

WASHINGTON TOWNSHIP

ZONING BOARD OF ADJUSTMENT

Meeting of August 8, 2011

The Washington Township Zoning Board of Adjustment was called to order by the solicitor, Shannon Cornelius at 6:15 PM.

1) Flag Salute

2) Sunshine Law

This is a 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.

3) Roll Call

- a. **Members Present:** Mr. DiCarlo, Mr. Hatala, Mrs. Gardiner, Mr. Mello, and Mr. Sauter.
 - i. **Members Absent:** Mr. D'Orazio, and Mr. Powers
 - ii. **Alternates Present:** Mr. Coppola, Mr. Guidotti
 - iii. **Absent:** None

- b. **Council Liaison:** Mr. Christopher DelBorello not in attendance.

4) Swearing in of Professionals

Ms. Timothy D. Scaffidi, Esq. then swore in the Professionals

- a. Joseph Petrongolo, CLA, RLA, PP, Board Professional Planner
- b. Richard Fini, P.E., Board Environmental Engineer
- c. **Not in attendance:** John M. Pettit, P.E., P.P., C.M.E., Board Engineer and Frank J. Seney, PE, PP, CME, Board Professional Traffic Engineer

5) Announcements:

- a. **Mr. Scaffidi made an announcement that, Washington Development Co. (Azimi), 229 Delsea Drive, 16/4.09, Escrow**

#906, Site Plan. APPLICANT REQUESTED POSTPONEMENT UNTIL 9/12/2011 Meeting. No further notice will be necessary.

6) Applications:

- a. The Redeemed Christian Church of God, 341 Fish Pond Road, 83.02/17, Escrow #925, Discussion of use variance application.** Mr. James Burns, Esq. provided case law stating day care is an accessory use to a church. He further stated it will be operated by the Church and will provide religious training as well. Mr. Scaffidi stated he read case and does not disagree. He confirmed that Mr. Burns's opinion was correct. Mr. Hatala made a motion that no site plans needed/2nd Mr. Mello. Roll Call: All in favor. 7 Affirmative, 0 Objections, 4 Abstain.
- b. Washington Development Co. (Azimi), 229 Delsea Drive, 16/4.09, Escrow #906, Site Plan. APPLICANT REQUESTED POSTPONEMENT UNTIL 9/12/2011**
- c. WCFJ, 3200 Glassboro, 84.16/5, Escrow # 928, Bulk variances.** John Kosylo, Esq. represented the applicant who is requesting ground mounted solar panels . Discussion followed regarding placement of the panels which are required to be 200' setback. Applicant stated property does not allow it to meet this setback. Mr. Frank Funaro is one of the owners of the property and Mr. John Scorsone is the contractor. Site plan will be required. Mr. Hatala made a motion to grant the application/2nd by Mr. Mello. Roll Call: All in favor. 7 Affirmative, 0 Objections, 4 Abstain.

7) Open Meeting to the Public:

- a. Mr. Hatala made a motion to open meeting to the public/2nd Mr. Sauter. Roll Call: All in favor. No participation. Mr. Hatala made a motion to close meeting to the public/2nd Mr. Sauter. Roll Call: All in favor.

8) Old/New Business -

9) Minutes -

10) Resolutions -

- a. **R25-2011 - Luigi Romano, 444 Hurffville-Crosskeys Rd., 82.04/19.05, Escrow #1907, Signage. DENIAL** Mr. Hatala made motion to memorialize resolution/2nd Mr. Mello. Roll Call: All in favor. 6 Affirmative, 0 Objections, 1 Abstain.
- b. **R26-2011 - Calvary Fellowship, 3101 Route 42, 101/1, Escrow #926, Use variance. DENIAL** Mr. Hatala made motion to memorialize resolution/2nd Mr. Mello. Roll Call: All in favor. 7 Affirmative, 0 Objections, 0 Abstain.
- c. **R27-2011 - Zeller, 903 Forbes, 240/1, Escrow #927, Bulk variance.** Mr. Hatala made motion to memorialize resolution/2nd Mr. Sauter. Roll Call: All in favor. 7 Affirmative, 0 Objections, 0 Abstain.

11) Adjourn

Mr. Di Carlo made a motion at 7:13 PM to adjourn the meeting/2nd Mr. Hatala. Roll call: All in favor. Meeting adjourned.

These minutes are a brief summary of the proceedings that took place on 8/8/2011 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