

**WASHINGTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Meeting of June 13, 2011**

The Washington Township Zoning Board of Adjustment was called to order by the Chairman, Mr. Hatala at 6:20 PM.

1) Flag Salute

2) Sunshine Law

Mr. Timothy D. Scaffidi, Esq. announced: “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, Mrs. Gardiner (left at 7:15 PM), Mr. Mello, Mr. Powers, Mr. Sauter and Mr. Hatala.

i. **Members Absent:** Mr. D’Orazio,

b. **Alternates Present:**

i. **Absent:** Mr. Coppola, Mr. Guidotti

c. **Council Liaison:** Mr. Christopher DelBorello not in attendance.

4) Swearing in of Professionals

Mr. 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. Frank J. Seney, PE, PP, CME, Board Professional Traffic Engineer

d. John M. Pettit, P.E., P.P., C.M.E., Board Engineer.

5) Applications:

a. **Washington Development Co. (Azimi), 229 Delsea Drive, 16/4.09, Escrow #906, Preliminary Site Plan.** Teresa Lantini, Esq. of the D’Elia law firm represented the applicant who is seeking site plan approval.

Ms. Tiffany CuvIELlo, PP testified on behalf of the applicant to the Board. She described variances requested. She stated hours of operation would be 7 AM to 7 PM seven days a week. This would be a gated facility. The sign requested is 6' x 3' and will be a 5' high base. They are asking to be located closer to the street but out of the site triangle. Kerry Engelhardt, PE of Sickels and Assoc. testified about stormwater management. Mr. Joseph Petrongolo, CLA, RLA, PP, Board Professional Planner, submitted a report dated 4/19/11. He stated that the applicant has agreed to conform to the comments in his letter. Mr. Azimi testified that he will maintain landscaping in perpetuity. Time line for project is completion within 6 mos. of approval for Phase 1, 60 % of project to be completed. If Phase 2 is not build within 5 years of final approval applicant must come back to Board for approval. Richard Fini, P.E., Board Environmental Engineer, submitted a report dated 6/6/11 and stated \$3500.00 fee due to Clerk for trees. Compensation trees will be planted on site. Applicant has agreed to his comments. Mr. Frank Seney, PE, PP, CME, Board Professional Traffic Engineer submitted a report dated 5/6/2011. He stated that the Fire Dept. issues still need to be satisfied. John M. Pettit, P.E., P.P., C.M.E., Board Engineer, submitted a report dated 5/5/11. He stated some checklist items are still outstanding. He suggests either sign comply with site triangle or postpone for future discussion. Applicant agreed to 10' setback. Applicant testified there will be no truck rentals at this site. The Professionals had no other comments or submitted any other reports on the subject application and no one came forward to comment on the subject application. Mr. DiCarlo made a motion to approve preliminary site plan approval for Phase 1 & 2 with conditions stated and based on testimony/2nd by Mr. Mello. Roll call: 5 Affirmative, 0 Objection, 0 Abstain. Motion granted.

- b. **The Redeemed Christian Church of God, 341 Fish Pond Road, 83.02/17, Escrow #925, Use variance.** Mr. James Burns, Esq. represented the applicant. **Mr. Scaffidi explained that only 6 members are present and to be approved 5 members must vote in the Affirmative. He instructed that the applicant could choose not to proceed. Mr. Burns acknowledged the lack of members but requested to proceed.** Mr. Burns stated that the applicant is seeking a use variance to operate a Day Care Center. Previous owner was B'Nai Tikvah. The building is approx. 10 years old and needs very little improvement. Corner lot is approx. 4.83 acres +/- and is surrounded by vacant land, has 42 spaced parking lot with lighting and signs. Pastor Oloidi Onusola testified he would be Director of the Day Care which

would service approx. 20 children. There would be 4 volunteers using 4 classrooms and the auditorium for the Day Care. A fenced in play area is proposed to be built. Grace Njokanma, Church Administrator, testified children will range from 2 to 6 years old. Mr. Petrongolo submitted a report dated 6/3/2011. He stated it is the applicant's burden of proof to obtain use variance. Applicant stated this is an inherently beneficial use. They have not performed any study for this need but stated their membership has requested this need. Mr. Petrongolo stated that Ordinance 23-2010 in chapter 285 section 143 of Township Code that only one primary use is allowed per lot. The application was opened to the public with no participation. Mr. Burns asked that this action be continued. Mr. Scaffidi announced that the application would be continued to the July 11, 2011 meeting at 6 PM and that no further notice would be required.

c. Angelo, 19 Stratton Lane, 17.15/53, Escrow #924, Bulk variance.

Ms. Gina Angelo was sworn in and stated she is requesting a variance for installation of an in-ground pool with a setback of 4' in the rear yard. Toni Williamson from the Pool Store testified on behalf of the applicant. Pool is to be 14' x 32' and 10' from the house with a 6' side yard setback. Lot size does not allow for conformance to code. Mr. Petrongolo stated he reviewed the application and has no objection to the request. Professionals had no other comments or submitted any other reports on the subject application and no one came forward to comment on the subject application. Mr. Sauter made a motion to approve the application/2nd Mr. Mello. Roll call: 5 Affirmative, 0 Objection, 0 Abstain. Motion granted.

6) Open Meeting to the Public:

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

7) Old/New Business -

Mr. Hatala reported that he attended and spoke at the previous Township Council meeting regarding the reduction of the stipend for the Board secretary. Mrs. Lafferty reported that the stipend previously reduced by 55% was increased and now is reduced by 28%.

8) Minutes -

May, 2011 - Mr. Sauter made a motion to approve minutes/2nd Mr. Mello. Roll Call: All in favor.

9) Resolutions -

R22-2011 - Washington Development Co. (Azimi), 229 Delsea Drive, 16/4.09, Escrow #906, Amended Use Variance. Mr. Hatala made motion to memorialize resolution/2nd Mr. Mello. Roll Call: All in favor. 5 Affirmative, 0 Objections, 2 Abstain.

10) Adjourn

Mr. Hatala made a motion at 9:00 PM to adjourn the meeting/2nd Mr. DiCarlo. Roll call: All in favor. Meeting adjourned.

These minutes are a brief summary of the proceedings that took place on 6/13/2011 and should not be taken as verbatim testimony.

Respectfully submitted,



Zoning Board of Adjustment Secretary

Cc: Mayor

Business Administrator

Council

Township Clerk

Tax Assessor

Director of Community Affairs

File