Agenda

Township of Washington

Zoning Board of Adjustment

December 8, 2025

It is _____ PM. This is a regular meeting of the Washington Township Zoning Board of Adjustment. Notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings. Notice of this meeting was sent to the South Jersey Times. A copy was posted on the bulletin board and a copy given to the Township Clerk.

PLEASE NOTE THAT NO NEW APPLICATION WILL BE STARTED AFTER 10:00 PM THAT THE CURFEW FOR THE MEETING IS 11:00 PM.

1) Flag Salute

2) Sunshine Law

3) Roll Call
   a. Voting Members:

      Mr. Bennis

      Mr. Dougherty

      Mr. Flaiano

      Mr. Halpin

      Mr. Iacaruso

      Mr. McNaughton

      Mr. Testino

   b. Alternate Members:

      Mr. Finnegan

      Mr. Pakradooni

   c. ***Professionals***

      Mr. Petrongolo

      Mr. Turek

      Mr. Raday

      Council Liaison

      Mr. Del Borrello

4) Applications

Rising Sun Recovery, LLC, 908 Whitman Drive, Block 253 Lot 13. Escrow# 0163. The Applicant is seeking approval of: 1) a favorable Ordinance Interpretation pursuant to N.J.S.A. 40:55D-70(b) that the existing Cooperative Sober Living Residence (CSLR) constitutes a single housekeeping unit which is a single-family residential use of the property and therefore is a permitted use in the PR-1 Zoning District where the property is situated; and/or 2) Use Variance Relief pursuant to N.J.S.A. 40:55D-70d(1) to permit the continued occupation and use of the existing single-family home as a CSLR within the PR-1 Zone and/or 3) a Reasonable Accommodation in the conduct of the Board's interpretation of the zoning ordinance and/or consideration of the alternative request for use variance relief as required under the mandates of the Federal Fair Housing Act and the Americans with Disabilities Act pursuant Whispering Woods v. Middletown Tp., 220 N.J. Super. 161 (Law Div. 1987). If approved, the approval will serve as a basis for the settlement of litigation pending in the United States District Court for the District of New Jersey entitled Rising Sun Recovery, LLC v. Washington Township Zoning Board of Adjustment, docketed as Case No. 1:24-cv-07100.

Ferretti, 608 Hurffville Crosskeys Road, Block 53 Lot 9. Bulk Variance and Preliminary and Final Site Plan. Escrow #0263

Dang, 117 Mt. Pleasant Rd, Block 199.16 Lot 3. Bulk Variance. Escrow# 0277

Lopez, 268 Greentree Road, Block 192.22 Lot 5.01. Use Variance. Escrow #0275.

Moore, 10 Rigel Court, Block 82.05 Lot 5. Bulk Variance. Escrow #0269.

Renowned Homes, 287 Delsea Drive, Block 34 Lot 2. Use Variance and Site Plan Waiver. Escrow #0274.

Gloucester County Prayer Ministries, 359 Chapel Heights Road, Block 53 Lot 17.09. Interpretation, Use Variance, Site Plan Waiver. Escrow# 0278.

Marketplace Mission Group Inc., 360 Greentree Road, Block 193 Lot 3, 3.01, 3.02. Use Variance. Escrow #0279.

Botte Property Management, 630 Delsea Drive, Block 56 Lot 9.03. Signage. Escrow# 0280.

5) Open Meeting to the Public

6) Old/New Business - **2026 Zoning Board Meeting Dates**

7) Minutes – **November 2025**

8) Resolutions