WASHINGTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT
October 6, 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, Mr. Testino
ii. **Members Absent**: Mr. Flaiano, Mr. Iacaruso
iii. **Alternates Present**: Mr. Finnegan, Mr. Pakradooni
iv. **Absent**: Absent

4) **Applications**

Renowned Homes, 287 Delsea Drive, Block 34 Lot 2. Use Variance and Site Plan Waiver. Escrow #0274. **Application Postponed to November 10, 2025**

Brutes Roots, 3820 Route 42, Block 112.01 Lot 10. Conditional Use Variance and Site Plan. Escrow #0266. **Application Postponed to November 10, 2025**

Moore, 10 Rigel Court, Block 82.05 Lot 5. Bulk Variance. Escrow #0269. **Application Postponed to November 10, 2025**

Ferretti, 608 Hurffville Crosskeys Road, Block 53 Lot 9. Bulk Variance and Preliminary and Final Site Plan. Mr. Ferretti testified he is seeking approvals to build homes for daughters. Asking for a variance for lot size. The board voted to table application to November 10th to confirm if lots are combined or separated.

Lopez, 268 Greentree Road, Block 192.22 Lot 5.01. Use Variance. Escrow #0275. Mr. Lopez testified he is seeking a variance to allow chickens on his property. Mr. Petrongolo went over requirements and applicant agreed to postpone to November 10th meeting to address issues.

Corry, 475 Hurffville Crosskeys Rd, Block 80 Lot 2.02. Use Variance. Escrow #0276. Mr. Petrongolo went over deficiencies with the applicant and board. Mr. Ryan Hoffman Esquire represented the applicant. He described the business and variance needed. Ms. Corry testified in regards to the events that would be held at the facility. No alcohol is allowed. If client wants alcohol, she would require township approval. Discussed capacity and parking. Will get a permit for signage. Name of the Venue is Suite 10. Mr. Petrongolo went over his review letter with the board. 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, 1 Abstain.

VSV Pet Hotel, 5851 Route 42, Block 195 Lot 19. Use Variance and Site Plan Waiver. Escrow #0268. Damien Del Duca represented the applicant. They are seeking a use variance and site plan waiver. He presented the application to the board. Kevin Tennant, Senior Vice President of K-9 Resorts testified this is a luxury pet hotel for dogs. He discussed trash and deliveries. Mr. Tweedie, PE with Landcore, advised the applicant is seeking to replace grass located at the rear of the property to a fenced in astro area for animals. Mr. Petrongolo went over his review letter with the board and advised he has no objection to an 8-foot fence. 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, 1 Abstain.

Hurffville Inc. d/b/a Wedgewood Country Club, 200 Hurffville Road, Block 194.13 Lot 20. Use Variance and Site Plan Waiver. Escrow # 0271. Kevin Diduch Esquire represented the applicant Wedgewood Country Club. They are seeking a Use Variance and Site Plan Waiver. Mr. Terry Coombs, Professional Planner, went over the application with the board. He went over positive and negative criteria. Mr. Sintarian advised he is adding a tenant who is a local food operator. Mr. Petrongolo went over completeness items. Mr. Sintarian advised they have dumpsters on property in existing enclosures. He will obtain permits for any work completed. Two tenants will be Golf Club and Restaurant. Mr. Petrongolo went over his review letter with the board. Mr. Halpin made a motion to open to public/2nd Mr. Testino. John Iovine, 73 Cranford Road, stated he has issues with the runoff from the golf course. He was supposed to correct issues and he never did. Water and sand trap is an issue. They have debris from all the water runoff. Mary Bloom, testified she has issues with water runoff. Has a 50'oak tree that is dropping branches and asking if Mark could handle it. Mark said call him and he will look into it. Marleen Creedon, water is like white water rafting. They put a green item to help with run off, water and debris still an issue. Lisa Clemons, 38 Norwhich testified the property being rezoned. Board advised they are seeking a use variance. Mark Danza, 103 Wilson Road, testified he is doing a great job cleaning up the property. 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, 1 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. Halpin made a motion to close to the public/2nd Mr. Testino.

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

8) **Resolutions**

R49-2025 Athey, 13 Duncan Road, Block 54.11 Lot 22. Bulk Variance. Escrow# 0261. Mr. Halpin made a motion to approve/2nd Mr. Testino. Roll Call: 7 Affirmative, 0 Objections, 1 Abstain.

R50-2025 Burgan, 505 Egg Harbor Road, Block 81 Lot 5.06. Bulk Variance. Escrow#0267. Mr. Halpin made a motion to approve/2nd Mr. Testino. Roll Call: 7 Affirmative, 0 Objections, 1 Abstain.

R51-2025 DiCicco, 155 Hurffville Crosskeys Road, Block 80.01 Lot 57. Bulk Variance. Mr. Halpin made a motion to approve/2nd Mr. Testino. Roll Call: 7 Affirmative, 0 Objections, 1 Abstain.

R52-2025 Cunningham, 1 White Oak Court, Block 117.02 Lot 11. Bulk Variance. Escrow 0264. Mr. Halpin made a motion to approve/2nd Mr. Testino. Roll Call: 7 Affirmative, 0 Objections, 1 Abstain.

8) <u>Adjourn</u>

Mr. Halpin 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 10/6/2025 and should not be taken as verbatim testimony.

Respectfully submitted,

Jeanette Naylor

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Zoning Board of Adjustment Secretary