WASHINGTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT
June 9, 2025 Minutes

The Washington Township Zoning Board of Adjustment was called to order by Joe Bennis, Zoning Board Chairman at 6:04 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
ii. **Members Absent**: Mr. Testino
iii. **Alternates Present**: None
iv. **Absent**: Mr. Finnegan, Mr. Pakradooni

4) **Applications**

Route 42 Citgo LLC, 5321 Route 42, Block 111.09 Lot 6.01. Escrow# 0096 P. Use and Bulk Variance. Joseph Pinto Esquire represented the applicant. He testified he is seeking a renewal of prior approved variance based on Resolution R14-2023. This application is based off of prior testimony and same conditions. Mr. Petrongolo advised they are seeking approvals for Use Variance, Preliminary and Final Site Plan. 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 variance/2nd Mr. Halpin. Roll Call: 6 Affirmative, 0 Objections, 0 Abstain.

Hood, 34 Longwood Drive, Block 109.03 Lot 8. Escrow# 0250. Bulk Variance. Amanda Hood testified she is seeking a variance for impervious coverage to allow a shed. Seeking 50 percent coverage limit. Mr. Halpin made a motion to open to public/2nd Mr. Iacaruso. Chris Easterwood testified he is concerned over property lines and storm water runoff. Mr. Halpin made a motion to close to public/2nd Mr. Iacaruso. Mr. McNaughton made a motion to approve variance/2nd Mr. Halpin. Roll Call: 6 Affirmative, 0 Objections, 0 Abstain.

ARCR Home Builders LLC, 48 Farrier Ave., Block 11 Lot 8. Escrow# 0251. Bulk Variance. Benjmain Ojserkis Esquire represented the applicant. He testified they are seeking a variance for code 285-36C for minimum lot depth. Mr. Cahill testified about the irregular lot describing the hardship it has created for the applicant. Mr. Petrongolo advised the board of variances the applicant is seeking this evening. Mr. Flaiano made a motion to open to public/2nd Mr. Halpin. No public participation. Mr. Iacaruso made a motion to close to public/2nd Mr. Halpin. Mr. McNaughton made a motion to approve variance/2nd Mr. Halpin. Roll Call: 6 Affirmative, 0 Objections, 0 Abstain.

Hales, 501 Route 168, Block 216 Lot 11.03 Escrow# 0242. Signage. Maureen McWilliams, Allied Sign, testified the applicant is seeking a variance for an oversized sign. Joison Brooks, Dream Homes, testified it is difficult to see the sign from the street. They supplied photos with the board application showing what is permitted and what they are seeking. Mr. Petrongolo went over prior approvals 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 variance/2nd Mr. Halpin. Roll Call: 6 Affirmative, 0 Objections, 0 Abstain.

5) **Old/New Business** – Mr. Altamuro brought up issues with traffic at the new 7 Brew. Mr. Petrongolo advised he will check into to.

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

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

8) **Resolutions**

R31-2025 Landwher-Grandview Exterior, 12 Magnolia Lane, Block 85.31 Lot 23. Escrow# 0240 Bulk Variance. Mr. McNaughton made a motion to approve/2nd Mr. Iacaruso. Roll Call: 5 Affirmative, 0 Objections, 0 Abstain.

R32-2025 Ford, 5 Bunker Hill Road, Block 54.10 Lot 5 Escrow# 0243. Bulk Variance. Mr. Iacaruso made a motion to approve/2nd Mr. Flaiano. Roll Call: 5 Affirmative, 0 Objections, 0 Abstain.

R33-2025 Harris, 186 Pitman Downer Road Block 79 Lot 11. Escrow# 0246. Bulk Variance. Mr. Flaiano made a motion to approve/2nd Mr. Iacaruso. Roll Call: 5 Affirmative, 0 Objections, 0 Abstain.

R34-2025 Lukach 10 Aldridge Way, Block 19.19 Lot 22. Escrow# 0247. Bulk Variance. Mr. Iacaruso made a motion to approve/2nd Mr. Flaiano. Roll Call: 5 Affirmative, 0 Objections, 0 Abstain.

R35-2025 Setzer, Darlington Designs Svc., 100 Wendee Way, Block 85.20 Lot 4. Escrow# 0248. Bulk Variance. Mr. Iacaruso made a motion to approve/2nd Mr. Flaiano. Roll Call: 5 Affirmative, 0 Objections, 0 Abstain.

R36-2025 Rogale, 56 Plumtree Drive, Block 84.07 Lot 10. Escrow# 0230. Bulk Variance. Mr. Iacaruso made a motion to approve/2nd Mr. Flaiano. Roll Call: 5 Affirmative, 0 Objections, 0 Abstain.

R37-2025 ISP Automation Inc., 196 Fries Mill Road, Block 115.02 Lot 8.02. Escrow# 0249. Use Variance & Site Plan Waiver. Mr. Iacaruso made a motion to approve/2nd Mr. Flaiano. Roll Call: 5 Affirmative, 0 Objections, 0 Abstain.

8) **Adjourn**

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

These minutes are a brief summary of the proceedings that took place on 6/9/2025 and should not be taken as verbatim testimony.

Respectfully submitted,

Jeanette Naylor

Zoning Board of Adjustment Secretary