WASHINGTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT
May 12, 2025 Minutes

The Washington Township Zoning Board of Adjustment was called to order by Joe Bennis, Zoning Board Chairman at 6:10 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. Iacaruso, Mr. McNaughton, Mr. Testino
ii. **Members Absent**: Mr. Halpin
iii. **Alternates Present**: Mr. Finnegan, Mr. Pakradooni
iv. **Absent**: None

4) **Applications**

Rogale, 56 Plumtree Drive, Block 84.07 Lot 10. Escrow# 0230. Bulk Variance. Ms. Rogale and Mr. Longfellow testified they are seeking a variance to allow a rear deck and second driveway with an impervious coverage amount of 27%. They described the project and why they are here this evening. Mr. Iacaruso made a motion to open to the public/2nd Mr. Testino. James and Madison Early, 52 Plumtree testified they are on the side of the addition. Concerned over this being turned into a duplex. Mr. Petrongolo explained this was for an in-law suite. Dr. Perry, 59 Plumtree, testified he has no issues with the addition. He has an issue with the second driveway creating a duplex look. Courtney Brown and Justin Gushue, 57 Plumtree, testified their property is across the street and they are concerned with creating a duplex look. Mr. Iacaruso made a motion to close to the public/2nd Mr. Testino. Mr. Longfellow explained why a circular driveway would not work on this property. Mr. Iacaruso made a motion to close to the public/2nd Mr. Testino. Mr. McNaughton made a motion to approve variance/2nd Mr. Testino. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Harris, 186 Pitman Downer Road Block 79 Lot 11. Escrow# 0246. Bulk Variance. James and Patricia Harris testified they are here this evening for a garage that was built without a permit. They are seeking a variance because the garage is 2' from the property line. They described the location of the garage and surrounding area and impact on neighboring property. Mr. Iacaruso made a motion to open to the public/2nd Mr. Testino. No public participation. Mr. Iacaruso made a motion to close to the public/2nd Mr. Testino. Mr. McNaughton made a motion to approve variance/2nd Mr. Testino. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Landwher-Grandview Exterior, 12 Magnolia Lane, Block 85.31 Lot 23. Escrow# 0240 Bulk Variance. Mr. Landwher testified the applicant is seeking a variance to allow covered patio. He described the project and why he is here this evening. Mr. Iacaruso made a motion to open to the public/2nd Mr. Testino. No public participation. Mr. Iacaruso made a motion to close to the public/2nd Mr. Testino. Mr. McNaughton made a motion to approve variance/2nd Mr. Testino. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.

Ford, 5 Bunker Hill Road, Block 54.10 Lot 5 Escrow# 0243. Bulk Variance. Mr. Ford testified he is here this evening seeking a variance to allow a roof over a patio in the rear yard. He advised his property already exceeds impervious coverage. He is seeking approval for 45% impervious coverage. Mr. Iacaruso made a motion to open to the public/2nd Mr. Testino. No public participation. Mr. Iacaruso made a motion to close to

the public/2nd Mr. Testino. Mr. McNaughton made a motion to approve variance/2nd Mr. Testino. Roll Call: 7 Affirmative, O Objections, 0 Abstain.

Lukach 10 Aldridge Way, Block 19.19 Lot 22. Escrow# 0247. Bulk Variance. Melissa and Christopher Lukach testified they are seeking a variance for the front yard setback because the road created a hardship. They described the project and how the hardship was created. Mr. Finnegan made a motion to open to the public/2nd Mr. Testino. No public participation. Mr. Finnegan made a motion to close to the public/2nd Mr. Testino. Mr. McNaughton made a motion to approve variance/2nd Mr. Testino. Roll Call: 7 Affirmative, O Objections, 0 Abstain.

Setzer, Darlington Designs Svc., 100 Wendee Way, Block 85.20 Lot 4. Escrow# 0248. Bulk Variance. Eric Setzer from Darlinton Designs and Tim Sorrentino testified in regards to the project. Seeking a variance for 25' setback where 50' is required along with an impervious coverage of 30 percent. Mr. Setzer explained the hardship and why the variance is required. Mr. Testino made a motion to open to the public/2nd Mr. Finnegan. No public participation. Mr. Iacaruso made a motion to close to the public/2nd Mr. Testino. Mr. McNaughton made a motion to approve variance/2nd Mr. Testino. Roll Call: 7 Affirmative, O Objections, 0 Abstain.

ISP Automation Inc., 196 Fries Mill Road, Block 115.02 Lot 8.02. Escrow# 0249. Use Variance & Site Plan Waiver. Talbot Kramer, Esquire represented applicant. Nino Mevoli testified in regards to the project. The applicant is seeking a variance and site plan waiver. There will be no exterior changes. No hazmats or fumes. Hours are 8am to 5pm, Monday to Friday. They have 11 employees and will have no change in parking. No retail and no tractor trailers. Mr. Petrongolo went over his review letter with the board. He doesn't believe there will be a negative impact. Advised the applicant landscaping would be required. Mr. Iacaruso made a motion to open to the public/2nd Mr. Testino. No public participation. Mr. Iacaruso made a motion to close to the public/2nd Mr. Testino. Mr. McNaughton made a motion to approve/2nd Mr. Finnegan. Roll Call: 7 Affirmative, O Objections, 0 Abstain.

5) **Old/New Business** - None

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

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

8) **Resolutions**

R27-2025 Karp, 28 Mansfield Drive, Block 82.59 Lot 1. Escrow# 0220. Bulk Variance. Mr. Finnegan made a motion to approve/2nd Mr. Iacaruso. Roll Call: 7 Affirmative, O Objections, 0 Abstain.

R28-2025 Monaco, 42 E Holly Avenue, Block 54.16 Lot 45. Escrow# 0223. Bulk Variance. Mr. Finnegan made a motion to approve/2nd Mr. Iacaruso. Roll Call: 7 Affirmative, O Objections, 0 Abstain.

R29-2025 O'Shaughnessy, 417 Timothy Terrace, Block 198.08 Lot 5. Escrow# 0237. Bulk Variance. Mr. Finnegan made a motion to approve/2nd Mr. Iacaruso. Roll Call: 7 Affirmative, O Objections, 0 Abstain.

R30-2025 Brady, 45 Greenleigh Dr, Block 198.12 Lot 8. Escrow# 0238. Bulk Variance. Mr. Finnegan made a motion to approve/2nd Mr. Iacaruso. Roll Call: 7 Affirmative, O Objections, 0 Abstain.

8) <u>Adjourn</u>

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

These minutes are a brief summary of the proceedings that took place on 5/12/2025 and should not be taken as verbatim testimony.

Respectfully submitted,

Jeanette Naylor

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Zoning Board of Adjustment Secretary