WASHINGTON TOWNSHIP
PLANNING BOARD
June 23, 2025
SPECIAL PLANNING BOARD MEETING MINUTES

Planning Board Chairman Mr. Frattali called this Special Planning Board 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, Matt Wieliczko swore in Township Professionals, Joseph Petrongolo, Planning Board Planner

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

PUBLIC HEARING FOR FOURTH ROUND HOUSING PLAN ELEMENT

Mr. Petrongolo gave a brief synopsis on Fourth Round Fair Share Housing Element and that tonight's meeting is a requirement to address any Board Member or the public's questions or comments they may have regarding the plan. If the Planning Board adopts this this evening it will then go before Township Council on June 25, to adopt the Fourth Round Housing Plan.

Mr. Frattali asked for a motion to open to the public. Mr. Ludwig motioned. Mr. McPoyle seconded. All was in Favor. Attorney Thomas Carroll, Esq. from the Law Firm Hill Wallack LLP is here tonight on behalf of Fieldstone and Ganttown Road, LLC on the corner of Ganttown Road and Bells Lake Road who currently has a lawsuit pending in court regarding the zoning of the property and was interested in the numbers. Mr. Carroll feels the Township needs help and plans to file an appeal regarding the plan. Mr. Petrongolo commented that he disagrees with Mr. Carroll and feels that the plan is fair to meet the affordable fair share housing and asks that the board adopt the Fair Share Housing Plan this evening. Mr. Frattali asked for a motion to close to the public. A motion was made by Mr. Ludwig, which was seconded by Mr. McPoyle. All was in favor.

RESOLUTION

2025-21 A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD FOR APPROVAL OF THE 2025-2035 FOURTH ROUND HOUSING PLAN ELEMENT AND FAIR SHARE PLAN FOR WASHINGTON TOWNSHIP AND AUTHORIZING TO SUBMIT IT TO THE COURTS AND THE NEW JERSEY FAIR HOUSING ACT ADMINISTRATION

Mr. Frattali asked for a motion to approval Resolution 2025-21 with amendments. Mr. McPoyle motioned. Mayor DellaPia seconded.

Ms. Ciallella took roll call as follows:
In Favor: Mr. Ludwig, Mr. McPoyle, Mr. Altamuro, Mr. Centrone, Mr. Del Borrello, Mr. Woodington, Mr. Frattali
Abstain: None
Absent: Mr. Alexander, Mr. Bidinger, Mayor DellaPia, Mr. Spinelli
Opposed: None

Adjournment

Mr. Frattali stated the next regular scheduled Planning Board meeting is July 15, 2025. Mr. Ludwig motioned to adjourn. Mr. McPoyle seconded. All was in favor. The meeting adjourned at 6:36pm.

These minutes are a brief summary of the proceedings that took place during the Washington Township Planning Board Special meeting held on June 23, 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