

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

**August 8, 2016 Minutes**

The Washington Township Zoning Board of Adjustment was called to order by Mike Sauter, Zoning Board Chairman at 6:04 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. Guidotti, Mr. Flaiano, Mr. McNaughton, Mr. Sauter, Mr. Wisniewski

**i. Members Absent:** Mr. Flaiano

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

**iii. Absent:** None

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

**5) Swearing in Professionals**

**6) Applications**

Steve Altamuro announced Kennedy and Manolopoulos applications are postponed until the September 12, 2016 meeting. Mr. Altamuro made an announcement to the residents about previous applications being approved and the Zoning Board will not be able to answer questions without the applicant being present. When the application comes back before the board they are welcome to speak and voice concerns during the meeting at that point. Mr. Sauter made a motion to open to the public/2<sup>nd</sup> Mr. Bennis. Robert Steinman, 20 Heritage Valley Drive asked about the Resolution on this evening's agenda. Mr. Altamuro advised the

Resolution memorializes the decision made last month. Bruce Frazer, 4 Drake Terrace asked how the applicant received the variances. Mr. Petrongolo advised the variances the applicant was approved for. Mr. Sauter made a motion to close to the public/2<sup>nd</sup> Mr. Wisniewski.

a. **J.G.K. Irrevocable Trust, 4 Walnut Ave, Block 55 Lot 8, Escrow# 1039. Interpretation & Use Variance.** Mr. Mintz Esquire represented the applicant. Mr. Mintz testified the applicant is seeking an interpretation. Mr. Petrongolo discussed past Resolutions and the abandoned use of the property. Mr. Mintz advised the applicant is seeking outside storage which was permitted previously. Mr. Mintz discussed the past history of the site. If approved; Mr. Fazio agrees if they sell the property it will not be sold as a storage facility. They will have equipment, vehicles and materials stored on the property. No storage of environmental, flammable, hazardous or explosive materials. Mr. Fazio testified the intent would be to keep some business overflow at the property. Mr. Petrongolo advised the original Resolution granted buildings and the use. The conditions the applicant supplied are reasonable. He advised when they removed the buildings he believes they abandoned the use. He does agree there is a need for this use in town. Mr. Mintz discussed the positive and negative criteria. They are seeking a site plan waiver. Mr. McNaughton asked about containers and lighting on property. Mr. Fazio advised the container will be 8-9' in height. They will have 8 tenants and limit 3 containers to each tenant. Mr. Guidotti made a motion to open to the public/2<sup>nd</sup> Mr. Sauter. Mr. William Epley, 689 Delsea Drive testified he doesn't want to look at shipping containers. Had problems in the past with trash, people living there. He has major concerns. Mr. Guidotti made a motion to close to the public/2<sup>nd</sup> Mr. Halpin. Mr. Fazio agreed to plant trees on the property and they will work with the township on height of mulch. Mr. Petrongolo advised since this is not a mulch facility they can limit to 6' height. Mr. Fazio agreed. Mr. Wisniewski made a motion for interpretation; condition has been abandoned/2<sup>nd</sup> Mr. McNaughton. **Roll Call:** 7 Affirmative, 0 Objections, 0 Abstain. Motion Approved. Mr. McNaughton made a motion for a Use Variance/2<sup>nd</sup> Mr. Guidotti. **Roll Call:** 7 Affirmative, 0 Objections, 0 Abstain. Motion Approved.

**7) Old/New Business**

**8) Open Meeting to the Public:** Mr. Guidotti made a motion to open to the public/2<sup>nd</sup> Mr. Halpin. Ms. Wilson, 13 Heritage Valley, testified she was not on the 200' list. She asked how they come up with that number. Mr. Petrongolo advised its controlled by Municipal Land Use Law. Mr. Ravani, 3 Heritage Valley Drive, testified it was a shock this happened overnight. She doesn't believe we are helping the seniors. Mr. Altamuro advised she is welcome to come back for the site plan portion of the application. Parth Bhavasar, 4 Heritage Valley, testified he read on the website a use variance is granted when there is no detriment to the master plan. Mr. Petrongolo advised rules of granting a variance. Bruce Frazer, 4 Drake Terrace, asked why we would change an NC Zone. Mr. Altamuro advised the time for questions was the previous meeting. Adriane Laubin, asked if the applicant purchased the property. Board advised they believe the applicant was seeking approvals before purchasing the property. Scott Stevens, Heritage Valley asked if the township owns the property. The board advised no. Mr. Stevens testified the neighbors will be looking at a large building. Mr. Altamuro reminded the public the board can't discuss without the applicant. Mr. Guidotti made a motion to close to the public/2<sup>nd</sup> Mr. Sauter.

**9) Minutes**

**July 2016 Minutes** - Mr. Sauter made the motion to approve/2<sup>nd</sup> Ms. Dollarton. Roll Call: All in Favor

**10) Resolutions**

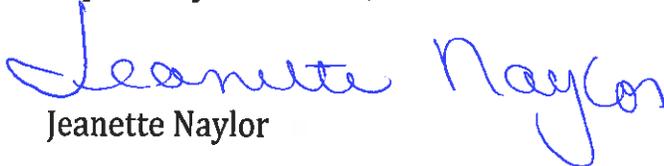
- a. **R25-2016 Senior Housing Development, LLC.** 349 Greentree Road, Block 54.10 Lot 7.02, Escrow# 1045. Use Variance. **Roll Call:** 5 Affirmative, 0 Objections, 0 Abstain. Motion Approved.
- b. **R26-2016 Cedar Properties,** 465 Egg Harbor Road, Block 193 Lots 7.02, 7.03, 7.04 Escrow# 1043. Use Variance. **Roll Call:** 5 Affirmative, 0 Objections, 0 Abstain. Motion Approved.

**11) Adjourn**

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

**These minutes are a brief summary of the proceedings that took place on 8/8/2016 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