WASHINGTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT
September 9, 2025 Minutes

The Washington Township Zoning Board of Adjustment was called to order by Joe Bennis, Zoning Board Chairman at 6:00 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**: None
iii. **Alternates Present**: Mr. Finnegan
iv. **Absent**: Mr. Pakradooni

4) **Applications**

Ferretti, 608 Hurffville Crosskeys Road, Block 53 Lot 9. Bulk Variance and Preliminary and Final Site Plan Mr. Altamuro made an announcement application has been postponed to October 6, 2025.

DiCicco, 155 Hurffville Crosskeys Road, Block 80.01 Lot 57. Bulk Variance. Escrow 0259. The applicant testified they are seeking a bulk variance. Toni Williamson, owner of the Pool Store, testified the applicant is seeking an impervious coverage variance from 35 percent to 45 percent. Mr. Iacaruso 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/2nd Mr. Halpin. **Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.**

Cunningham, 1 White Oak Court, Block 117.02 Lot 11. Bulk Variance. Escrow 0264. Mr Robert Cunningham testified they are here this evening for a bulk variance for the rear yard setback. They discussed their project with the board and the irregular shape of the property causing the setback issues. 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.**

Athey, 13 Duncan Road, Block 54.11 Lot 22. Bulk Variance. Escrow# 0261. Mr. Athey testified he is seeking a bulk variance from the side yard setback. He described his project and the hardship. Mr. Kurt Schwiedop, contractor, spoke in regards to the project of a 15 x 20 addition. Supplied Exhibit A1. 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/2nd Mr. Halpin. **Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.**

Burgan, 505 Egg Harbor Road, Block 81 Lot 5.06. Bulk Variance. Escrow#0267. Mr Burgan testified he is seeking a bulk variance for a garage. He is seeking 21' in height where 16' is allowed. 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/2nd Mr. Halpin. **Roll Call: 7 Affirmative, 0 Objections, 0 Abstain.**

5) **Old/New Business** – None

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

8) **Resolutions**

R44-2025 Thistle, 908 Howe Drive, Block 110.02 Lot 5. Escrow# 0256. Bulk Variance. Mr. Halpin made a motion to approve/2nd Mr. Testino. Roll Call: 7 Affirmative, 0 Objections, 1 Abstain.
R45-2025 Lyons, 27 Lorne Rd, Block 116.29 Lot 9. Escrow# 0258. Bulk Variance. Mr. Halpin made a motion to approve/2nd Mr. Testino. Roll Call: 7 Affirmative, 0 Objections, 1 Abstain.
R46-2025 Sheppard, 5 & 7 Twin Lake Ave, Block 83.01 Lot 13 & 13.01, Escrow# 0257. Bulk Variance. Mr. Halpin made a motion to approve/2nd Mr. Testino. Roll Call: 7 Affirmative, 0 Objections, 1 Abstain.
R47-2025 Glow Ventures, 311 Berlin Cross Keys Rd., Block 109 Lot 13.03, 13.07, 13.08, 13.10, 13.12. Use Variance and Site Plan Waiver. Mr. Halpin made a motion to approve/2nd Mr. Testino. Roll Call: 7 Affirmative, 0 Objections, 1 Abstain.
R48-2025 Zingara Enterprises LLC, 281 Chapel Heights Road, Block 80 Lot 1.04. Escrow#0068Z. Extension of Approvals. Mr. Halpin made a motion to approve/2nd Mr. Testino. Roll Call: 7 Affirmative, 0 Objections, 1 Abstain.

8) **Adjourn**

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

These minutes are a brief summary of the proceedings that took place on 9/8/2025 and should not be taken as verbatim testimony.

Respectfully submitted,

Jeanette Naylor

Zoning Board of Adjustment Secretary