WASHINGTON TOWNSHIP
PLANNING BOARD
June 3, 2025
REGULAR PLANNING BOARD MEETING MINUTES

Planning Board Chairman Mr. Frattali called this Regular meeting of the Washington Township Planning Board to order at 6:07pm. The Open Public Meetings Act Statement was read by Mr. Frattali, which the Flag Salute followed.

Planning Board Solicitor, Timothy Scaffidi swore in Township Professionals, Joseph Petrongolo, Planning Board Planner and Michael Angelastro, Planning Board Engineer

Christine Ciallella-Planning Board Secretary took Roll Call as follows:
Present: Mr. Alexander, Mr. Altamuro, Mr. Centrone, Mayor DellaPia, Mr. Del Borrello, Mr. Ludwig, Mr. McPoyle, Mr. Spinelli, Mr. Woodington, Mr. Frattali
ABSENT: Mr. Bidinger

APPLICANTS
Mr. Frattali commented that the applicant US HOMES, LLC d/b/a LENNAR 208 Fries Mill Road Block 115, Lot 6 Washington Township Gloucester County NJ Escrow # 0216 has postponed until July 15, 2025 at 6pm, 523 Egg Harbor Road, Council Room

D.R. HORTON, Inc. NJ 310 Salina Road, Block 16, Lots 4, 6, and 7 Washington Township, Gloucester County NJ, Escrow #0216 , whose mailing address is 2040 Briggs Road, Suite A, Mount Laurel, NJ 08054 has made an application to the Washington Township Planning Board for property owned by David H. Platt, c/o Geraldine Platt, Executor, 13 Northern Court, Newton, PA, 18940 and located at 310 Salina Road and also known as Block 16, Lots 4, 6 & 7 requesting Preliminary and Final Major Subdivision and Preliminary and Final Major Site Plan approval to construct, establish and maintain 288 residential units. The Applicant is proposing 228 market rate townhome units on individual lots of record and 60 affordable stackable units, along with associated parking, lighting, landscaping, storm water management facilities and related site improvements along with requesting variances. Notice of the application was properly published. The Applicant was represented by Michael J. Lario, Jr., Esquire, Gary V. Vecchio, PE, the Applicant's Professional Engineer, Sonya Ward, Applicant's LSRP, Jason Chell, Applicant's Architect, Tiffany Morrissey, Applicant's Professional Planner and David Shropshire, PE, Applicant's Traffic Engineer all of which provided testimony and presented before the Planner Board.
Mr. Frattali asked for a motion to open to the public. Mayor DellaPia motioned. Mr. McPoyle seconded. No one wished to speak on this application. Mr. Frattali asked for a motion to close to the public. Mr. McPoyle motioned. Mr. Ludwig seconded.
Mr. Frattali asked for a motion to approve the applicant D.R. Horton, Inc. Mr. Alexander motioned. Mr. Ludwig seconded.
Ms. Ciallella took roll call as follows:
In Favor: Mr. Alexander, Mr. Ludwig, Mr. Altamuro, Mr. Centrone, Mayor DellaPia, Mr. Del Borrello, Mr. McPoyle, Mr. Spinelli, Mr. Woodington, Mr. Frattali
Abstain: None
Absent: Mr. Bidinger
Opposed: None

RESOLUTIONS

2025-17 A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING CONDITIONAL USE APPROVAL AND MAJOR SITE PLAN WITH VARIANCES AND WAIVERS TO THE APPLICANT, GREEN VINE, LLC, BLOCK 35, LOT 12, 301 DELSEA DRIVE APPLICATION # 0205

Mr. Frattali asked for a motion to approve Resolution 2025-17. Mr. Ludwig motioned. Mr. Alexander seconded.

Ms. Ciallella took roll call as follows:

In Favor: Mr. Alexander, Mr. Ludwig, Mr. Altamuro, Mr. Centrone, Mayor DellaPia, Mr. Del Borrello, Mr. McPoyle, Mr. Spinelli, Mr. Woodington, Mr. Frattali

Abstain: None

Absent: Mr. Bidinger

Opposed: None

2025-18 A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING PRELIMINARY SITE PLAN AND PRELIMINARY MAJOR SUBDIVISION APPROVAL TO THE APPLICANT SUP II MILL POND VILLAGE, LLC FOR BLOCK 194.12, LOT 7 382 EGG HARBOR ROAD APPLICATION #0219

Mr. Frattali asked for a motion to approve Resolution 2025-18. Mr. McPoyle motioned. Mr. Ludwig seconded.

Ms. Ciallella took roll call as follows:

In Favor: Mr. McPoyle, Mr. Spinelli, Mr. Alexander, Mr. Altamuro, Mr. Centrone, Mayor DellaPia, Mr. Del Borrello, Mr. Ludwig, Mr. Woodington, Mr. Frattali

Abstain: None

Absent: Mr. Bidinger

Opposed: None

2025-19 A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING PRELIMINARY SITE PLAN AND PRELIMINARY MAJOR SUBDIVISION APPROVAL TO THE APPLICANT , QSR SITE DEVELOPMENT, LLC FOR BLOCK 8, LOT 2.03 116 DELSEA DRIVE APPLICATION #0212

Mr. Frattali asked for a motion to approve Resolution 2025-19. Mr. McPoyle motioned. Mr. Ludwig seconded.

Ms. Ciallella took roll call as follows:

In Favor: Mr. Alexander, Mr. Ludwig, Mr. Altamuro, Mr. Centrone, Mayor DellaPia, Mr. Del Borrello, Mr. McPoyle, Mr. Spinelli, Mr. Woodington, Mr. Frattali

Abstain: None

Absent: Mr. Bidinger

Opposed: None

2025-20 A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING A MINOR SITE PLAN WAIVER TO THE APPLICANT THOMAS VERCHIO, JR. BLOCK 86, LOT 1.03 272 HURFFVILLE-CROSSKEYS ROAD APPLICATION #0232

Mr. Frattali asked for a motion to approve Resolution 2025-20. Mayor DellaPia motioned. Mr. Centrone seconded.

Ms. Ciallella took roll call as follows:

In Favor: Mayor DellaPia, Mr. Centrone. Mr. Alexander, Mr. Altamuro, Mr. Del Borrello, Mr. Ludwig, Mr. McPoyle, Mr. Spinelli, Mr. Woodington, Mr. Frattali

Abstain: None

Absent: Mr. Bidinger

Opposed: None

REVIEW AND RECCOMENDATION

Mr. Frattali asked for a motion to recommend Ordinance O011-2025 to Council. Mr. Ludwig motion. Mayor DellaPia seconded.
Ms. Ciallella took roll call as follows:
In Favor: Mr. Ludwig, Mayor DellaPia, Mr. Alexander, Mr. Altamuro, Mr. Centrone, Mr. Del Borrello, Mr. McPoyle, Mr. Spinelli, Mr. Woodington, Mr. Frattali
Abstain: None
Absent: Mr. Bidinger
Opposed: None

OLD BUSINESS/NEW BUSINESS
Members had nothing to report

Public Participation
Mr. Frattali asked for a motion to open to the public. Mr. McPoyle motioned. Mr. Centrone seconded. All was in Favor. No one from the public wished to speak. Mr. Frattali asked for a motion to close to the public. A motion was made by Mr. McPoyle, which was seconded by Mr. Frattali. All was in favor.

Adjournment
Mr. Frattali stated the next regular scheduled Planning Board meeting is July 15, 2025. Mr. McPoyle motioned to adjourn. Mayor DellaPia seconded. All was in favor. The meeting adjourned at 8:22pm.

These minutes are a brief summary of the proceedings that took place during the Washington Township Planning Board Regular meeting held on June 3, 2025 and should not be taken as verbatim testimony.

Respectfully submitted,

Christine Ciallella

Christine Ciallella, RMC/CMR
Planning Board Secretary

Cc: Mayor
Business Administrator
Council
Township Clerk