WASHINGTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT
April 14, 2025 Minutes

The Washington Township Zoning Board of Adjustment was called to order by Joe Bennis, Zoning Board Chairman at 6:03 PM.

1) **Flag Salute**

2) **Sunshine Law**

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. In addition, notice of this meeting was given to the Township Clerk.

3) **Roll Call**

i. **Members Present**: Mr. Bennis, Mr. Dougherty, Mr. Flaiano, Mr. Iacaruso, Mr. McNaughton, Mr. Testino
ii. **Members Absent**: Mr. Halpin
iii. **Alternates Present**: Mr. Finnegan
iv. **Absent**: Mr. Pakradooni

4) **Applications**

Steve Altamuro made an announcement Ford, Landwher (Grandview Exterior), Twp. Capital Ventures and Hales postponed to May 12, 2025

Ford, 5 Bunker Hill Road, Block 54.10 Lot 5 Escrow# 0243. Bulk Variance. **Postponed to May 12, 2025**

Landwher-Grandview Exterior, 12 Magnolia Lane, Block 85.31 Lot 23. Escrow# 0240 Bulk Variance. **Postponed to May 12, 2025**

Hales, 501 Route 168, Block 216 Lot 11.03 Escrow# 0242. Signage **Postponed to May 12, 2025**

Twp. Capital Ventures, 137 Hurffville-Crosskeys Road, Block 89 Lot 9. Escrow#0207. Use Variance and Site Plan Waiver. **Postponed to May 12, 2025.**

Karp, 28 Mansfield Drive, Block 82.59 Lot 1. Escrow# 0220. Bulk Variance. Michael Karp testified he is seeking a bulk variance to allow a driveway with an impervious coverage amount of 46 percent, which exceeds allowable impervious coverage. Mr. Flaiano made a motion to open to the public/2nd Mr. Testino. No public participation. Mr. Iacaruso made a motion to close to the public/2nd Mr. Testino. Mr. McNaughton made a motion to approve/2nd Mr. Testino. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Monaco, 42 E Holly Avenue, Block 54.16 Lot 45. Escrow# 0223. Bulk Variance. Ms. Monaco testified she is seeking a bulk variance for impervious coverage amount of 49% to allow structures on property. She supplied a current survey showing all structures. Mr. Testino made a motion to open to the public/2nd Mr. Finnegan. No public participation. Mr. Testino made a motion to close to the public/2nd Mr. Finnegan. Mr. McNaughton made a motion to approve/2nd Mr. Testino. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Brady, 45 Greenleigh Dr, Block 198.12 Lot 8. Escrow# 0238. Bulk Variance. Mr. Brady testified he is seeking a bulk variance to allow an addition to rear of his home. He described the project and why he is adding the addition. Mr. Flaiano made a motion to open to the public/2nd Mr. Iacaruso. No public participation. Mr. Testino made a motion to close to the public/2nd Mr. Finnegan. Mr. McNaughton made a motion to approve/2nd Mr. Testino. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

O'Shaughnessy, 417 Timothy Terrace, Block 198.08 Lot 5. Escrow# 0237. Bulk Variance. Mr. O'Shaughnessy testified he is seeking a bulk variance to allow a covered porch. He described the project and advised the project will require a variance to allow an impervious coverage amount of 37%. Mr. Finnegan made a motion to open to the public/2nd Mr. Testino. No public participation. Mr. Finnegan made a motion to close to the public/2nd Mr. Testino. Mr. McNaughton made a motion to approve/2nd Mr. Testino. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Giovinetti, 14 Millstone Drive, Block 199.06 Lot 7 Escrow# 0239. Use Variance. Ms. Giovinetti testified she is seeking a use variance to allow a multi family dwelling. A family member will be renting a room in her home. Because she is creating a leased space she requires a use variance to allow a multi family dwelling. No structural changes will be made. Mr. Petrongolo reviewed the application and confirmed with applicant the room will be for family member only. Mr. Finnegan made a motion to open to the public/2nd Mr. Testino.
Douglas Maddix testified he is a direct neighbor and this could affect his property.
Donna Maddix testified she is divorced so she don't believe the brother in law is family.
Linda Martino testified she lives at 18 Millstone Drive and she questioned what impact this has on her. She has a family member with the same issue. Can she apply for the same thing.
Douglas Maddix II testified asking what the economic impact would be and will this effect home values.
Joe Strasser testified he lives at 12 Millstone Drive and by granting this it will allow others to want the same thing. He didn't see how the brother in law was disabled. Mr. Testino made a motion to close 2nd Mr. Finnegan. Mr. McNaughton made a motion to approve with conditions of no exterior improvements, must be a relative, no kitchen and no separate entrance/2nd Mr. Testino. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

5) **Old/New Business** - None

6) **Open Meeting to the Public:** Mr. Testino made a motion to open to the public/2nd Mr. Finnegan. No public participation. Mr. Finnegan made a motion to close to the public/2nd Mr. Testino.

7) **R21-2025 Mitchell,** 11 Windy Acres Drive, Block 66.01 Lot 7. Escrow# 0234. Bulk Variance. Mr. Finnegan made a motion to approve/2nd Mr. Dougherty. Roll Call: 6 Affirmative, 0 Objections, 0 Abstain.

R22-2025 Brennan, 23 Tarpon Court, Block 85.25 Lot 7. Escrow# 0222. Bulk Variance. Mr. Finnegan made a motion to approve/2nd Mr. Dougherty. Roll Call: 6 Affirmative, 0 Objections, 0 Abstain.

R23-2025 Schultz, 215/217 Lake Avenue Block 202 Lot 6.01. Escrow# 0229. Bulk Variance. Mr. Finnegan made a motion to approve/2nd Mr. Dougherty. Roll Call: 6 Affirmative, 0 Objections, 0 Abstain.

R24-2025 Travis, 7 Jupiter Drive, Block 82.46 Lot 13. Escrow# 0231. Bulk Variance. Mr. Finnegan made a motion to approve/2nd Mr. Dougherty. Roll Call: 6 Affirmative, 0 Objections, 0 Abstain.

R25-2025 Hargrave, 26 Willow Block 157 Lot 2. Escrow# 0233. Bulk Variance. Mr. Finnegan made a motion to approve/2nd Mr. Dougherty. Roll Call: 6 Affirmative, 0 Objections, 0 Abstain.

R26-2025 Giovinetti, 14 Millstone Drive Block 199.06 Lot 7. Escrow# 0239. Use Variance. Mr. Iacaruso made a motion to approve/2nd Mr. Dougherty. Roll Call: 6 Affirmative, 0 Objections, 1 Abstain.

8) <u>Adjourn</u>

Mr. Iacaruso made a motion to adjourn the meeting/2nd Mr. Testino. Roll call: All in favor. Meeting adjourned.

These minutes are a brief summary of the proceedings that took place on 4/14/2025 and should not be taken as verbatim testimony.

Respectfully submitted,

Jeanette Naylor

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Zoning Board of Adjustment Secretary