WASHINGTON TOWNSHIP
PLANNING BOARD
OCTOBER 21, 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, Rick Hunt PP AICP, Conflict Board Planner, William R. Long, PE, Conflict Board Engineer

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

APPLICANTS
Mr. Frattali commented that the applicant CARMAX AUTO SUPERSTORE, INC.-MAJOR SITE PLAN has been postponed until November 18.

Jay Petrongolo- Planning Board Planner commented that he is recusing himself from the Applicant JPC Group Real Estate LLC. Mr. Ludwig Board Member-commented that he is recusing himself from the JPC Group Real Estate LLC application. Both left the Dias.

JPC GROUP REAL ESTATE LLC- whose mailing address is 228 Blackwood-Barnsboro Road, Blackwood, New Jersey 08012 has made an application to the Washington Township Planning Board for property located at 228 Barnsboro-Blackwood Road and also known as Block 7, Lot 1.01 requesting Amended Preliminary and Major Final Site Plan approval to construct an 8,350 square foot butler structure enclosure for storage. Notice of this application was properly published. The applicant was represented by Robert D. Mintz, Esquire, Mr. Jeff Petrongolo, Applicant and Chad Gaulrapp, Applicant's Engineer all of which presented and provided testimony before the Board. Mr. Frattali asked for a motion to open to the public regarding this application. Mr. Alexander motioned. Mr. Bidinger seconded. Robert Giannotti, testified he lives at 39 Pleasant Valley Drive. He lives on Pleasant Valley Drive which is right behind where all this development will be taking place. He stated he had received a certified letter in the mail a few years ago along with several of his neighbors from the New Jersey Department of Environmental Protection, Division of Land Use Regulations. He said the letter was to advise the residents of the Heatherwood Development whose properties are on Pleasant Valley Drive about the wetlands in the area referenced above. He stated there is a big area of wetlands right behind us and we all had paid a premium to have that privacy and the wetlands and we were always told there would be no development on the wetlands. He stated when we saw this recent letter for this application, he said we would strongly urge the NJDEP to leave the wetlands as originally designated from any future building construction or disturbance. He stated the letter said there was not going to be any development at that time. He stated, however, in the subject line of the recent letter, it clearly states proposed warehouse development which got all of us concerned when we saw this letter a month ago because we border this property and we were worried about this new 8,350 square foot building which might encroach upon the wetlands that we have right behind us and going to have a lot of lights, lot of trucks and all these things going on and we paid a premium and we were told there wouldn't be any development in that area. He stated the reason he is here tonight is to see how they can build on the wetlands and if they are ripping down trees and things and getting closer to our property and building on the wetland area. Chris Lawrence, 38 Pleasant Valley testified he wanted to be clear on what he was hearing and seeing.

Mr. Frattali asked for a motion to close to the public. Mr. Alexander motioned. Mr. Spinelli seconded. Mr. Frattali asked for a motion to approve the JPC application. Mr. Centrone motioned. Mr. Alexander seconded. Ms. Ciallella took roll call as follows:
In Favor: Mr. Centrone, Mr. Alexander, Mr. Altamuro, Mr. Bidinger, Mayor DellaPia, Mr. Del Borrello, Mr. McPoyle, Mr. Spinelli Mr. Frattali
Recused: Mr. Ludwig
Absent: Mr. Alexander, Mayor DellaPia, Mr. Woodington
Opposed: None

HOLMAN AUTOMOTIVE GROUP-whose mailing address is 4001 Leadenhall Road, Mount Laurel, New Jersey 08054 has made an application to the Washington Township Planning Board for property located at 3641 Route 42 South and also known as Block 115, Lot 22 requesting Amended Preliminary and Final Major Site Plan approval to create two (2) phases; Phase 1 to increase the building addition from 9,686 square feet to 10,865 square feet and Phase II to add 195 parking spaces resulting in a total of 623 parking space together with a variance to exceed the maximum number of parking spaces. Notice of this application was properly published. The Applicant was represented by Frank H. Wisniewski, Esquire, who presented and provided testimony to the Board Members. Mr. Frattali asked for a motion to open to the public regarding this application. Mr. Ludwig motioned. Mr. Altamuro seconded. No one from the public wished to speak regarding this application. Mr. Frattali asked for a motion to close to the public. Mr. Ludwig motioned. Mr. Alexander seconded. Mr. Frattali asked for a motion to approve the applicant. Mr. McPoyle motioned. Mr. Spinelli seconded.
Ms. Ciallella took roll call as follows:
In Favor: Mr. McPoyle, Mr. Ludwig, Mr. Bidinger, Mr. Centrone, Mr. Alexander, Mr. Altamuro, Mr. Bidinger, Mayor DellaPia, Mr. McPoyle, Mr. Spinelli Mr. Frattali
Abstain:
Absent: Mr. Del Borrello, 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 November 18, 2025. Mr. Frattali motioned to adjourn the meeting. Mr. Spinelli motioned, which was seconded by Mr. Bidinger. All was in favor. The meeting adjourned at 6:45pm.

These minutes are a brief summary of the proceedings that took place during the Washington Township Planning Board Regular meeting held on October 21, 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