WASHINGTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT
August 11, 2025 Minutes

The Washington Township Zoning Board of Adjustment was called to order by Joe Bennis, Zoning Board Chairman at 6:00 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. Halpin, Mr. McNaughton, Mr. Testino
ii. **Members Absent**: Mr. Iacaruso
iii. **Alternates Present**: Mr. Finnegan, Mr. Pakradooni
iv. **Absent**: None

4) **Applications**

Glow Ventures, 311 Berlin Cross Keys Rd., Block 109 Lot 13.03, 13.07, 13.08, 13.10, 13.12. Use Variance and Site Plan Waiver. Dave. Thatcher, Esquire represented the applicant. He testified they are seeking a Use Variance and Site Plan waiver. He went over prior approvals and previous resolution. Advised same as prior limitations. They are operating during Halloween and Christmas Season. No expansion of use from last year. Mr. Wanamaker went over his letter and prior approvals. Mr. Raday went over his review letter with the board. Mr. Halpin made a motion to open to public/2nd Mr. Testino. No public participation. Mr. Halpin made a motion to close to public/2nd Mr. Testino. Mr. McNaughton made a motion to approve/2nd Mr. Halpin. **Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.**

Sheppard, 5 & 7 Twin Lake Ave, Block 83.01 Lot 13 & 13.01, Escrow# 0257. Bulk Variance.

Thistle, 908 Howe Drive, Block 110.02 Lot 5. Escrow# 0256. Bulk Variance. Alec Fanty, Esquire represented the applicant. Seeking a variance for driveway and shed. The applicant testified he hired a contractor who completed work without a permit. He found out after the work was completed the permits were not submitted. He is here seeking relief for existing driveway and shed. Mr. Halpin made a motion to open to public/2nd Mr. Testino. No public participation. Mr. Halpin made a motion to close to public/2nd Mr. Testino. Mr. McNaughton made a motion to approve/2nd Mr. Halpin. **Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.**

Lyons, 27 Lorne Rd, Block 116.29 Lot 9. Escrow# 0258. Bulk Variance. Mr. Lyons testified about his application before the board this evening. His property is a corner property creating a hardship for setbacks. He is seeking a bulk variance to allow a rear patio as per application. Mr. Halpin made a motion to open to public/2nd Mr. Testino. No public participation. Mr. Halpin made a motion to close to public/2nd Mr. Testino. Mr. McNaughton made a motion to approve/2nd Mr. Halpin. **Roll Call: 7 Affirmative, O Objections, 0 Abstain.**

DiCicco, 155 Hurffville Crosskeys Road, Block 80.01 Lot 57. Bulk Variance. Announcement was made this application is being postponed to September 8, 2025

Zingara Enterprises LLC, 281 Chapel Heights Road, Block 80 Lot 1.04. Escrow#0068Z. Extension of Approvals. Mr. Flaiano made a motion to approve/2nd Mr. Halpin. Roll Call: 7 Affirmative, O Objections, 0 Abstain.

5) **Old/New Business** – None

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

7) **Minutes – July 2025** Mr. Halpin made a motion to approve/2nd Mr. Testino. Roll Call: All in Favor.

8) **Resolutions**

R42-2025 Fowler, 138 Salina Road, Block 17.11 Lot 55.02. Escrow# 0253. Bulk Variance. Mr. Halpin made a motion to approve/2nd Mr. Testino. Roll Call: 7 Affirmative, O Objections, 0 Abstain.

R43-2025 DiCintio, 17 Persimmon Drive, Block 82.98 Lot 11. Escrow# 0254. Bulk Variance. Mr. Halpin made a motion to approve/2nd Mr. Testino. Roll Call: 7 Affirmative, O Objections, 0 Abstain.

8) **Adjourn**

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

These minutes are a brief summary of the proceedings that took place on 8/11/2025 and should not be taken as verbatim testimony.

Respectfully submitted,

Jeanette Naylor

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Zoning Board of Adjustment Secretary