

## WASHINGTON TOWNSHIP

### ZONING BOARD OF ADJUSTMENT

#### Meeting of May 9, 2011

The Washington Township Zoning Board of Adjustment was called to order by the solicitor, Shannon Cornelius at 6:08 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, Mrs. Gardiner, Mr. Mello, Mr. Powers, and Mr. Sauter.
  - i. **Members Absent:** Mr. D'Orazio, Mr. Hatala,
- b. **Alternates Present:** Mr. Coppola, Mr. Guidotti
  - i. **Absent:**
- c. **Council Liaison:** Mr. Christopher DelBorello not in attendance.

#### **4) Swearing in of Professionals**

**Ms. Shannon Cornelius, 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
  - i. **Not in attendance:** 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, Amended Use Variance.** Mr. Vincent D'Elia, Esq. represented the applicant who is seeking to amend their prior use variance approval R36-2010. Ms. Tiffany CuvIELLO, PP testified on behalf of the applicant to the Board. She stated that they do not meet the redevelopment zone requirements. Mr. Joseph Petrongolo, CLA, RLA, PP, Board Professional Planner, submitted a report dated 4/19/11. He believes there is no detriment in granting requested amended approval and that there will still be an opportunity to examine all waivers or variances before granting final approval. Richard Fini, P.E., Board Environmental Engineer, submitted a report dated 5/4/11 and stated most of his comments are relevant to site plan. He did state project must go before Environmental Commission and needs additional DEP approvals. Landscape buffer and remainder of comments to be submitted at site plan testimony. 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. Powers made a motion to approve the amended use variance based on testimony/2<sup>nd</sup> by Mr. Mello. Roll call: 7 Affirmative, 0 Objection, 0 Abstain. Motion granted.

**6) Open Meeting to the Public:**

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

**7) Old/New Business -**

Mr. Sauter brought up for discussion the reduction of the Secretary stipend from \$5,000.00 to \$2,400.00 and asked for a consensus to appeal to Township Council to review this action. Unanimous consensus was given for Mr. Sauter and Mr. Mello to represent the Board before the Council.

8) Minutes –

- a. April, 2011 – Mr. Guidotti made a motion to approve minutes/2<sup>nd</sup> Mr. Powers. Roll Call: All in favor.

9) Resolutions -

- a. **R20-2011 – Barca** – 2 Tarpon Court, 85.23/1, #923, Bulk Variances. Mr. Powers made motion to memorialize resolution/2<sup>nd</sup> Mr. Mello. Roll Call: All in favor. 5 Affirmative, 0 Objections, 2 Abstain.
- b. **R21-2011 - WTMOB I, LLC** – 556 Egg Harbor Road, 117/14, 1.08 & p/o 1, Escrow #634, Signage. Mr. Powers made motion to memorialize resolution/2<sup>nd</sup> Mr. Mello. Roll Call: All in favor. 5 Affirmative, 0 Objections, 2 Abstain.

10) Adjourn

Mr. Powers made a motion at 6:55 PM to adjourn the meeting/2<sup>nd</sup> Mr. DiCarlo. Roll call: All in favor. Meeting adjourned.

**These minutes are a brief summary of the proceedings that took place on 5/9/2011 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