Agenda
Washington Township
Planning Board Regular Meeting
March 3, 2026
6:00 PM

I. Call to Order- by Al Frattali, Chairman

It is ___pm. This is a Regular meeting of the Washington Township Planning Board. Notice of this meeting was given, as required by the Open Public Meetings Act, in the Annual Notice of Meetings, was sent to the South Jersey Times. A copy was given to the Township Clerk.

Please be advised that the fire exits are located in the direction I am indicating. In the event of fire, you will be notified in the following way: Bell, horn or public address system. If alerted for fire, please move in a calm and orderly manner to the nearest smoke free exit.

II. Flag Salute- Led by Al Frattali-Chairman

III. Swearing in of Township Professionals- by Timothy Scaffidi, Esq.

IV. Roll Call: Mr. Alexander, Mr. Altamuro, Mr. Bidinger, Mr. Centrone, Mayor DellaPia, Mr. Del Borrello Mr. Ludwig, Mr. McPoyle, Mr. Spinelli, Mr. Woodington, Mr. Frattali

V. Application

A. P&R PROPERTIES AND DESIGN, LLC- **Postponed until April 7th**
308 HURFFVILLE-CROSS KEYS ROAD
BLOCK 85.15, LOTS 12.02
ESCROW #0283
Waiver of Site Plan

B. TOXAWAY AUTOMOTIVE TURNERSVILLE, LLC-**Postponed until March 17th**
5500 ROUTE 42
BLOCK 196.01, LOT 2.02
ESCROW #0286

C. JAKE REID-TREE REMOVAL PERMIT-**Postponed**
8 MICHELE CT.
BLOCK 80.01, LOT 69

D. BELLA VISTA VILLAGE-**REQUESTING AN EXTENSION OF THE FINAL SITE PLAN APPROVAL**
200 DELSEA DRIVE
BLOCK 17, LOT 1

VI. Public Hearing

A. FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

1. *O004-2026* AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AMENDING CHAPTER 285 OF THE TOWNSHIP CODE TO ESTABLISH ARTICLE XXVIID, ENTITLED "MEDIUM DENSITY AFFORDABLE HOUSING DISTRICT," TO PROVIDE AFFORDABLE HOUSING UNITS TO BE DEVELOPED SUBJECT TO CERTAIN CONDITIONS AND REQUIREMENTS

2. *O005-2026* AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AMENDING CHAPTER 285 OF THE TOWNSHIP CODE TO ESTABLISH ARTICLE XXVIIE, ENTITLED "AHD AFFORDABLE HOUSING 1 DISTRICT," TO PROVIDE AFFORDABLE HOUSING UNITS TO BE DEVELOPED SUBJECT TO CERTAIN CONDITIONS AND REQUIREMENTS

3. *O006-2026* AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AMENDING CHAPTER 285 OF THE TOWNSHIP CODE TO ESTABLISH ARTICLE XXVIIF, ENTITLED "RAHI 1 RESIDENTIAL AFFORDABLE HOUSING INCLUSIONARY 1 DISTRICT," TO PROVIDE AFFORDABLE HOUSING UNITS TO BE DEVELOPED SUBJECT TO CERTAIN CONDITIONS AND REQUIREMENTS.

4. *O007-2026* AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AMENDING CHAPTER 285 OF THE TOWNSHIP CODE TO ESTABLISH ARTICLE XXVIIG, ENTITLED "RAHI 2 RESIDENTIAL AFFORDABLE HOUSING INCLUSIONARY 2 DISTRICT," TO PROVIDE AFFORDABLE HOUSING UNITS TO BE DEVELOPED SUBJECT TO CERTAIN CONDITIONS AND REQUIREMENTS

5. *O008-2026* AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING THE DELSEA DRIVE REDEVELOPMENT PLAN

6. *O009-2026* AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER, STATE OF NEW HESREY, REPEALING AND REPLACING ARTICLE XXXVIII, ENTITLED "AFFORDABLE HOUSING REGULATIONS" TO ADDRESS THE REQUIREMENTS OF THE FAIR SHARE HOUSING ACT (FHA) AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING COMPLIANCE WITH THE TOWNSHIP'S AFFORDABLE HOUSING OBLIGATIONS AND TO MAKE RELATED AMENDMENTS TO THE TOWNSHIP CODE

VII. Resolution

A. 2026-15 RESOLUTION OF THE TOWNSHIP OF WASHINGTON PLANNING BOARD ADOPTING THE FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

VIII. Old Business/New Business/Reports

IX. Public Participation

X. Adjournment

****The next Planning Board meeting will be on Tuesday, March 17, 2026 @ 6PM****

Agenda subject to change