2nd Mr. Guidotti. No public participation. Mr. Sauter made a motion to close to the public/2nd Mr. Guidotti. Mr. McNaughton made a motion to approve with conditions/2nd Ms. Dollarton. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain. **Motion Approved.**

d. Harbor Place, LLC, 288 Egg Harbor Road, Block 199 Lot 12, Escrow # 810, Extension of Approvals. Mr. Altamuro made an announcement Harbor Place is postponed until May 9th 2016 at 6pm.

e. Washington Development Company, 229 Delsea Drive, Block 16 Lot 4.09, Escrow#906, Variance and Amended Site Plan. Mr. Robert Mintz Esquire represented the applicant. Mr. Mintz testified the applicant is asking to be able to store outside type vehicles at his storage facility. Mr. Petrongolo advised this would require an amended site plan. Mr. Mintz also requested the applicant would like to request the sign to include the other tenant; Matcon. The other tenants showed no interest in being added to the sign. Tiffany CuvIELLO, professional planner, advised the variance the applicant is seeking for the sign and discussed details of the signage requested. Mr. Petrongolo advised there is a need for outside storage. The applicant will have to submit new site plan drawings. Mr. Petrongolo advised the sign requirements. The board and applicant discussed in length about the signage and if it should be postponed until the site plan portion because they don't have sign details. Mr. Mintz advised they will come back to the board for the Signage. Mr. Sauter made a motion to open to the public/2nd Mr. Guidotti. No public participation. Mr. Sauter made a motion to close to the public/2nd Mr. Guidotti. Mr. McNaughton made a motion to approve/2nd Mr. Sauter. Roll Call: 6 Affirmative, 1 Objections, 0 Abstain. **Motion Approved.**

7) Open Meeting to the Public:

Mr. Sauter made a motion to open to the public/2nd Mr. Guidotti. All in favor. No public participation. Mr. Sauter made a motion to close to the public/2nd Mr. Guidotti

8) Old/New Business – None

9) Minutes – March 2016. Mr. McNaughton made a motion to approve/ 2nd Mr. Guidotti. All in favor.

10) Resolutions:

R14-2016 Niszczak, 3 Penn Drive, Block 54.14 Lot 13, Escrow# 1036, Bulk Variance. Mr. Guidotti made a motion to approve/2nd Mr. Flaiano. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain. **Motion Approved.**

11) Adjourn

Mr. Sauter made a motion to adjourn the meeting/2nd Mr. Guidotti. Roll call: All in favor. Meeting adjourned.

These minutes are a brief summary of the proceedings that took place on 4/11/2016 and should not be taken as verbatim testimony.

Respectfully submitted,



Jeanette Naylor

Zoning Board of Adjustment Secretary

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