

**WASHINGTON TOWNSHIP**  
**ZONING BOARD OF ADJUSTMENT**

**May 9, 2016 Minutes**

The Washington Township Zoning Board of Adjustment was called to order by Mike Sauter, Zoning Board Chairman at 6:10 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. Bennis, Mr. Dougherty, Mr. Flaiano, Mr. Guidotti, Mr. McNaughton, Mr. Sauter, Mr. Wisniewski

**i. Members Absent:** None

**ii. Alternates Present:** Mr. Halpin

**iii. Absent:** Mr. Dollarton

**b. Council Liaison:** Mr. Fazzio was not in attendance.

**5) Swearing in Professionals**

**6) Applications**

**a. Coyle, 12 Sherry Court,** Block 194.02 Lot 12, Escrow # 1041, Bulk Variance. Mr. Coyle is requesting a variance to allow a fence in the front yard. Mr. Petrongolo advised the board the applicant has a unique property and per the township ordinance they are not allowed a fence in the front yard. Mr. Petrongolo advised the fence in the front yard should be set back 10' from the sidewalk. Mr. Coyle advised the fence would help keep the children safe while allowing them an area to play. Mr. Sauter made a motion to open to the public/2<sup>nd</sup> Mr. Guidotti. No public participation. Mr. Sauter made a motion to close to the public/2<sup>nd</sup> by Mr. Bennis. Mr.

McNaughton made a motion to approve/2<sup>nd</sup> Mr. Guidotti. **Roll Call:** 7 Affirmative, 0 Objections, 0 Abstain. Motion Approved.

- b. Portfolio One, LLC (Manor Care),** 378 Fries Mill Road, Block 86.15 Lot 8, Escrow# 973, Extension of Approvals. Mr. Altamuro advised the board the applicant is seeking approval under the permit extension act. Mr. Petrongolo advised the board approvals are typically for one year only. Mr. Sauter made a motion to approve/2<sup>nd</sup> Mr. Wisniewski. **Roll Call:** 7 Affirmative, 0 Objections, 0 Abstain. Motion Approved.
- c. Greentree Self Storage,** Greentree Shoppers Lane, Block 195 Lots 15 & 19.01, Escrow# 711, Extension of Approvals. Robert Mintz Esquire represented the applicant. Mr. Mintz requested an extension of approvals under the permit extension act. Mr. Sauter made a motion to approve/2<sup>nd</sup> Mr. Flaiano. **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. Pat McAndrew Esquire represented the applicant. Mr. McAndrew requested a three (3) one year extensions. They have tenant issues and they need full tenant occupancy for financing purposes. Mr. Sauter made a motion to approve/2<sup>nd</sup> Mr. Guidotti. **Roll Call:** 7 Affirmative, 0 Objections, 0 Abstain. Motion Approved.
- e. Turnersville Equities, LLC,** 3900-4050 Route 42, Block 112.01 Lots 12, 12.01, 12.04, 13. Escrow# 1040 Use Variance. Mr. Damien DelDuca Esquire represented the applicant. Mr. DelDuca advised the board the applicant is seeking a variance to add a 36,000 square foot grocery store. They will also be developing three additional retail buildings. Exhibit A1 is a variance use plan, A2 is an aerial view, and A3 is a picture of the Lidl building. They are not sure what the building in the back will look like yet. Front buildings will look like the exhibits. If they receive variance approval they will return to the board for site plan approval and sub division. They are proposing commercial use in a residential zone along with multiple uses. They will also be proposing two drive through businesses. Michael Jeitner of Bohler Engineering advised the board they are trying to perfect the intersection of Black Horse Pike and Watson Drive. Parking will surround the buildings. In regards to storm water, everything will drain in the back towards the east. They are not asking for any variances for

setbacks. Mr. Dale Shropshire, traffic engineer, advised the board he prepared a traffic study and the multiple uses don't change the traffic amount. He doesn't believe this will create any negative impact on the surrounding roads. Drive through won't create a negative impact. Size of the tenant space doesn't create traffic concern. He believes this is suited for the location. Turnersville Equities is seeking to purchase all lots except the one with the computer store on it. Mr. Petrongolo advised the board the applicant is seeking a variance to allow commercial on a residential lot. They also need a use variance for the size of units and the drive through. He would recommend if approved it should be conditioned on site plan approval. Mr. Sauter made a motion to open to the public/2<sup>nd</sup> Mr. Bennis. Vicky Binetti, Environmental Commission advised the board the property has wetlands and there is contamination on the property that will need to be cleaned up. She also believes there may be an endangered species on the property. Mr. Petrongolo advised the board we are here for the use variance. If approved, the applicant will address all issues during site plan. Mr. McNaughton made a motion to approve/2<sup>nd</sup> Mr. Sauter. Mr. Sauter made a motion to approve/2<sup>nd</sup> Mr. Wisniewski. **Roll Call:** 7 Affirmative, 0 Objections, 0 Abstain. Motion Approved.

**7) Old/New Business**

**8) Open Meeting to the Public:** Mr. Sauter made a motion to open to the public/2<sup>nd</sup> Mr. Flaiano. No public participation. Mr. Sauter made a motion to close to the public/2<sup>nd</sup> Mr. Bennis.

**9) Minutes**

**April 2016 Minutes** - Mr. McNaughton made the motion to approve/2<sup>nd</sup> Mr. Guidotti. Roll Call: All in Favor

**10) Resolutions**

- a. **R15-2016 Sewell Senior Citizen Center LLC**, 475 Hurfville Crosskeys Road, Block 81 Lot 2.02, Escrow# 1035, Use Variance. Mr. Sauter made a motion to approve/ 2<sup>nd</sup> Mr. Wisniewski. **Roll Call:** 7 Affirmative, 0 Objections, 0 Abstain. Motion Approved

- b. **R16-2016 R&J Klopp, LLC, 294 Delsea Drive**, Block 33 Lot 3.02 and 3.03, Escrow# 1037, Use Variance or Interpretation. Mr. Flaiano made a motion to approve/ 2<sup>nd</sup> Mr. Guidotti. **Roll Call:** 7 Affirmative, 0 Objections, 0 Abstain. Motion Approved
- c. **R17-2016 101 Greentree Associates, LLC, 5701 Route 42**, Block 195 Lot 17.01, Escrow# 1038, Use Variance & Site Plan Waiver. Mr. Guidotti made a motion to approve/ 2<sup>nd</sup> Mr. Sauter. **Roll Call:** 6 Affirmative, 0 Objections, 0 Abstain. Motion Approved
- d. **R18-2016 Washington Development Company, 229 Delsea Drive**, Block 16 Lot 4.09, Escrow# 906, Variance and Amended Site Plan. Mr. Guidotti made a motion to approve/ 2<sup>nd</sup> Mr. Flaiano. **Roll Call:** 7 Affirmative, 0 Objections, 0 Abstain. Motion Approved

**11) Adjourn**

Mr. Flaiano made a motion to adjourn the meeting/2<sup>nd</sup> Mr. Dougherty. Roll call: All in favor. Meeting adjourned.

**These minutes are a brief summary of the proceedings that took place on 5/9/2016 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