WASHINGTON TOWNSHIP
PLANNING BOARD
FEBRUARY 17, 2026
REGULAR MEETING MINUTES

Al Frattali, Chairman, called a Regular meeting of the Washington Township Planning Board to order at 6:00pm. The Open Public Meetings Act Statement was read, which was followed by salute to the Flag.

Planning Board Solicitor Timothy Scaffidi, Esquire swore in Planning Board Professionals, Joseph Petrongolo, Planner, Jeffrey L'Amoreaux, Engineer and Rich Fini, Environmental Engineer

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

Mr. Frattali announced that the applicant P&R Properties and Design LLC 308 Hurfville-Cross Keys Road, Block 115, Lot 7 has postponed until March 3, 2026

APPLICANT

NEXUS WATSON DRIVE, LLC-Preliminary and Final Major Subdivision and Preliminary And Final Site Plan Approval 301 WATSON DRIVE BLOCK 115, LOT 7, whose mailing address is 1333 Brunswick Avenue, Suite 200, Lawrenceville, NJ 08648 has made an application to the Washington Township Planning Board for property located at 301 Watson Drive and also known as Block 115, Lot 7 (the "Property") requesting Preliminary and Final Major Subdivision and Preliminary and Final Major Site Plan approval for a 368 unit townhouse development project, consisting of 288 market rate units and 80 affordable units in accordance with State mandates. Mr. Petrongolo deemed this applicant complete in order for them to proceed. The proposed site improvements will include roadway improvements, landscaping, recreational spaces, lighting, parking and storm water management facilities. The subject property is located in the Area IV of the Washington Square Redevelopment Zone (Underlying zone HC – Highway Commercial). The Applicant is requesting the following variance(s), which variances were properly noticed in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-12: Redevelopment Plan "For sale" affordable units, Redevelopment Plan Pedestrian lighting, Redevelopment Plan Pedestrian circulation amenities, Redevelopment Plan Wellhead protection standards, Section 285-196.G Parking stall width, Section 285-215 Fence in front yard. The Applicant is requesting the following wavier(s) which waivers were properly noticed in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40:550-12: Land Development Checklist - Submission information. Section 220-27.B (15) Irrigation Section 254-30 Compensatory plantings Section 220-45 Site lighting. The subdivision and site plans drawings, subdivision plans, stormwater reports and drainage plans were prepared, signed and sealed by T. Lam, P.E., and M.F. Dwyer, L.L.A., Bohler Engineering NJ, LLC, 30 Independence BLVD, Suite 200, Warren, NJ 07059, 05, (908) 668-8300. The ALTA/NSPS Land Title Survey, was prepared, signed and sealed by Jose D. Ruiz-Del Valle, P.L.S., Control Point Associates, Inc., 1300 Route 73, Suite 211, Mt. Laurel, NJ 08054, (609) 857-2099. The Traffic Engineering Assessment was prepared, signed and sealed by David R. Shropshire, P.E., P.P., and Bryan Shropshire, P.E.,of Shropshire Associates, 277 White Horse Pike, Suite 203, New Jersey 08004, (609) 617-0400. The Applicant has agreed to make a one-time payment of Two Hundred Thousand Dollars ($200,000) in satisfaction of the Applicant's tree permit and replacement requirements pursuant to Section 254 of the Township Code as recently amended by Ordinance 0018-2025. The terms and conditions of that payment shall be memorialized in the Redevelopment Agreement to be entered into between the Applicant and the Township. There was discussions and presentations between the applicant's professionals, and the Planning Board Members. Mr. Frattali asked for a motion to open to the public regarding this application. Mr. Ludwig motioned which was seconded by Mr. Altamuro. Ms. Victoria P. Binetti (Chair of Washington Township Environmental Commission) testified that the Township Environmental Commission had prepared a report dated February

15, 2026. In addition to that report, that had been considered by the Board, Ms. Binetti offered questions relative to the Applicant's Tree Replacement requirements and suggested that the Applicant examine the opportunity for additional recreation areas within the proposed development. Ms. Derose of Scotch Drive testified relative to her concern of traffic associated with the proposed scope of the development, as well as another project recently approved on Watson Drive. Mr. Frattali asked for a motion to close to the public. Mr. Ludwig motioned which was seconded by
Mr. McPoyle. Mr. Frattali asked for a motion to approve this applicant. Mr. McPoyle motioned. Mr. Ludwig seconded.
Roll call as follows: Mr. Ludwig, Mr. Altamuro, Mr. Centrone, Mr. Del Borrello, Mr. Woodington, Mr. Frattali
Abstain: None
Absent: Mr. Alexander, Mr. Bidinger, Mayor DellaPia, Mr. Spinelli
Opposed: None

APPROVAL OF THE REGULAR MINUTES FOR JANUARY 6, 2026 AND FEBRUARY 3, 2026
Mr. Frattali asked for a motion to approve the Regular Meeting minutes for January 6, 2026 and February 3, 2026. Mr. Ludwig motioned. Mr. Altamuro seconded.
Roll call as follows: Mr. Ludwig, Mr. Altamuro, Mr. Centrone, Mr. Del Borrello, Mr. Woodington, Mr. Frattali
Abstain: None
Absent: Mr. Alexander, Mr. Bidinger, Mayor DellaPia, Mr. Spinelli
Opposed: None

RESOLUTIONS
Resolution 2026-14 RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD AUTHORIZING AGREEMENT FOR PROFESSIONAL SERVICES FOR THE 2026 PLANNING BOARD ENVIRONMENTAL ENGINEER
Mr. Frattali asked for a motion to approve Resolutions 2026-14. Mr. McPoyle motioned. Mr. Ludwig seconded.
Roll Call as follows: Mr. McPoyle, Mr. Ludwig, Mr. Altamuro, Mr. Centrone, Mr. Del Borrello, Mr. Woodington, and Mr. Frattali
Abstain: None
Absent: Mr. Alexander, Mr. Bidinger, Mayor DellaPia, Mr. Spinelli
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. McPoyle. No one wished to speak from the public. Mr. Frattali asked for a motion to close to the public. A motion was made by Mr. Ludwig motioned which was seconded by Mr. McPoyle. All was in favor.

Adjournment

Mr. Frattali stated the next meeting will be Tuesday, March 3, 2026 and asked for a motion to adjourn the meeting. A motion was made by Mr. Ludwig, which was seconded by Mr. Frattali. All was in favor. The meeting adjourned at 7:22pm.

These minutes are a brief summary of the proceedings that took place during the Washington Township Planning Board Regular meeting held February 17, 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