WASHINGTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT
December 8, 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. Halpin, Mr. Iacaruso Mr. McNaughton, Mr. Testino
ii. **Members Absent**: None
iii. **Alternates Present**: Mr. Finnegan, Mr. Pakradooni
iv. **Absent**: None

4) **Applications**

Rising Sun Recovery, LLC, 908 Whitman Drive, Block 253 Lot 13. Escrow# 0163. Postponed to January 12th, 2026

Ferretti, 608 Hurffville Crosskeys Road, Block 53 Lot 9. Bulk Variance and Preliminary and Final Site Plan. Escrow #0263. Mr. Ferretti testified in regards to his project and the variances he was seeking for a Single Family Dwelling. He confirmed the parcel was never merged. Mr. Petrongolo went over his questions with the applicant. 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 variance/2nd Mr. Halpin. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Dang, 117 Mt. Pleasant Rd, Block 199.16 Lot 3. Bulk Variance. Escrow# 0277. Mr. Dang testified he was seeking to add a pole barn with 22' in height for vehicles. He testified of current property conditions and advised would be located 23' from side property line. Mr. Petrongolo went over his questions with the applicant. 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 variance/2nd Mr. Halpin. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Moore, 10 Rigel Court, Block 82.05 Lot 5. Bulk Variance. Escrow #0269. Mr. Diduch Esquire represented the applicant. He described the project and unique shape of lot. Supplied exhibit A1. Applicant is adding a deck and seeking 21.8' where 30' is required. 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 variance/2nd Mr. Halpin. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Lopez, 268 Greentree Road, Block 192.22 Lot 5.01. Use Variance. Escrow #0275. Mr. Lopez testified he is seeking a variance to allow chickens. He is requesting a maximum of 16 chickens and no roosters. 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 variance/2nd Mr. Halpin. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Botte Property Management, 630 Delsea Drive, Block 56 Lot 9.03. Signage. Escrow# 0280. Mr. Mullen Esquire represented the applicant. He described the signage the applicant is seeking including signage on truck located on property. 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 variance/2nd Mr. Halpin. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Renowned Homes, 287 Delsea Drive, Block 34 Lot 2. Use Variance and Site Plan Waiver. Escrow #0274. Mr. Diduch Esquire represented the applicant. Applicant is seeking variance to allow two separate tenants on property along with residential property. Mr. Petrongolo went over missing items and applicant agreed to comply. Terrance Coombs P.P. testified for the project and went over positive and negative criteria. Storage is only inside, no outside storage. Storage will only be nonhazardous. Mr. Halpin advised gas is considered hazardous. Mr. Petrongolo advised rear of property requires a buffer and applicant agreed to a row of evergreen. They also discussed sidewalk and lighting requirements. The storage container on property must be removed. 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 variance/2nd Mr. Halpin. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Gloucester County Prayer Ministries, 359 Chapel Heights Road, Block 53 Lot 17.09. Interpretation, Use Variance, Site Plan Waiver. Escrow# 0278. Luke Grabiak Esquire represented the applicant. They are seeking an interpretation for Parkour Academy. Mr. Petrongolo went over the review letter with the board along with lighting and waste disposal. Mr. Grabiak went over accessory uses. Hours of facility will not exceed church hours. Pastor Blake Hunt testified he is the senior pastor. Pinnacle Parkour was a separate business. The church picked it up and now runs it as a non profit. Church will own and operate Ninja City. Professional Planner for the applicant testified similarities for accessory uses. Mr. Halpin made a motion to open to public/2nd Mr. Testino. Martino Cartier testified when he was young he played red light green light and times have changed and so have activities. He believes the parkour facility is an accessory use. Judith Deantonellis testified her daughter has attended since 8 years old. She agrees the use is similar to allowable accessory uses. Erik Van Dexter, mixed emotions and he agrees with both sides. Went over traffic issues. LED Sign was to go on and go off at particular times and it stays on. The board advised him to file a complaint. He thinks the use would be okay if done properly. Mr. Halpin made a motion to close to public/2nd Mr. Testino. Mr. McNaughton made a motion to approve variance/2nd Mr. Halpin. Roll Call: 5 Affirmative, 2 Objections, 0 Abstain.

Marketplace Mission Group Inc., 360 Greentree Road, Block 193 Lot 3, 3.01, 3.02. Use Variance. Escrow #0279. Damien DelDuca represented applicant. Mr. DelDuca testified in regards to the project and uses the applicant is seeking. Mr. Robert Fogel testified about Young Life and the project. He estimated the project to be about 12 million dollars. He described Bitty and Beau's to the board. Darren Shelburne, Executive Director of Marketplace Mission Group, gave a short summary of who young life is. Mr. Shropshire went over traffic for the project. Kyle went over the project which is two retail shops and one ministry. Mr. Petrongolo advised they are only going over the use variance this evening. Mr. Raday advised his comments will be postponed until site plan. Mr. Halpin made a motion to open to public/2nd Mr. Testino. Craig Phillips testified what they are doing is a great thing. He believes it will affect his property value. Wondered what happened to the Mantua facility because he believes it closed. Questions hours of operation. Parking should be considered. concerned morning hours are super busy. Outside lighting and facility is very large. Houses do surround the facility. It's a big jump from what is there to what they are proposing. Tim Moore, testified he lives directly

across the street. Traffic is already an issue in that area. They have an out of control Group Home by them. He doesn't believe this is a good spot for it. He doesn't think it belongs there. Mr. Halpin made a motion to close to public/2nd Mr. Testino. Mr. McNaughton made a motion to approve variance/2nd Mr. Halpin. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

5) **Old/New Business** – 2026 Zoning Board Meeting Dates. Mr. Halpin made a motion to open to approve/2nd Mr. Testino.. Roll Call: All in favor.

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

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

8) **Resolutions** - None

8) **Adjourn**

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

These minutes are a brief summary of the proceedings that took place on 12/8/2025 and should not be taken as verbatim testimony.

Respectfully submitted,

Jeanette Naylor

Zoning Board of Adjustment Secretary