WASHINGTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT
February 10, 2025 Minutes

The Washington Township Zoning Board of Adjustment was called to order by Joe Bennis, Zoning Board Chairman at 6:08 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) New Zoning Board members sworn in.

4) **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

5) **Applications**

Steve made an announcement the following applications have been postponed to March 10, 2025.

Karp, 28 Mansfield Drive, Block 82.59 Lot 1. Escrow# 0220. Bulk Variance.

Brennan, 23 Tarpon Court, Block 85.25 Lot 7. Escrow# 0222. Bulk Variance.

Twp. Capital Ventures, 137 Hurffville-Crosskeys Road, Block 89 Lot 9. Escrow#0207. Use Variance and Site Plan Waiver.

Steve made an announcement the following application was withdrawn.

Vision Development & Construction Services LLC, 196 Fries Mill Road, Block 115.02 Lot 8.02. Escrow# 0224. Use Variance and Site Plan Waiver.

Monaco, 42 E Holly Avenue, Block 54.16 Lot 45. Escrow# 0223. Bulk Variance. Mrs. Monaco requested a postponement to the March 10, 2025 meeting date.

Adler, 12 Halo Avenue, Block 83.04 Lot 6. Escrow# 0211. Bulk Variance. Mr. and Mrs. Adler testified they are seeking a bulk variance to allow 14' x 13' enclosure on an existing foundation. Mr. Halpin made a motion to open to public/2nd Mr. Iacaruso. No public participation. Mr. Halpin made a motion to close to public/2nd Mr. Iacaruso. Mr. McNaughton made a motion to approve 2nd/ Mr. Halpin. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Griggs, 6 Wendee Way, Block 85.19 Lot 3. Escrow# 0227. Bulk Variance. Mr. Griggs testified he is seeking a variance to allow ground mounted solar system. He discussed his issues with his property and why they are seeking a ground mounted system. Mr. Halpin made a motion to open to public/2nd Mr. Iacaruso. No public participation. Mr. Halpin made a motion to close to public/2nd Mr. Iacaruso. Mr. McNaughton made a motion to approve 2nd/ Mr. Halpin. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Tonkinson, 27 Aldridge Way, Block 19.20 Lot 9. Escrow# 0228. Bulk Variance. Jules Tonkinson testified he is here seeking a variance for impervious coverage to allow a swimming pool. He described his project and 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 2nd/ Mr. Halpin. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Rogale, 56 Plumtree Drive, Block 84.07 Lot 10. Escrow# 0230. Bulk Variance. Elizabeth Rogale and Sean Longfellow testified they are seeking a variance to allow an addition to the existing home. They described the project and their property. Property is a corner property, creating the issue they are here for this evening. 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.

Fetch Pet Resort, 284 Delsea Dr. Block 32 Lot 1.02. Escrow# 0208. Use Variance, Preliminary and Final Major Site Plan. The applicant testified he is seeking to add an addition to the current business. He described his project and why the addition is needed. William Gilmore, applicant's engineer, testified in regards to the project. He went over the current facility and the color version of the site plan that was submitted in the application. He advised the applicant complies with coverage of property. Jason Vico, architect for the project, testified describing the building and the applicant is seeking to add 10,991 additional square foot. Mr. McIntyre advised his goal in to move his daycare into this building. Hours are 5:30am to 8 pm. Average 11 to 13 employees at any given time. Approximately 45 total employees and may add a few more. Mr. Stephen Hawk, Professional Planner, went over the positive and negative criteria. The board's professionals went over all their review letters with the board. Mr. Halpin made a motion to open to public/2nd Iacaruso. No public participation. Mr. Halpin made a motion to close to public/2nd Mr. Iacaruso. Mr. McNaughton made a motion to approve 2nd/ Mr. Halpin. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Monster Golf, 1 Shoppers Lane, Block 195 Lot 16. Escrow# 0226. Signage. Kevin Diduch, Attorney for the applicant, testified the applicant is seeking a signage variance for 22 window signs. He described the project and why the variance is required. Mr. Robert Lister, owner of Monster Golf, testified this is a family entertainment center. Hours are approximately 10am to 10pm. The goal is to block outside light because they have black lights for the center. Justin Rempfer testified for the signage for the entire project. Professionals went over their review letter with the board. Mr. Halpin made a motion to open to public/2nd Mr. Iacaruso. No public participation. Mr. Halpin made a motion to close to public/2nd Mr. Iacaruso. Mr. McNaughton made a motion to approve 2nd/ Mr. Halpin. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Nastasi, 245 Chapel Heights Road, Block 80.11 Lots 4, 4.01. Escrow#0159. Extension of Approvals. The applicant requested and extension of approvals. Mr. Halpin made a motion to approve 2nd/ Mr. Testino. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Sprouts Farmers Market, 288 Egg Harbor Road, Block 199 Lot 12. Escrow#0144. Extension of Approvals. The applicant requested and extension of approvals. Mr. Halpin made a motion to approve 2nd/ Mr. Testino. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

6) **Old/New Business** None

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

R01-2025 Zoning Board Meeting Dates 2025. Mr. Halpin made a motion to approve/2nd Mr. Flaiano. Roll Call: 5 Affirmative, 0 Objections, 0 Abstain.

8) **Adjourn**

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

These minutes are a brief summary of the proceedings that took place on 2/10/2025 and should not be taken as verbatim testimony.

Respectfully submitted,

Jeanette Naylor

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Zoning Board of Adjustment Secretary