WASHINGTON TOWNSHIP
PLANNING BOARD
January 20, 2026
REGULAR MEETING MINUTES

Al Frattali, Chairman at 6:08pm, called a Regular meeting of the Washington Township Planning Board to order. Mr.Frattalli read The Open Public Meetings Act Statement which was followed by salute to the Flag.

Planning Solicitor Timothy Scaffidi, Esquire swore in Planning Board Professional, Joseph Petrongolo, Planning Board Planner

Ms. Ciallella took roll call as follows:
Present: Mr. Altamuro, Mr. Bidinger, Mr. Centrone, Mr. Del Borrello, Mr. Ludwig, Mayor DellaPia, Mr. McPoyle, Mr. Spinelli, Mr. Woodington, Mr. Frattali
ABSENT: Mr. Alexander

APPLICANT

STIOS WATER ICE, LLC, located at 138 Fries Mill Road, Block 1158, Lot 110 is requesting a one (1) year extension of to complete ADA improvements and parking lot improvements. Mr. Frattali asked for a motion to approve the one (1) year extension of time. Mr. Ludwig motioned. Mr. McPoyle seconded.
Roll Call as follows: Mr. Ludwig, Mr. McPoyle, Mr. Bidinger, Mr. Centrone, Mr. Altamuro, Mr. Del Borrello, Mayor DellaPia, Mr. Spinelli, Mr. Woodington, and Mr. Frattali
Abstain: None
Absent: Mr. Alexander
Opposed: None

LINDSEY & THOMAS EGAN located at 122 McKinley Street, Block 171, Lot 11 are requesting to remove trees from their property. Mr. Petrongolo commented that these trees are exempt from our current ordinance and are present before the board for an administrative recommendation. Mr. Frattali asked for a motion to approve the administrative recommendation. Mr. Altamuro motioned. Mr. Ludwig seconded.
Roll Call as follows: Mr. Altamuro, Mr. Ludwig, Mr. Bidinger, Mr. Centrone, Mr. Del Borrello, Mayor DellaPia, Mr. McPoyle, Mr. Spinelli, Mr. Woodington, and Mr. Frattali
Abstain: None
Absent: Mr. Alexander
Opposed: None

RESOLUTIONS

Resolution 2026-11 A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING, A WAIVER OF SITE PLAN APPROVAL WITH VARIANCES FOR THE APPICANT P&R PROPERTIES AND DESIGN, LLC BLOCK 85.15, Lot 12.02 308 HURFFVILLE-CROSSKEYS ROAD, WASHINGTON TOWNSHIP, NEW JERSEY APPLICATION #0283
Mr. Frattali asked for a motion to approve Resolutions 2026-11. Mr. Ludwig motioned. Mr. Bidinger seconded.
Roll Call as follows: Mr. Ludwig, Mr. Bidinger, Mr. Centrone, Mr. Altamuro, Mr. Del Borrello, Mayor DellaPia, Mr. McPoyle, Mr. Spinelli, Mr. Woodington, and Mr. Frattali
Abstain: None
Absent: Mr. Alexander
Opposed: None

Resolution 2026-12 A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD REJECTING ALL 2026 REQUEST FOR QUALIFICATIONS FOR PLANNING BOARD ENVIRONMENTAL ENGINEER AND REQUESTING THE TOWNSHIP CLERK TO ADVERTISE FOR

Mr. Frattali asked for a motion to approve Resolutions 2026-12. Mr. Centrone motioned. Mr. Alexander seconded.

Roll Call as follows: Mr. McPoyle, Mr. Altamuro, Mr. Bidinger, Mr. Centrone, Mr. Del Borrello, Mayor DellaPia, Mr. Ludwig, Mr. Spinelli, Mr. Woodington and Mr. Frattali

Abstain: None

Absent: Mr. Alexander

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 which was seconded by Mr. Bidinger. All was in Favor. No one from the public wished to comment. Mr. Frattali asked for a motion to close to the public. A motion was made by Mr. Ludwig, which was seconded by Mr. Bidinger. All was in favor.

Adjournment

Mr. Frattali announced the next meeting is scheduled for Tuesday, February 3, 2026 and asked for a motion to ajourn the meeting. Mr. Ludwig motioned. Mr. Bidinger seconded. All was in favor. The meeting adjourned at 6:38pm.

These minutes are a brief summary of the proceedings that took place during the Washington Township Planning Board Regular meeting held January 20, 2026 and should not be taken as verbatim testimony.

Respectfully submitted,

Christine Ciallella, RMC/CMR
Planning Board Secretary

Cc: Mayor
Business Administrator
Council
Township Clerk