WASHINGTON TOWNSHIP
PLANNING BOARD
AUGUST 12, 2025
REGULAR PLANNING BOARD MEETING MINUTES

Planning Board Chairman Mr. Frattali called this Regular meeting of the Washington Township Planning Board to order at 6:05 pm. 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, Mike Angelastro, Planning Board Engineer

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

APPLICANTS
PASTIEU INVESTMENTS 1 LLP whose mailing address is 24 Rainbow Drive, Sewell, New Jersey 08080 has made an application to the Washington Township Planning Board for property located at 400 Ganttown Road and also known as Block 210.83, Lot 5.01 requesting Preliminary and Final Plan approval for a dental office on the Southwestern side of the Egg Harbor Road and Ganttown Road intersection. Public notice of this hearing was properly published. The Applicant was represented by Robert A. Gleaner, Esquire, and Sam Agresta, PE, PP Applicant's Professional Engineer and Planner both presented and provided testimony to the Planning Board. Mr. Frattali asked for a motion to open to the public. Mr. Ludwig motioned. Mr. McPoyle seconded. No one from the public wished to speak on this Applicant. Mr. Frattali asked for a motion to close to the public. Mr. Ludwig motioned. Mr. McPoyle seconded. Mr. Frattali asked for a motion to approve the Applicant. Mr. McPoyle motioned. Mayor DellaPia seconded.
Ms. Ciallella took roll call as follows:
In Favor: Mr. McPoyle, Mayor DellaPia, Mr. Altamuro, Mr. Del Borrello, Mr. Ludwig, Mr. Spinelli, Mr. Frattali
Abstain: None
Absent: Mr. Alexander, Mr. Bidinger, Mr. Centrone Mr. Woodington
Opposed: None

TWP CAPITAL VENTURES, LLC- whose mailing address is P.O. Box 627, Turnersville, New Jersey 08012, has made an application to the Washington Township Planning Board for property located at 13 7 Hurffville Crosskeys Road and also known as Block 89, Lot 9 requesting Waiver of Site Plan approval for use of an existing office building for either salon suites and/or professionals. Public notice of this hearing was properly published. The applicant was represented by Keith Trimble, Esquire who presented and provided testimony to the Planning Board. Mr. Frattali asked for a motion to open to the public. Mr. Ludwig motioned. Mr. Spinelli seconded. No one from the public wished to speak on this Applicant. Mr. Frattali asked for a motion to close to the public. Mr. Ludwig motioned. Mr. Spinelli seconded. Mr. Frattali asked for a motion to approve the Applicant. Mayor DellaPia motioned. Mr. Spinelli seconded.
Ms. Ciallella took roll call as follows:
In Favor: Mayor DellaPia, Mr. Ludwig, Mr. Altamuro, Mr. Del Borrello, Mr. Ludwig, Mr. McPoyle, Mr. Frattali
Abstain: None
Absent: Mr. Alexander, Mr. Bidinger, Mr. Centrone Mr. Woodington
Opposed: None

US HOMES, LLC d/b/a LENNAR whose mailing address is 2465 Kuser Road, 3rd Floor, Hamilton, New Jersey 08690 and the Owner, Fries Mill Road NJ LLC whose mailing address is 208 Fries Mill Road, Turnersville, New Jersey 08012 has made an application to the Washington Township Planning Board for property located at 208 Fries Mill Road and also known as Block 115, Lot 6 (the "Property") requesting Preliminary and Final Major Subdivision, Preliminary and Final Major Site Plan and Conditional Use approval, together with bulk variance and design exception relief, for a 217 unit multifamily residential development project, consisting of 173 market rate units and 44 affordable units in accordance with State affordable housing mandates. Notice of this application was properly published. The applicant was represented by Jason Tuvel, Esquire, Mitchel Newman Vice-President of Lennar, Matthew Walsh, P.E. Civil Engineer, Mr. Nathan Mosley, Traffic Engineer, Ms. Lisa Higgins, Director of forward Planning, and Tiffany Morrissey, Professional Planner were sworn in and provided testimony and presented before the Planning Board. Mr. Frattali asked for a motion to open to the public. Mr. Ludwig motioned. Mr. Altamuro seconded. No one from the public wished to speak on this Applicant. Mr. Frattali asked for a motion to close to the public. Mr. Altamuro motioned. Mr. Spinelli seconded. Mr. Frattali asked for a motion to approve the Applicant. Mayor DellaPia motioned. Mr. Spinelli seconded.
Ms. Ciallella took roll call as follows:
In Favor: Mayor DellaPia, Mr. Ludwig, Mr. Altamuro, Mr. Del Borrello, Mr. Ludwig, Mr. McPoyle, Mr. Frattali
Abstain: None
Absent: Mr. Alexander, Mr. Bidinger, Mr. Centrone Mr. Woodington
Opposed: None

RESOLUTIONS

2025-22 A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL AND MAJOR SITE PLAN APPROVAL TO THE APPLICANT, D.R. HORTON NJ/PA FOR BLOCK 16, LOTS 4, 6 & 7 310 SALINA ROAD APPLICATION # 0213
Mr. Frattali asked for a motion to approve 2025-22. Mr. Ludwig motioned, which was seconded by Mr. McPoyle.

Ms. Ciallella took roll call as follows:
In Favor: Mr. Ludwig, Mr. McPoyle, Mr. Altamuro, Mr. Bidinger, Mr. Centrone, Mr. Del Borrello, Mr. Spinelli Mr. Frattali
Abstain: None
Absent: Mr. Alexander, Mayor DellaPia, Mr. Woodington
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. Ludwig motioned. Mr. McPoyle 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. Ludwig, which was seconded by Mr. McPoyle. All was in favor.

Adjournment

Mr. Frattali stated the next regular scheduled Planning Board meeting is scheduled for September 2, 2025. Mr. Frattali motioned to adjourn the meeting. Mr. Ludwig motioned, which was seconded by Mr. McPoyle. All was in favor. The meeting adjourned at 8:15pm.

These minutes are a brief summary of the proceedings that took place during the Washington Township Planning Board Regular meeting held on August 12, 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