

**WASHINGTON TOWNSHIP PLANNING BOARD
MARCH 16, 2010 MINUTES**

Mr. Boyer called a regular/work session meeting of the Washington Township Planning Board to order at 7:10 p.m. The Open Public Meetings Act Statement was read, followed by salute to the Flag.

Roll call was taken as follows:

PRESENT: Mr. Winstead, Mrs. Martin, Mr. Mastrogiovanni, Mr. McConnell, Mr. McPoyle, Mr. Sparacio, Mr. Boyer, and Mr. D'Ariano

ABSENT: Mr. Campbell and Mayor Lyons

STAFF PRESENT: Diana Tutolo, Board Secretary; Jeff Daniels, Solicitor; Jay Petrongolo, Planner and Jon Bryson, Engineer

Mr. Daniels swore in Mr. Petrongolo and Mr. Bryson

Mayor Lyons and Mr. Campbell arrived at 7:14 p.m.

**Margaret E. Heggan Library
606 Delsea Drive
52/1.15**

Mr. Stephen Altamuro, Library Solicitor; Mike Allen, Library President and Bryan Hall, Engineer from Pettit Associates gave a brief overview of the proposed library. No exterior changes are proposed. Interior renovations should be completed by the end of next year. Mr. Petrongolo and Mr. Bryson had no comments. Mr. Boyer stated that the Board cannot require the Library Board to install sidewalks, but he would like to see sidewalks installed. Mr. Allen agreed. Mayor Lyons noted that the Sidewalk Fund might have funds available.

APPLICATIONS:

**1. Ry- Di, LLC/Ott's on the Green
340 Greentree Rd.
193/2.03, 2.04 & 4.05**

Robert Mintz represented the applicant. Mr. Robert Wagner from Ott's on the Green was present. The applicant is requesting a waiver of site plan to enclose an existing tented seating area. Mr. Mintz stated the applicant will be re-striping the parking lot and will provide sidewalks along Greentree Rd.

Mr. Petrongolo addressed his 2/24/10 review letter. He had no objection to the submission waivers, as they do not affect the site.

Mr. Boyer entertained a motion for site plan waiver approval with conditions. A motion was made by Mr. Sparacio and 2nd by Mrs. Martin.

Roll was taken as follows:

In favor: Mr. Sparacio, Mrs. Martin, Mr. Campbell, Mr. Winstead, Mr. Mastrogiovanni, Mr. McConnell, Mr. McPoyle, Mayor Lyons and Mr. Boyer

Opposed: none

Abstained: none

Application approved: (9-0)

2. Kangaroo Associates, LLC

242 Delsea Drive

17/3.02

Site Plan Waiver

William Hyland represented the applicant. Mr. Hyland stated that this is an application for a waiver of site plan. The applicant is seeking approval for the reconstruction of a portion of an existing building. This building was partially damaged because of recent snowstorms. Mr. Robert Chevalier, its principal through sworn testimony stated that only the construction would be upon the existing foundation and in the same footprint. Mr. Chevalier also noted, no other work of any nature is proposed. Mr. Hyland testified that there would be no changes to the use.

Mr. Petrongolo addressed his 3/16/10 review letter. He had no objection to submission waivers. He noted that the applicant has satisfied all the requirements of Section 199-4 B of the Township Code. The applicant has agreed to install sidewalks and satisfy all conditions of the previously approved site plan waiver, Resolution #03-14. The applicant also agreed to comply with the design standards of the Washington Township Delsea Drive Redevelopment Zone.

Mr. Boyer entertained a motion for site plan waiver approval. A motion was made by Mrs. Lyons and 2nd by Mr. Winstead.

Roll call was taken as follows:

In favor: Mayor Lyons, Mr. Winsted, Mr. Campbell, Mrs. Martin, Mr. Mastrogiovanni, Mr. McConnell, Mr. McPoyle, Mr. Sparacio and Mr. Boyer

Opposed: none

Abstained: none

Application Approved: (9-0)

MINUTES:

A motion was made by Mr. Sparacio and 2nd by Mr. Campbell to approve the minutes of January 19, 2010. All eligible members voted in favor of the January 19, 2010 minutes.

A motion was made by Mr. Sparacio and 2nd by Mr. Mastrogiovanni to approve the minutes of February 2, 2010. All eligible members voted in favor of the February 2, 2010.

DISCUSSION:

1. Solar Energy Systems

Mr. Petrongolo has reviewed the ordinance. He explained that this ordinance would provide and allow solar panels. It conforms to the goals of the Township Master Plan. Mr. Petrongolo had no objection to the proposed ordinance.

Mr. Boyer entertained a motion that the Washington Township Planning Board endorses Ordinance 10-2010.

A motion was made by Mr. Sparacio and 2nd by Mr. McPoyle to endorse Ordinance 10-2010.

Roll was taken as follows:

In favor: Mr. Campbell, Mr. Winstead, Mrs. Martin, Mr. Mastrogiovanni, Mr. McConnell, Mr. McPoyle, Mr. Sparacio, Mayor Lyons and Mr. Boyer

Abstained: none

Opposed: none

2. Master Plan

Mr. Petrongolo is compiling a report for the Board's review. The Re-Exam has to be adopted at the May 4, 2010 meeting.

Open Meeting to the Public:

A motion was made by Mr. Sparacio and 2nd by Mr. Mastrogiovanni. No one in the public wished to comment.

Close Meeting to the Public:

A motion was made by Mr. Campbell and 2nd by Mr. Mastrogiovanni to close to the public. All in favor

RESOLUTIONS:

No. 10-15 RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING WAIVER FROM SITE PLAN REVIEW AND APPROVAL TO KANGAROO ASSOCIATES, LLC

A motion was made by Mayor Lyons and 2nd by Mrs. Martin to approve Res. #10-15.

Roll call was taken as follows:

In favor: Mr. Campbell, Mr. Winstead, Mrs. Martin, Mr. Mastrogiovanni, Mr. McConnell, Mr. Poyle, Mr. Sparacio, Mayor Lyons and Mr. Boyer

Opposed: none
Abstained: none
Res. #10-15 Approved (9-0)

ADJOURNMENT:

A motion was made by Mr. Sparacio and 2nd by Mrs. Martin to adjourn the meeting. All in favor. The meeting adjourned at 7:53 pm.

These minutes are a brief summary of the proceedings that took place during the Washington Planning Board meeting held March 16, 2010 and should not be taken as verbatim testimony.

Respectfully submitted,



Diana Tutolo
Planning Board Secretary

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