WASHINGTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT
July 14, 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) **Roll Call**

i. **Members Present**: Mr. Dougherty, Mr. Flaiano, Mr. Halpin, Mr. Iacaruso, Mr. McNaughton, Mr. Testino
ii. **Members Absent**: Mr. Bennis
iii. **Alternates Present**: Mr. Finnegan, Mr. Pakradooni
iv. **Absent**: None

4) **Applications**

Fowler, 138 Salina Road, Block 17.11 Lot 55.02. Escrow# 0253. Bulk Variance. Steven and Randi Fowler testified they are seeking a bulk variance to allow a fence in the front yard. They described their project and advised the driveway goes into the backyard and the side yard is their actual yard. They hired a contractor who installed the fence and found out he did not obtain a permit for the fence. Mr. Petrongolo went over the application with the board and advised he has no objection. Mr. Halpin made a motion to open to public/2nd Mr. Iacaruso. No public participation. Mr. Iacaruso made a motion to close to public/2nd Mr. Halpin. Mr. McNaughton made a motion to approve/2nd Mr. Halpin. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

DiCintio, 17 Persimmon Drive, Block 82.98 Lot 11. Escrow# 0254. Bulk Variance. Mr. DiCintio testified he is seeking a variance to allow his deck to remain in the rear yard. The variance is for impervious coverage, which he currently exceeds. Mr. Petrongolo went over the application with the applicant and the board. Mr. Halpin made a motion to open to public/2nd Mr. Iacaruso. No public participation. Mr. Iacaruso made a motion to close to public/2nd Mr. Halpin. Mr. McNaughton made a motion to approve/2nd Mr. Halpin. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Township Capital Ventures, LLC. 137 Hurffville Crosskeys Road, Block 89 Lot 9. Use Variance and Site Plan Waiver. Applicant withdrew from the Zoning Board. Will proceed with Planning Board.

5) **Old/New Business** – None

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

7) **Minutes – June 2025** Mr. Iacaruso made a motion to approve/2nd Mr. Flaiano. Roll Call: All in Favor.

8) Resolutions

R38-2025 Hood, 34 Longwood Drive, Block 109.03 Lot 8. Escrow# 0250. Bulk Variance. Mr. Halpin made a motion to approve/2nd Mr. Iacaruso. Roll Call: 5 Affirmative, 0 Objections, 0 Abstain.

R39-2025 Hales, 501 Route 168, Block 216 Lot 11.03 Escrow# 0242. Signage. Mr. Halpin made a motion to approve/2nd Mr. Iacaruso. Roll Call: 5 Affirmative, 0 Objections, 0 Abstain.

R40-2025 Route 42 Citgo LLC, 5321 Route 42, Block 111.09 Lot 6.01. Escrow# 0096 P. Use and Bulk Variance. Mr. Halpin made a motion to approve/2nd Mr. Iacaruso. Roll Call: 5 Affirmative, 0 Objections, 0 Abstain.

R41-2025 ARCR Home Builders LLC, 48 Farrier Ave., Block 11 Lot 8. Escrow# 0251. Bulk Variance. Mr. Halpin made a motion to approve/2nd Mr. Iacaruso. Roll Call: 5 Affirmative, 0 Objections, 0 Abstain.

8) Adjourn

Mr. Iacaruso 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 7/14/2025 and should not be taken as verbatim testimony.

Respectfully submitted,

Jeanette Naylor

Zoning Board of Adjustment Secretary