WASHINGTON TOWNSHIP
PLANNING BOARD
September 16, 2025
REGULAR PLANNING BOARD MEETING MINUTES

Planning Board Chairman Mr. Frattali called this Regular meeting of the Washington Township Planning Board to order at 6:00 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

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

APPLICANTS
Mr. Frattali commented that the applicant MBE MARK III ELECTRICAL, INC 129 Delsea Drive, Block 15, Lot 6 and CARMAX AUTO SUPERSTORE, INC. 4121 Black Horse Pike, Block 115.02, Lots 9.01 and 16, 16.01 & 9.01 have both been postponed by the applicant.

RESOLUTIONS

2025-23 A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING PRELIMINARY AND MAJOR SUBDIVISION SITE PLAN APPROVAL TO THE APPLICANT, US HOMES, LLC (D/B/A LENNAR) FOR BLOCT 115 LOT 6, 208 FRIES MILL ROAD APPLICATION #0216
Mr. Frattali asked for a motion to approve 2025-23. . 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

2025-24 A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING A WAIVER OF SITE PLAN APPROVAL TO THE APPLICANT, TWP. CAPITAL VENTURES, LLC FOR BLOCK 89, LOT 9-137 HURFFVILLE CROSSKEYS ROAD, APPLICATION #0207
Mr. Frattali asked for a motion to approve 2025-24. 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 October 7th, 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 6:09pm.

These minutes are a brief summary of the proceedings that took place during the Washington Township Planning Board Regular meeting held on September 16, 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