

**WASHINGTON TOWNSHIP PLANNING BOARD  
MAY 18, 2010 MINUTES**

Mr. Boyer called a regular/work session meeting of the Washington Township Planning Board to order at 7:05 p.m. The Open Public Meetings Act Statement was read, followed by salute to the Flag.

Roll call was taken as follows:

**PRESENT:** Mr. Campbell, Mr. McConnell, Mr. McPoyle, Mr. Sparacio, Mayor Lyons and Mr. Boyer

**ABSENT:** Mr. Winstead, Mr. Mastrogiovanni, Mrs. Martin, Mr. Reed and Mr. D'Ariano

**STAFF PRESENT:** Diana Tutolo, Board Secretary; Jeff Daniels, Solicitor; Jay Petrongolo, Planner; Jon Bryson, Engineer; Rich Fini, Environmental Engineer and Greg Farnum, Traffic Engineer

Mr. Daniels swore in the Professionals.

**APPLICATIONS:**

- 1. Ideal Fashions, Inc./Caitlin Fazio  
2760 Glassboro Cross Keys Rd.  
84.16/5.01  
Site Plan Waiver**

Robert Mintz represented the applicant, Ideal Fashions. The applicant is requesting a site plan waiver to convert the existing residence and religious store into a dress shop. Caitlin Fazio is the owner of Ideal Fashions. She currently operates a dress shop in Hammonton, NJ. Major deliveries will be at the Hammonton location. Miss Fazio will transport merchandise to this location herself. Mr. Mintz noted that there would be no changes to the structure.

Mrs. Martin arrived at 7:10 p.m.

Mr. Daniels swore in Caitlin and Christopher Fazio. Miss Fazio testified that the building is 8180 sq. ft. with 2400 of it being usable space. The basement and the space behind the register are non-customer access areas. Miss Fazio noted that at a high shift she would have two employees. Miss Fazio testified that there is an existing sign at the site, which she will reface. There would be no change to the size or location of the sign. Miss Fazio agreed to make a payment to the sidewalk fund in lieu of constructing sidewalks.

Mr. Petrongolo addressed his 5/7/10 review letter. Mr. Petrongolo noted that the application meets the conditions of 199-4 B for a site plan waiver. Mr. Petrongolo

had no objection to the submission waivers. Mr. Petrongolo asked for clarification regarding the abandonment of the previously granted use variance. Mr. Mintz testified that upon issuance of a certificate of occupancy, the residential use would be abandoned. Mr. Mintz noted that the applicant agrees to comply with the current exterior lighting standards. The applicant agreed to work with Mr. Petrongolo regarding landscaping for the site.

A motion was made by Mayor Lyons and 2<sup>nd</sup> by Mrs. Martin to open to the public. No one wished to comment. A motion was made by Mayor Lyons and 2<sup>nd</sup> by Mrs. Martin to close to the public.

Mr. Boyer entertained a motion for a site plan waiver with variances, waivers and conditions. A motion was made by Mr. Sparacio and 2<sup>nd</sup> by Mr. Campbell.

**Roll was taken as follows:**

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

**Opposed:** none

**Abstained:** none

**Application approved: (7-0)**

**2. Carlo DeThomasi**

**100 Tuckahoe Rd.**

**89/1**

**Major Site Plan/Work Session**

**Applicant did not appear.**

**5-minute break**

**Re-examination of the Master Plan and Master Plan Amendment:**

Mr. Petrongolo gave a summary of the draft of the Master Plan Re-Examination and the Master Plan Amendment. The document was submitted to the Township Clerk, surrounding communities, notices were sent, and copies were provided to the Board. Mr. Petrongolo explained to the Board, that every six years land use law requires the Township to re-examine their Master Plan. The purpose is to determine if the goals and objectives are applicable today. A Master Plan was created six years ago. Those goals and objectives remain valid today. Under Land Use Law and Land Use Regulations, the Board establishes the Master Plan and makes recommendations. The Mayor and Council create the ordinances that take effect based on the Master Plan. Mr. Petrongolo noted that the Planning Board's purpose is to assure conformance with the Master Plan. Mr. Petrongolo reviewed the amendments, revisions and changes to the General Reexamination of the Master Plan and Master Plan Amendment.

A motion was made by Mr. Sparacio and 2<sup>nd</sup> by Mrs. Martin to open to the public. No one wished to comment. A motion was made by Mr. Sparacio and 2<sup>nd</sup> by Mrs. Martin to close to the public.

Mr. Boyer entertained a motion to adopt the General Reexamination of the Master Plan and Master Plan Amendment.

A motion was made by Mr. Sparacio and 2<sup>nd</sup> by Mr. Campbell.

**Roll was taken as follows:**

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

**Opposed:** none

**Abstained:** none

**Approved: (7-0)**

**RESOLUTIONS:**

**No. 10-17 RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING A SITE PLAN WAIVER WITH WAIVERS AND CONDITIONS FOR THE APPLICANT, AVERSA FAMILY, LLC**

A motion was made by Mr. Sparacio and 2<sup>nd</sup> by Mrs. Martin to approve Res. #10-17.

**Roll call was taken as follows:**

**In favor:** Mr. Campbell, Mrs. Martin, Mr. McConnell and Mr. Sparacio

**Opposed:** none

**Abstained:** Mr. McPoyle, Mayor Lyons and Mr. Boyer

**Res. #10-17 Approved (4-0)**

**No. 10-18 RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING A SITE PLAN WAIVER WITH WAIVERS AND CONDITIONS FOR THE APPLICANT, WARREN S. WALLACE**

A motion was made by Mrs. Martin and 2<sup>nd</sup> by Mr. Sparacio to approve Res. #10-18.

**Roll was taken as follows:**

**In favor:** Mr. Campbell, Mrs. Martin, Mr. McConnell and Mr. Sparacio

**Opposed:** none

**Abstained:** Mr. McPoyle, Mayor Lyons and Mr. Boyer

**Res. #10-18 Approved (4-0)**

**ADJOURNMENT:**

A motion was made by Mr. Sparacio and 2<sup>nd</sup> by Mrs. Martin to adjourn the meeting. All in favor. The meeting adjourned at 7:56 p.m.

These minutes are a brief summary of the proceedings that took place during the Washington Planning Board meeting held May 18, 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