

RESOLUTION 2019 - 15

**A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD
GRANTING AMENDED PRELIMINARY AND FINAL SITE PLAN PPROVAL
TO THE APPLICANT, GANTTOWN EQUITIES, LLC, BLOCK 192, LOT 4
(1389 GANTTOWN ROAD)
APPLICATION #2022**

WHEREAS, the Applicant/Owner, Ganttown Equities, LLC, whose mailing address is 14000 Horizon Way, Mount Laurel, New Jersey 08054 is now requesting an Amended Preliminary and Final Site Plan approval to consolidate lots, add a 4,200 square foot salon and spa to the east side of the site and request an extension of time for the filing of the minor subdivision; and

WHEREAS, the subject property is located in the Neighborhood Commercial (NC) Zone; and

WHEREAS, the Applicant originally received approval for a 2,400 square foot bank building on Lot 4 and a series of strip stores, including four (4) retail spaces and two (2) restaurants, totally approximately 14,640 square feet on Lot 4.01; and

WHEREAS, Preliminary site plan approval was obtained under Resolution 2014-13 and an amended Preliminary and Final Site Plan approval and minor subdivision approval was obtained under Resolution 2015-13; and

WHEREAS, a concept was also prepared for a fast food restaurant (Burger King) in lieu of the bank use, but that concept was not perfected; and

WHEREAS, the Applicant is requesting the following variance(s), which variances were properly noticed in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-12:

1. Section 285-201.A(1)(b) – Residential buffer
2. Section 285-230.A – Number of façade signs

WHEREAS, the Applicant is requesting the following wavier(s) which waivers were properly noticed in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40:550-12:

1. Land Development Checklist – Submission information
2. Section 220-19.B(6) – Parking within front yard

WHEREAS, public notice of the hearing was provided in accordance with the requirements of Municipal Land Use Law, N.J.S.A. 40:55D-12; and

WHEREAS, in support of the application, the Applicant submitted an Amended Preliminary and Final Site Plan submission received January 25, 2019, consisting of the following:

Sheet	Title	Date	Latest Revision Date
1 of 10	Cover Sheet	01-17-19	---
2 of 10	Existing Conditions and Demolition Plan	01-17-19	---
3 of 10	Site Plan	01-17-19	---
4 of 10	Grading, Drainage and Utility Plan	01-17-19	---
5 of 10	Landscaping and Lighting Plan	01-17-19	---
6 of 10	Construction Detail	01-17-19	---
7 of 10	Utility Details	01-17-19	---
8 of 10	Storm Basin Details	01-17-19	---
9 of 10	Soil Erosion and Sediment Control Plan	01-17-19	---
10 of 10	Soil Erosion and Sediment Control Notes and Details	01-17-19	---
A1.1	Floor Plan	01-18-19	---
A3.1	Exterior Elevations	01-18-19	---
---	Stormwater Management Report	01-2019	---

The plans and the stormwater management report was prepared by Jay F. Sims, P.E., Consulting Engineer Services, 150 Delsea Drive Suite 1, Sewell, New Jersey 08080, (856) 228-2200.

The architectural were prepared by David J. Rudzenski, AIA, R2A Architects, 110 Kresson-Gibbstboro Road, Suite 8, Voorhees, New Jersey 08043, (856) 566-1515; and

WHEREAS, the Applicant was represented by Damion DelDuca, Esquire, at the April 2, 2019 hearing on this matter; and

WHEREAS, the Planning Board made its decision in this matter based on the documentation set forth above, the testimony of the Applicant and the Applicant's Professionals and the Board's Professionals made at the time of the hearing on the application and on each of the following:

1. Joseph M. Petrongolo, L.L.A., R.L.A., P.P., Board Planner, submitted a report dated March 21, 2019.
2. Michael Angelastro, Ph.D., P.E., PTOE., Board Engineer, submitted a report dated March 27, 2019.
3. Richard Fini, P.E., Board Environmental Engineer, submitted a report dated January 31, 2019; and

WHEREAS, based upon the above, the Board, at the April 2, 2019 meeting date, finds:

1. Damion DelDuca, Esquire, stated he is here tonight representing the Applicant for a proposed Amended Preliminary and Final Site Plan application.
2. Mr. DelDuca marked as Exhibit A-3 a Plan showing 389 Ganttown Road. He stated the Applicant was previously granted approvals per Resolution 2014-13 and Resolution 2014-15. There is an existing building on the property. Tonight, the Applicant is proposing a new second building to be constructed and to be used by Rizzieri Salon and to be located to the east of the property or on Lot #4.
3. Mr. DelDuca stated the Applicant is requesting Amended Site Plan Approval for a 4,200 square foot building. Rizzieri's Salon and Spa has been in business for over 30 years in Washington Township. Their type of business, however, is changing from the previous salon/spa to a new state of the art, next generation boutique salon.
4. Mr. DelDuca marked as Exhibit A-2 the architectural drawing dated January 18, 2019. The proposed building is a brick building consistent with the existing buildings on site.
5. Joseph Petrongolo, L.L.A., R.L.A., P.P., Board Planner, stated the Board must first make a completeness determination on the application before continuing with the application. Mr. Petrongolo stated there are some outstanding submissions items as noted in his report dated March 21, 2019. There are environmental items and submission items still outstanding.
6. Mr. DelDuca stated the Applicant is asking for waivers of these submission items. The Applicant has agreed to submit to the Board an updated Phase I-ESA. The traffic report has been submitted to the Board and there are still some outside agency approvals.

7. Mr. Petrongolo stated, based upon Mr. DelDuca's comments, he has no objection to the application being deemed complete.
8. Mr. DelDuca stated Mr. Rizzieri is in an unusual situation at the moment and is burdened by time constraints. He needs to relocate his business and is running out of time. Mr. DelDuca stated his client has no objection to the professional review letter comments and will comply with all of their comments.
9. Mr. DelDuca stated there is a history to this application. The Applicant received site plan approval back in 2014. The 2014 approval is depicted on the diagrams presented to the Board tonight. The property is located in the Neighborhood Commercial Zone. In 2015, the Applicant received approval for outside seating.
10. Mr. DelDuca stated the current plan, as depicted on Exhibit A-1, including the Rizzieri building and a third building to be built on the site. A bank building had been approved some years ago, but as of this date, there is no tenant for that location. Today, the Applicant is only seeking approval for the Rizzieri building location.
11. Mr. DelDuca stated the Applicant does need a variance for buffering. Township Ordinance requires a 50 foot buffer between residential and commercial. To the east side of the site, the Applicant's buffer would be 37.3 feet. The reason for the variance is based upon how the lot narrows down at this location. The Applicant's property is adjacent to Lot 9 which is a Township open space area that is heavily wooded. In addition, on adjacent Lot 3.06, there is a residential home that faces Ganttown Road. The Applicant proposes to add fencing and to densely vegetate the buffer area next to the residential lot.

12. Mr. Petrongolo stated the buffer distance to the parking lot is 34 feet.
13. Mr. DelDuca stated the buffer distance to the building is 37.3 feet.
14. Mr. DelDuca pointed out on Exhibit A the east elevation of the building faces the residential house. However, there are no doors on that side of the building and there will be no noise generated from the business.
15. Mr. DelDuca then referred to Exhibit A-3 an aerial photograph not included in the package submitted to the Board. As the Board can see from the Exhibit, the area next to the proposed building is a heavily wooded area but the Applicant still needs a variance for the buffer setback distance.
16. Mr. DelDuca stated the Applicant also requires one additional variance. The Applicant requires a sign variance. The Township Ordinance permits one (1) facade sign. The Applicant is proposing two (2) facade signs. On the main street of this site, which faces Ganttown Road, the Applicant would have a facade sign with Rizzieri on the facade. On the west side of the building, Egg Harbor Road, the Applicant would have a small barber shop sign with a separate entrance to the building. Township ordinance allows for a 40 square foot facade sign. The Applicant proposes two (2) facade signs but less than 40 square feet.
17. Mr. DelDuca stated the Applicant complies with all other Ordinances or requirements of the Township. The Applicant has been to the DRC on this application. Mr. DelDuca stated in 2015, the Board did acknowledge their concerns to the Applicant about a third building on this site. Tonight, the Applicant is here for the second building.

18. Board President Frattali stated back in 2014, the Board did talk a lot about this parcel of land. The Board asked about the bank building and yet the Applicant is still showing three (3) buildings on this lot.
19. Mr. DelDuca stated in prior discussions, the Applicant showed a 10,000 square foot building with an unknown tenant. At present, there is no tenant for the proposed bank. The owner is certainly trying to optimize the site and, at this time, Rizzieri's proposed building meets Township Ordinance. The application meets Township parking requirements. The Applicant meets the setback requirements and the Applicant is here to get this project approved. The Applicant acknowledges the Board's concerns as to the third building and the Applicant agrees we would have to come back to the Board at that time. Mr. DelDuca doesn't think the Board needs to decide that issue tonight. The Board only needs to address the new tenant and the new second building.
20. Board Chairman Frattali said he is excited about Rizzieri's being re-located at this site. He stated he was just at Pat's Selects but if you put the third building on this site, then there will be problems.
21. Mr. DelDuca stated he could convince the Board that this works.
22. Board President Frattali stated it does not work.
23. Mr. Petrongolo stated the application before the Board tonight does comply with our Ordinances, except for the buffer and the buffer is important. While the application does comply with setbacks, it doesn't comply with the buffer requirement.
24. Board Member D'Orazio stated he is confused. Why does the Applicant say they are entitled to it?

25. Mr. DelDuca stated the Applicant does need a variance for the buffer but the Applicant can justify it and if granted, then the Applicant doesn't need anything else but signage approved. The variance for the buffer is justified since the location is adjacent to a large Township open space lot. The Applicant can meet the density and landscaping next to the residential lot.
26. Board Member D'Orazio stated the application doesn't meet the 50 foot buffer requirement.
27. Mr. DelDuca stated he agrees the application does not meet the 50 foot buffer requirement.
28. Mr. Petrongolo stated the Applicant already has preliminary approval for the bank. If a building fits in the footprint, then the Applicant doesn't need to come back to this Board.
29. Mr. DelDuca stated if we withdrew the bank approval, then we would have to come back to the Board.
30. Mr. Petrongolo stated the Applicant would need to also withdraw the subdivision approval and the separate lot since both go together and therefore, need to withdraw the site plan and subdivision approval for the bank lot.
31. Mr. DelDuca stated there is nothing we can build on this property without Planning Board approval.
32. Mr. Petrongolo stated you are requesting an extension of the previous minor subdivision approval but you could also recommend withdrawing both approvals and then the Board can look at this site in its original condition.
33. Mr. DelDuca stated why don't we continue with the application at this time. The Board can make a condition of any approval, if approved tonight, that his

client would withdraw the prior approval of the bank and would then have to come back to the Board.

34. Mr. Petrongolo stated he recommends any withdrawal to also include the subdivision. That is, the subdivision was granted for the bank building. The site plan and subdivision are integral to the bank building being built on the site.
35. Mr. Petrongolo stated if it were to have a drive-thru at the bank location, then it needs to be subdivided. Again, although the approvals are integral and work together for this site, the Board would then have all the information at that time.
36. Mr. DelDuca stated he understands the Board's request and will discuss with his client.
37. Frank Rizzieri, of Moorestown, New Jersey, testified that he is the owner of the existing Rizzieri's located at Virtual Health and Wellness in Washington Township. The business has been operating in Washington Township for over 30 years. The plan is for Rizzieri's to relocate its business into this new building location.
38. Mr. Rizzieri stated the business had moved from their original Egg Harbor location to the present Virtua site. However, a Spa was not a core compliment. They then moved to Virtua, opened a day spa business but even that business model has now changed. The lease for the building at Virtua is ending and they are going to move their business and end their relationship with Virtua. At present, the type of business offered by them has changed and the direction now is to provide more medical treatments and high end massages.
39. Board Chairman Frattali asked what he meant by medical.

40. Mr. Rizzieri stated basically doctor services, such as injectables, high end skin business. They are doing this type of business in Moorestown plus keeping staff.
41. Mr. Rizzieri stated they like the proposed new building location, with its great visibility, but they are facing a time crunch. They are working with different people trying to hold on to their business but need to be prepared to open the new store.
42. Mr. DeIDuca asked him what type of services would be provided at this new building.
43. Mr. Rizzieri responded there would be a separate barbershop in the building with approximately three (3) chairs. The barbershop would give people a chance to operate a business. He would need a second sign for the barbershop and a separate entrance for the barbershop.
44. Mr. Petrongolo asked if the two businesses would be tied together in the building.
45. Mr. Rizzieri responded yes but with a separate outside entrance to the barbershop.
46. Mr. Rizzieri stated the hours of business operation are proposed to be 8:00 a.m. to 8:00 p.m. weekdays and on Saturday and Sunday, from 8:00 a.m. to 5:00 p.m. As for deliveries, usually just a UPS truck delivery, once a week to drop off boxes but no big truck deliveries are needed. The variance is for the buffer and he understands the impact to the site and he respects his neighbors. The type of business is a quiet business. Hair, massages and then people leave. Clients are generally nice people. No music outside.

47. Jay Sims, P.E, of CES, Applicant's Engineer, prepared the site plans for this project. Mr. Sims referred to Exhibit A-3 the aerial of the site. The Applicant has proposed putting the building near the curb line. Applicant will utilize the existing curb, parking is to the north of the site, trash enclosure and space for deliveries. The utilities for sewer, water and stormwater are existing on this site.
48. Mr. DelDuca asked Mr. Sims to address the buffer variance.
49. Mr. Sims stated the setback for the buffer is 34 feet from the parking lot but 37 feet from the building.
50. Mr. DelDuca stated the Applicant would plant whatever materials are needed and fencing to offset the buffer setback and impact to adjacent properties.
51. Mr. Sims stated the Applicant would provide the fencing and plantings.
52. Mr. DelDuca asked Mr. Sims to describe the shape of the lot.
53. Mr. Sims responded the lot itself is not parallel and is shorter at the end of the lot where the building for the salon is proposed to be built.
54. Mr. DelDuca asked Mr. Sims about the signage and the second facade sign.
55. Mr. Sims responded the dimensions for the façade signage are reflected on Exhibit A-2 with the the Rizzieri sign at 2 feet x 11.5 feet and the Franco sign at 1.4 feet x 9 feet.
56. Mr. DelDuca stated the Applicant would submit revised plans of the signs.
57. Board Member Centrone asked where is the Franco sign located. Is the sign on Egg Harbor Road or Ganttown Road?
58. Mr. Petrongolo stated the total signage is at 41 square feet.
59. Mr. DelDuca stated the Applicant is requesting a waiver for front yard parking.

60. Mr. Petrongolo stated the Applicant is expanding the existing lot in the front yard. The application does meet the required number of parking spaces. The parking lot lights are consistent.
61. Mr. DelDuca commented on the perimeter landscaping.
62. Mr. Petrongolo stated testimony is not needed at this time on the landscaping, since the Applicant has indicated they will work with his office to address the landscaping.
63. Mr. DelDuca stated there would be no signage on the building awnings.
64. Mr. DelDuca stated the Applicant agrees to comply with the comments contained in Mr. Fini's and Mr. Angelastro's professional review letters.
65. Mr. Fini stated he had one question regarding ingress/egress into the lot off of Egg Harbor Road.
66. Mr. Sims stated Egg Harbor Road does go in a downward direction and the elevation also goes downward.
67. Board Chairman Frattali asked about the building being shifted 13 feet and the Applicant paving the bank area.
68. Mr. Petrongolo stated if the building is moved 16 feet, then it would comply with the buffer requirements. Eighty percent of the building is next to Township property and twenty percent is next to the homeowner on Ganttown Road. Mr. Petrongolo stated everything would need to move 16 feet over to meet the buffer setback.
69. Mr. DelDuca asked their traffic engineer to comment on the traffic for this site.
70. Michael Brown, P.E., of CES, Applicant's Traffic Engineer, completed a traffic study. The Applicant is adding a 4,200 square foot building, however, the

estimated number of additional trips is less than the previously approved building use.

71. Mr. Brown stated there is a trip generation decrease based upon the previously used ITE Standards. Under the ITE Standards, the salon/spa business has less trips. Rizzieri business does not generate a significant amount of trips based upon a salon/spa type of use which has a low trip generator count.
72. Mr. Brown stated the maximum number of trips is 4, which is minimal. Also, he stated since the property is located adjacent to two county roads, the Applicant has met with the County.
73. Mr. DelDuca asked Mr. Brown if there would any traffic impact.
74. Mr. Brown responded there would be no impact. Access to the location is safe per the traffic layout.
75. Michael Angelastro, Ph.D, P.E., PTOE, Board Engineer, testified that the proposed traffic impact is not significant. You have significant traffic impact when you have around 100 trips. This use will generate less than 100 trips and should not be noticeable.
76. Tiffany CuvIELLO, P.P., Applicant's Professional Planner, testified about the application. As to a planning analysis, the building is located in a Neighborhood Commercial Zone. The Applicant is requesting two (2) variances relating to the buffer, which is 34 feet from the parking lot and 37 feet from the building in addition to signage. The overall size of the parcel in a Neighborhood Commercial Zone is 108,000 square feet. The maximum permitted coverage is 35% but with the three (3) proposed buildings the coverage equals 17.34%.

77. Ms. CuvIELlo stated as to the buffer variance, the property is uniquely situated based upon the adjacent two (2) lots being located in the PR-1 Zone. Township Ordinance requires a 50 foot buffer next to a residential zone. At present, the Applicant is proposing a 37 foot buffer from the building and 34 foot buffer from the parking lot. There are two (2) adjacent lots, Lot 3.06 is a residential lot and the other lot is a Township open space lot which is heavenly vegetated and these conditions give rise to unique circumstances for the location of the building and for a better design.
78. Ms. CuvIELlo stated the Applicant can provide over a 50 foot buffer due to the adjoining open space lot. As to the residential lot, the Applicant will provide additional landscaping and fencing. The property overall narrows down to the one end on the site location. The proposed use is a better zoning alternative.
79. Ms. CuvIELlo stated the property has adequate light with less lot coverage as proposed. There is more of an open feeling. The overall visual environment is much more improved. Applicant is maintaining a local business in the Township. Applicant proposes minimal signage for two (2) businesses. The proposed signage is close to the 40 square feet for both signs. The two signs reduce any major impact on the site. As to any detriment, there is nothing substantial. The extra landscaping, extensive buffering and screening and better site location makes this site work. There will be less trips generated. On balance, the benefits out weight the detriments.
80. Board Member Dennis asked whether the Applicant could remove parking spaces, eliminate two (2) spaces thereby making it 37 feet at the corner near the private residence.

81. Ms. CuvIELlo stated there would be an impact to the parking since it is a turn around area.
82. Board Member Dennis said insignificant impact.
83. Mr. Petrongolo stated by moving those two (2) spaces you could get 37 feet.
84. Mr. Sims stated the area is a turnaround at 10 feet to the curb line.
85. Mr. DelDuca stated you could pull the pavement back to the rear of building.
86. Mr. Petrongolo said you could make the turn around at 5 feet and not 10 feet.
87. Mr. Angelastro said 5 feet is adequate.
88. Joseph M. Petrongolo, L.L.A., R.L.A., P.P., Board Planner, submitted a report dated March 21, 2019. First, Mr. Petrongolo stated there is some clarification and decisions that need to be made. Specifically, as to whether the Applicant will abandon the minor subdivision.
89. Mr. DelDuca stated the Applicant will withdraw the minor subdivision approval for the bank without prejudice.
90. Mr. Petrongolo stated the Applicant has agreed to comply with the comments contained in his review letter.
91. Mr. Petrongolo stated the Applicant requires a variance from Section 285-201 where a 37.3 foot buffer is proposed instead of a 50 foot buffer. Mr. Petrongolo stated the Applicant also requires a waiver from Section 220-19.B(6) parking in the front yard, which had been previously approved but now extended.
92. Mr. Petrongolo stated with regard to the sign variance, the Applicant's sign height complies, however, the number of façade signs and square feet do not. The Applicant is proposing two (2) façade signs at a total of 41 square feet where one (1) façade sign up to 40 square feet is permitted, however, the signage is consistent with Township Ordinance standards and he does not see

any detriment to the Township Ordinance or the Zone Plan and would have no objection to same.

93. Mr. Petrongolo stated the Applicant would be required to meet any Affordable Housing Obligation generated by this approval.

94. Mr. DelDuca acknowledged the Applicant agrees and understood.

95. Mr. Petrongolo discussed the buffer setback. Since the Applicant has now agreed to remove the third building, there is less activity on the site and with appropriate landscaping and working with his office, Mr. Petrongolo had no objection to the requested buffer setback variance.

96. Board Member D'Orazio asked if the Applicant would be paving the bank area.

97. Mr. DelDuca stated the preference would be to seed or landscape it.

98. Mr. Petrongolo stated paving would likely generate another needed variance so adding landscaping would be preferred at this time.

99. Richard Fini, P.E., Board Environmental Engineer, submitted a report dated March 31, 2019. Mr. Fini stated he had no objection to a waiver of the Environmental Impact Statement and/or Worksheet. As to tree removal and tree planting on site, the result is a net zero. Mr. Fini did ask that a Deed Conservation Notice for this new buffer and per the previous project approval need to be filed.

100. Mr. DelDuca stated he no objection to the requested Deed Notice.

101. Michael Angelastro, Ph.D., P.E., PTOE., Board Engineer, submitted a report dated March 27, 2019. He stated the Applicant has addressed all comments in his letter and he had no objection to a waiver of the sub-borings; however, some of the sub surface information will be provided by the Applicant; and

WHEREAS, the meeting was opened to the public and the following individuals from the public commented on the application:

1. Barbara Smeresky, 62 Heather Road, testified that she lives directly behind this project. There was fencing installed along the property line when the original building was constructed. However, the existing fencing needs to be fixed. She handed photos to the Board to review the existing condition. The fence has an open area between the ground and start of the fence.
2. Mr. Petrongolo reminded the Board there is still a bond posted for this project
3. Mr. Petrongolo stated he has discussed this fence issue with the Applicant and they will fix the fence.
4. Mr. Fini stated the Applicant should remove any scrap material, if any, under the fence.

NOW, THEREFORE, BE IT RESOLVED by the Washington Township Planning Board that the application for an Amended Preliminary and Final Site Plan Approval for Block 192, Lot 4 with variances and waivers by the Applicant, Ganttown Equities, LLC, is hereby **GRANTED** by the Planning Board, subject to the following terms and conditions:

1. All of the Agreements and/or representations made by the Applicant as set forth at the hearing in this matter or as contained in this Resolution must be fully satisfied by the Applicant.
2. All of the initial finds of fact, conclusions and conditions as set forth in the "Whereas" recital paragraphs of this Resolution and as set forth above are hereby incorporated by reference herein as further findings of fact and conditions as applicable.
3. The Applicant testified that it will comply with all the terms and conditions of the Planning Board Professional review letters except as noted on the record.
4. The Applicant has agreed to withdraw, without prejudice, the prior site plan and minor subdivision approval for the bank building.
5. The Applicant is granted a variance for the buffer setback at 37 feet from the building where 50 feet is required.
6. The Applicant is granted a waiver for parking in the front yard.
7. The Applicant is responsible for any Affordable Housing obligation generated by this project. This obligation will be 2.5% of the equalized assessed value of the proposed site impacts.
8. The Applicant is to submit for approval to the Board and for recording a landscape conservation deed notice for Lot 4.
9. The Applicant is granted a sign variance for two (2) façade signs at 2 x 11.5 feet for the Rizzieri sign and 1.4 x 9 feet for the Franco sign.

10. The Applicant is to fix the fence located behind the project to make the fence touch the ground.
11. If an inspection escrow, performance bond and/or maintenance bond are required with this application, an estimate of all on/off sit improvements (excluding structures) must be reviewed and approved by the Washington Township Engineer. Any required performance bond and/or inspection escrow and/or maintenance bond must be posted prior to the signing of any plans or deed.
12. The Applicant shall contact the Planning Board Office to settle any outstanding review and escrow accounts prior to the issuance of any building permits.
13. The Applicant must submit a certification that all taxes on the property have been paid to date.
14. It was the finding of the Planning Board and Planning Board Professionals that the Applicant had demonstrated both the positive and negative criteria necessary for granting the requested variances. It was the finding of the Planning Board that the variances could be granted without substantial detriment to the public good and the intent and purposes of the zone plan and zoning ordinances and that said variances were required given existing site conditions.
15. The Plan is subject to review and approval of the following authorized review agencies, if not already received, evidence of these approvals must be submitted to the Planning Board office prior to final signature:
 - a. Gloucester County Planning Board;
 - b. Gloucester County Soil Conservation District
 - c. Gloucester County Utility Authority (if applicable)
 - d. Washington Township Municipal Utilities Authority (if applicable)
 - e. New Jersey Department of Transportation (if applicable)
 - f. New Jersey Department of Environmental Protection (if applicable)
 - g. Washington Township Fire Marshall
 - h. Any other outside agency approvals that may be deemed necessary approval of and/or required for this project

BE IT FINALLY RESOLVED that the Applicant shall cause a brief notice of this resolution to be published in the South Jersey Times at the Applicant's expense and forward a copy thereto to the Applicant within ten (10) days of the date hereof.

This is a Resolution memorializing the vote taken by the Washington Township Planning Board at the aforesaid meeting held on April 2, 2019 and is hereby adopted at the meeting held on May 9, 2019.

WASHINGTON TOWNSHIP
PLANNING BOARD


TERRY McPOYLE, Vice Chairperson

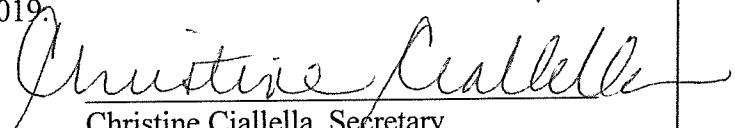
ATTEST:

CHRISTINE CIALLELLA, Secretary

ROLL CALL VOTE FOR PRELIMINARY AND FINAL SITE PLAN APPROVAL

J. Gattinelli, Mayor	YES _____	NO _____	ABSENT _____	<input checked="" type="checkbox"/> ABSTAIN _____
A. Frattali, Chair	YES _____	NO _____	ABSENT _____	<input checked="" type="checkbox"/> ABSTAIN _____
T. McPoyle, V. Chair	YES <input checked="" type="checkbox"/>	NO _____	ABSENT _____	ABSTAIN _____
E. D'Orazio, II	YES <input checked="" type="checkbox"/>	NO _____	ABSENT _____	ABSTAIN _____
JJ. Perry, III	YES <input checked="" type="checkbox"/>	NO _____	ABSENT _____	ABSTAIN _____
M. D'Ariano, IV	YES _____	NO _____	ABSENT _____	<input checked="" type="checkbox"/> ABSTAIN _____
E Metz, IV	YES <input checked="" type="checkbox"/>	NO _____	ABSENT _____	ABSTAIN _____
T. Sparacio, IV	YES <input checked="" type="checkbox"/>	NO _____	ABSENT _____	ABSTAIN _____
J. Bidinger, IV	YES _____	NO _____	ABSENT _____	<input checked="" type="checkbox"/> ABSTAIN _____
B. Dennis (Alt #1)	YES _____	NO _____	ABSENT _____	<input checked="" type="checkbox"/> ABSTAIN _____
R. Centrone (Alt #2)	YES _____	NO _____	ABSENT _____	<input checked="" type="checkbox"/> ABSTAIN _____

I certify the above to be a true copy of a resolution adopted by the Washington Township Planning Board at a regular meeting held on May 9, 2019 memorializing the action taken by the Board on April 2, 2019.


Christine Ciallella, Secretary

Date: May 9, 2019

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