

**WASHINGTON TOWNSHIP PLANNING BOARD
APRIL 20, 2010 MINUTES**

A regular/work session meeting of the Washington Township Planning Board was called to order by Mr. Sparacio at 7:06 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. Winstead, Mr. Mastrogiovanni, Mr. McConnell, Mr. Sparacio, Mr. Reed and Mr. D'Ariano

ABSENT: Mrs. Martin, Mr. McPoyle, Mayor Lyons and Mr. Boyer

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

Mr. Daniels swore in the Professionals.

Mrs. Martin arrived at 7:12 p.m.

APPLICATIONS:

**1. Warren Wallace
259 Delsea Drive
16/4.02
Site Plan Waiver**

Mr. Daniels swore in Mr. Wallace. Mr. Wallace is requesting a site plan waiver. The site is within the Delsea Drive Redevelopment Zone. Commercial Industrial is the underlying zone. Mr. Wallace testified that this property is an existing three-bedroom rancher on a two-acre lot. Mr. Wallace noted that the property has been vacant for eight years. He testified that there would not be any exterior changes unless required and renovations for the interior will be on an as needed basis. The proposed use is for licensed psychotherapy and counseling services.

Mr. Petrongolo addressed his 3/25/10 review letter. Mr. Petrongolo noted that under section 199-4 B of the Township ordinance, the site would conform. Mr. Petrongolo stated the Delsea Drive Redevelopment standards would apply to this application. If the Board felt it appropriate not to require these standards, variances would be required. Mr. Petrongolo noted that it has been the Board's practice to require sidewalks along all frontages and paved parking lots. The site does not have sidewalks along the frontage, nor is the parking lot paved. Mr. Wallace stated that he would like to bond these items. Mr. Wallace will provide a performance bond for one year from the issuance of a certificate of occupancy for the construction of sidewalks and the paving of the parking area. The sidewalks and

paving would be in accordance with the Delsea Drive Redevelopment Plan Design Guidelines. No signage was proposed. Mr. Petrongolo explained to Mr. Wallace that he would be required to return to the Board for signage.

Mr. Sparacio entertained a motion for a site plan waiver with waivers, variances and conditions. A motion was made by Mr. Mastrogiovanni and 2nd by Mr. Campbell.

Roll call was taken as follows:

In favor: Mr. Campbell, Mr. Winstead, Mrs. Martin, Mr. Mastrogiovanni, Mr. McConnell, Mr. Sparacio and Mr. Reed.

Opposed: none

Abstained: none

Application approved: (7-0)

2. Aversa Family, LLC

477 Greentree Rd.

53/15.10

Site Plan Waiver

Robert Mintz represented the applicant. Mr. Daniels swore in Ralph Aversa. The application is for an existing building that was formerly a Wawa. Dr. Haddad, the owner of the property came before the Board a few years ago for a conversion to office and retail space. Mr. Aversa will be renting the retail space for a bakery. There are no changes to the building or off site improvements. The composition of parking will not change. There will be no tractor-trailer deliveries. There will be some baking on site. The principal baking takes place at the Route 168 site. A new survey is to be provided as a condition of approval.

Mr. Petrongolo addressed his 4/5/10 review letter. Mr. Petrongolo had no objection to the waiver of site plan. Mr. Mintz confirmed that the applicant would utilize the existing sign panel for signage.

Mr. Sparacio entertained a motion for a site plan waiver with conditions. A motion was made by Mr. Campbell and 2nd by Mr. Mastrogiovanni.

Roll was taken as follows:

In favor: Mr. Campbell, Mr. Winstead, Mrs. Martin, Mr. Mastrogiovanni, Mr. McConnell, Mr. Sparacio, and Mr. Reed

Opposed: none

Abstained: none

Application Approved: (7-0)

3. Vicky & Bonny, LLC

5400 Rt. 42

196.01/1.06

Minor Site Plan/Work Session

Mr. Mintz represented the applicant. The applicant is seeking site plan approval to convert an existing bank into retail strip stores with office space. The site would consist of Dunkin Donuts as the principal use, two retail uses and 2nd floor office space. Mr. Mintz stated that the Zoning Officer and the Planning Board Planner agreed that the office space should only be used as an accessory to retail or permitted user in the building. Mr. Mintz agreed that his applicant reserves the right to seek either an interpretation or a variance in the future. There will be no parking in the front of the building; it will remain green. There will also be a significant green area to the rear of the site. Mr. Mintz noted that as requested a crosswalk have been added to the plans. The applicant will provide a survey. Mr. Mintz noted that they were not able to have plans completed in time for the Planning Board Traffic Engineer's review. The applicant will provide sidewalks along Route 42. Mr. Mintz reviewed the proposed signage.

Mr. Petrongolo addressed his 4/1/10 review letter. Mr. Petrongolo noted that he was concerned about the significant number of signs proposed. The Ordinance in this zone and for this use restricts the height and the number of signs. Mr. Petrongolo reviewed the variances requested for signage. Mr. Petrongolo stated that he is working with the applicant regarding the parking lot island in the front of the site. He also noted that landscape issues needed to be addressed. The applicant agreed to work with Mr. Petrongolo to resolve these issues.

Mr. Farnum addressed his 4/13/10 review letter. Mr. Farnum stated that a Traffic Study is not required. The proposed plans are to use the existing building and the existing accesses to Route 42. Mr. Farnum requested that the applicant provide a Letter of No Interest.

Mr. Bryson addressed his 4/14/10 review letter. Mr. Bryson requested that a survey be submitted for review. Mr. Bryson asked that a minimum five-foot sidewalk be provided to meet ADA requirements. The existing damaged curbing should be removed and replaced. Mr. Bryson stated that a lot consolidation should be considered. Mr. Mintz confirmed that the applicant is not considering a lot consolidation at this time.

RESOLUTIONS:

NO. 10-16 RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING A SITE PLAN WAIVER WITH CONDITIONS FOR THE APPLICANT, RY-DI, LLC

A motion was made by Mr. McConnell and 2nd by Mr. Mastrogiovanni to approve Res. #10-16.

Roll call was taken as follows:

In favor: Mr. Campbell, Mr. Winstead, Mrs. Martin, Mr. Mastrogiovanni, Mr. McConnell, Mr. Sparacio and Mr. D'Ariano

Opposed: none

Abstained: Mr. Reed

Res. #10-16 Approved (7-0)

MINUTES:

A motion was made by Mr. McConnell and 2nd by Mr. Winstead to approve the minutes of March 16, 2010. All eligible members voted in favor of the March 16, 2010 minutes.

DISCUSSION:

Master Plan

Mr. Petrongolo provided the Board members a draft copy of the General Reexamination of the Master Plan and the Master Plan Amendment. He asked the members to review the document in preparation of a vote in May.

Open Meeting to the Public:

A motion was made by Mr. Mastrogiovanni and 2nd by Mrs. Martin to open to the public. 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.

ADJOURNMENT:

A motion was made by Mr. Sparacio and 2nd Mr. Mastrogiovanni to adjourn the meeting. All in favor. Meeting adjourned at 8:50 p.m.

These minutes are a brief summary of the proceedings that took place during the Washington Planning Board meeting held April 20, 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