

WASHINGTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT

October 3, 2016 Minutes

The Washington Township Zoning Board of Adjustment was called to order by Chris Wisniewski, Zoning Board Vice Chairman at 6:13 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. McNaughton, Mr. Wisniewski
 - i. **Members Absent:** Mr. Flaiano, Mr. Sauter
 - ii. **Alternates Present:** Mr. Dollarton, Mr. Halpin
 - iii. **Absent:** None
- b. **Council Liaison:** Mr. Fazio was not in attendance.

5) Swearing in Professionals

6) Applications

- a. **Schieri**, 3 Cambridge Road, Block 195.07 Lots 15 Escrow# 1049. Bulk Variance. Mr. Schieri testified he is seeking a bulk variance to install an inground pool, shed and pergola. His children talked him into a pool and now he is seeking a variance to allow the pool to fit. Mr. Petrongolo advised the shed and arbor will be 3' from side property line. Pool will be 6' from arbor. Mr. Petrongolo advised all variances required. Mr. Guidotti made a motion to open to the public/2nd Mr. Bennis. No public participation. Mr. Guidotti made a motion to close/2nd Mr. Bennis. Mr. Petrongolo asked about the property behind the applicant. Mr. Schieri advised the property is vacant. Mr. Petrongolo asked about shed. Mr. Schieri advised he is

eliminating shed and making the other shed larger. Mr. Wisniewski made a motion to approve/2nd Mr. Bennis. **Roll Call:** 7 Affirmative, 0 Objections, 0 Abstain. Motion Approved.

- b. Turnersville Equities, LLC, 3900-4050 Route 42, Block 112.01 Lots 12, 12.01, 12.04, 13 Escow#1040. Major Site Plan.** Mr. Damien DelDuca Esquire, represented the applicant. Mr. Petrongolo advised the outstanding items. Applicant advised they will submit all required information. Mr. DelDuca listed all previous approvals granted by the board along with variances and waivers required. Michael Jeitner, project engineer from Bohler Engineering advised property is currently three lots and they are going to join them and create two lots. Mr. Jeitner described the layout of the property and variances required for parking spaces. All parking spaces will be ten foot wide. Applicant is also seeking a sign variance to allow 150 square foot free standing sign along with discussion for signage for the rear building on the property. Robert Hill, Managing member of Turnersville Equities advised they don't know what tenants will be in the rear building. After discussion with Mr. Petrongolo and Board the applicant agreed to come back to the board for signage for the rear building. Mr. Petrongolo discussed review letters. Mr. Fini discussed environmental impact statement needs to be submitted. He also discussed the ground water contamination from previous gas station. Mr. Fini discussed his review letter. Scott Logan discussed how Lidl in Europe back halls recycling to their distributing center and recycle in bulk. Tom Cundy, Traffic Engineer, discussed his review letter. Mr. Mogley, applicants engineer agreed to work with Mr. Cundy on turn lanes on Watson Drive. Mr. Guidotti made a motion to open to the public/2nd Mr. Bennis. Leon Lakritz from the Environmental Commission testified he sent a letter today about missing items from the impact statement and he believed the application should be deemed incomplete. Alice Ray, 113 Madison Ave, testified she has not seen any plans. Would have liked if the company would have discussed plans. Mr. Petrongolo advised the Zoning Board Meeting is where this would be discussed. Donna Craig, 117 Madison, testified she stopped in office and was not allowed to take pictures. Mr. DelDuca showed plans of where Madison is and where new construction will take place. Ray Nocella, 162 Stagecoach Road testified he had questions about the stream and retention basin and the impact it

will have on his back yard. Also asked about the part of property not currently being developed. Mr. Petrongolo advised the property received a use variance to develop. David Wright, 107 Madison asked what rear yard variance the applicant is seeking. Mr. DelDuca advised they did not need a rear yard variance. Mr. Guidotti made a motion to close to the public/2nd Mr. Bennis. Mr. Petrongolo advised the board of what the applicant was seeking this evening. Mr. McNaughton made a motion to approve/2nd Mr. Bennis. **Roll Call:** 7 Affirmative, 0 Objections, 0 Abstain. Motion Approved.

- c. **Manolopoulos**, 257 Salina Road, Block 36 Lot 1, Escrow# 1042. Use Variance. Thomas Manolopoulos and his professional Saljit Bardhan, 8 Abbington Lane, Sewell NJ testified. Mr. Bardhan stated he was an environmental engineer and a site plan engineer. Mr. Petrongolo asked if he testified at any Zoning Board hearings. Mr. Bardhan said yes. Mr. Altamuro advised if they are denied they will not be able to come back unless they have a significant change. Mr. Bennis asked why they are here. Mr. Petrongolo advised they are seeking a variance for two uses on one lot. They abandoned the gas station use so now they need a use variance. Mr. Altamuro asked if they are going to proceed without an expert. Mr. Manolopoulos requested to postpone until the November 14th meeting date. The board approved postponement until November 14th.

7) Old/New Business

- 8) **Open Meeting to the Public:** Mr. Guidotti made a motion to open to the public/2nd Mr. Bennis. Ms. Wilson, Heritage Valley testified she would like to know the status of the project by Heritage Valley. Mr. Petrongolo advised the applicant has not submitted plans yet. She asked the board about the already approved variances. The board advised the approved variance. Mr. Guidotti made a motion to close to the public/2nd Mr. Bennis.

9) Minutes

September 2016 Minutes - Mr. Bennis made the motion to approve/2nd Mr. Halpin. Roll Call: All in Favor

10) Resolutions

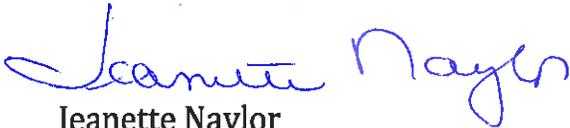
- a. **R29-2016 Mack, 48 Lawrence Lane, Block 6.04 Lot 10, Escrow# 1048, Bulk Variance Roll Call: 7 Affirmative, 0 Objections, 0 Abstain. Motion Approved.**

11) Adjourn

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

These minutes are a brief summary of the proceedings that took place on 10/03/2016 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