

WASHINGTON TOWNSHIP

ZONING BOARD OF ADJUSTMENT

Regular Meeting of February 8, 2010

The Washington Township Zoning Board of Adjustment Meeting was called to order by the Secretary, Rose Ann Lafferty at 6:08 PM.

SUNSHINE LAW

This is the Regular meeting of the Washington Township Zoning Board of Adjustment Meeting. 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.

> **Pledge of Allegiance to the Flag**

> **Roll Call:**

Members Present: Mr. Cianci (arrived at 6:34 PM), Mr. Garnes, Mr. Mello, Mr. Powers, and Mr. Sauter

Members Absent: Mr. D’Orazio and Mr. Hatala

Alternates Present: Mr. Davidson and Mr. Guidotti

Absent: None

Council Liaison: Mr. Albert Frattali (absent)

Mr. Scaffidi, Esq. then swore in the Professionals:

- *Mr. Petrongolo, CLA, RLA, PP, Board Professional Planner*
- *Richard E. Fini, P.E., P.P., C.M.E., Board Professional Environmental Engineer*
- *Frank J. Seney, PE, PP, CME, Board Professional Traffic Engineer (absent)*
- *John Pettit, P.E., Board Professional Engineer*

Announcements:

- **T-Mobile, 441 Hurffville-Grenloch Road, Grenloch Fire Station, 198/12.05, Escrow #888, Conditional Use. (Postponed at attorney's request until March 8, 2010.)**
- **Harvis, 120 Sewell Road, 20/4, Escrow #900, Use Variance. (Postponed at attorney's request until March 8, 2010.)**
- **Clearwire, 107 Bryant Road, 195.02/138, Escrow #897, Conditional Use Variance. (Postponed at attorney's request until March 8, 2010.)**

Applications

- Clearwire, 449 Woodbury-Turnersville Road, 3/1.07, Escrow #890, Site Plan. Delores Roberts, Esq. represented the applicant. Joseph Freza, Professional Engineer testified that the application was to co-locate 3 panel and 2 dish antennae on the water tank. Also the plan included installation of 2 equipment cabinets. There is to be no change to landscaping but approval will be conditioned upon appropriate buffer. Lighting will be on a timer. Mr. Luis Velazco, the applicants Radio Frequency Expert then testified regarding same. Ms. Roberts agreed to payment in lieu of installation of sidewalks. Mr. Petrongolo submitted a report dated January 27, 2010, Mr. Fini's report was dated February 2, 2010 and Mr. Pettit's report was dated February 3, 2010. The applicant agreed to conform to the reports. The meeting was opened to the public and there was no one in the public who had any comment on the subject application. Mr. Mello made a motion to approve with conditions stated on the record or

- provided in the reports/2nd Mr. Powers. Roll Call: All in favor. **Motion Granted.**
- PJ Whelihan/Parke Bank, Egg Harbor Road, Hurffville Grenloch Road, 81/4.02, Escrow #895, Signage. The applicant was represented by Mr. Barry Wendt, Esq. Mr. Daniel Sulpizio, Senior VP of Parke Bank and Karl Baker testified about the application. Mr. Petrongolo presented his report dated January 28, 2010. He stated the variance is needed for the 113.3 square foot. He recommended landscaping around the sign on Hurffville-Crosskeys Road. Mr. Fini did not have a report but stated that 6 trees had been removed from the Egg Harbor Road site and should be replaced on site. These were street trees and should be added to the overall landscape plan. The meeting was opened to the public and there was no one in the public who had any comment on the subject application. Mr. Powers made a motion to approve the application with conditions/2nd Mr. Mello. Roll Call All in favor. Mr. Cianci was not present for this application. **Motion Granted.**
 - Priest, 4120 Route 42, 112.01/15.01, Escrow #899, Use Variance. Mr. DelSordo, Esq. requested a continuance until the March 8, 2010 meeting. Mr. Powers made that motion/2nd Mr. Sauter. Roll Call: All in favor. Mr. Cianci not present for this application.

Resolutions

- R-13-2010 – MBI, 229 Delsea Drive, 16/4.09, Escrow #898, Use, Preliminary Site Plan. Motion to memorialize by Mr. Powers /2nd by Mr. Mello. Roll call: All in favor with exception that Mr. Garnes Abstained. Mr. Cianci not present for this vote.

Open Meeting to the Public: Motion by Mr. Sauter to open meeting to the public/2nd Mr. Davidson. No participation. Motion by Mr. Powers to close meeting to the public/2nd Mr. Mello

Old Business:

Approval of Minutes: - Motion to approve January, 2010 minutes by Mr. Powers/2nd by Mr. Mello. Roll Call: All in favor. Minutes approved.

Motion to Adjourn: Motion by Mr. Davidson to adjourn/2nd by Mr. Powers. Meeting adjourned at 7:15 PM.

These minutes are a brief summary of the proceedings that took place on 2/8/2010 and should not be taken as verbatim testimony.

Respectfully submitted,

A handwritten signature in cursive script that reads "Rose Ann Lafferty".

Rose Ann Lafferty

Zoning Board of Adjustment Secretary

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