WASHINGTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT
March 10, 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. Halpin, Mr. Iacaruso, Mr. McNaughton, Mr. Testino
ii. **Members Absent**: Mr. Flaiano
iii. **Alternates Present**: Mr. Finnegan, Mr. Pakradooni
iv. **Absent**: None

4) **Applications**

Steve made an announcement the following applications have been postponed to April 14, 2025.

Karp, 28 Mansfield Drive, Block 82.59 Lot 1. Escrow# 0220. Bulk Variance. Postponed to April 14, 2025

Twp. Capital Ventures, 137 Hurffville-Crosskeys Road, Block 89 Lot 9. Escrow#0207. Use Variance and Site Plan Waiver. Postponed to April 14, 2025

Mitchell, 11 Windy Acres Drive, Block 66.01 Lot 7. Escrow# 0234. Bulk Variance. Damien DelDuca Esquire represented the applicant. He described the project and what is before the board this evening. Architect, Jay Reinert, testified in regards to rear yard project. He advised the house was designed for wheel chair access and the house has universal design. Mr. Mitchell testified he is seeking a variance for the pool to help his wife with her medical conditions. Mr. DelDuca went over exhibits with planner. They discussed lot coverage including building and impervious coverage. Mr. Petrongolo advised board all variances required. 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. Mr. McNaughton made a motion to approve/2nd Mr. Halpin. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Brennan, 23 Tarpon Court, Block 85.25 Lot 7. Escrow# 0222. Bulk Variance. Keith Trimble Esquire represented the applicant. He advised the applicant is seeking a variance to allow an inground pool. They are seeking a variance for impervious coverage of 35 percent where 25 percent is allowed. Mr. Petrongolo went over variances required for the application and advised the applicant they would be required to submit a

grading plan. 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. Mr. McNaughton made a motion to approve/2nd Mr. Halpin. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Monaco, 42 E Holly Avenue, Block 54.16 Lot 45. Escrow# 0223. Bulk Variance. Mr. Petrongolo asked the applicant what the final impervious coverage calculations are so the board can consider the application. Mrs. Monaco did not have calculations. She asked for a postponement to the April 14th meeting date to calculate building and impervious coverage. Application postponed to April 14, 2025.

Schultz, 215/217 Lake Avenue, Block 202 Lot 6.01. Escrow# 0229. Bulk Variance. Mr. Schultz testified he is seeking a bulk variance to allow a front porch with a 12' setback. He advised they live in the Grenloch section and the home does not meet the front yard setback. Mr. Petrongolo advised the home is consistent with other homes in the area. 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. Mr. McNaughton made a motion to approve/2nd Mr. Halpin. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Travis, 7 Jupiter Drive, Block 82.46 Lot 13. Escrow# 0231. Bulk Variance. Mr. Travis testified he is seeking a variance to allow a garage with a 5' setback. The garage will be used for storage of cars and equipment. 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. Mr. McNaughton made a motion to approve/2nd Mr. Halpin. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Hargrave, 26 Willow Street, Block 157 Lot 2. Escrow# 0233. Bulk Variance. Mr. Hargrave testified he is seeking a variance to allow a garage with 30' height. He wants to be able to store his RV inside. No trees will be removed from the property. Mr. Petrongolo advised the board what variances the applicant is seeking. 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. Mr. McNaughton made a motion to approve/2nd Mr. Halpin. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

5) **Old/New Business** - Mr. Altamuro asked for nominations for 2nd member of Site Plan. Mr. Bennis nominated Kim McNaughton/2nd Mr. Halpin. Roll Call 7 Affirmative, 0 Objections, 0 Abstain. Mr. McNaughton voted 2nd member of Site Plan.

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.

R13-2025 Adler, 12 Halo Avenue, Block 83.04 Lot 6._Escrow# 0211. Bulk Variance. Mr. Halpin made a motion to approve/2nd Mr. Finnegan. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

R14-2025 Griggs, 6 Wendee Way, Block 85.19 Lot 3. Escrow# 0227. Bulk Variance. Mr. Halpin made a motion to approve/2nd Mr. Finnegan. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

R15-2025 Tonkinson, 27 Aldridge Way, Block 19.20 Lot 9. Escrow# 0228. Bulk Variance. Mr. Halpin made a motion to approve/2nd Mr. Finnegan. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

R16-2025 Rogale, 56 Plumtree Drive, Block 84.07 Lot 10. Escrow# 0230. Bulk Variance.

R17-2025 Fetch Pet Resort, 284 Delsea Dr. Block 32 Lot 1.02. Escrow# 0208. Use Variance, Preliminary and Final Major Site Plan. Mr. Halpin made a motion to approve/2nd Mr. Finnegan. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

R18-2025 Monster Golf, 1 Shoppers Lane, Block 195 Lot 16. Escrow# 0226. Signage. Mr. Halpin made a motion to approve/2nd Mr. Finnegan. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

R19-2025 Nastasi, 245 Chapel Heights Road, Block 80.11 Lots 4, 4.01. Escrow#0159. Extension of Approvals. Mr. Halpin made a motion to approve/2nd Mr. Finnegan. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

R20-2025 Sprouts Farmers Market, 288 Egg Harbor Road, Block 199 Lot 12. Escrow#0144. Extension of Approvals. Mr. Halpin made a motion to approve/2nd Mr. Finnegan. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

8) Adjourn

Mr. Iacaruso 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 3/10/2025 and should not be taken as verbatim testimony.

Respectfully submitted,

Jeanette Naylor

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Zoning Board of Adjustment Secretary