Agenda

Township of Washington

Zoning Board of Adjustment

February 9, 2026

It is _____ PM. 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. Notice of this meeting was sent to the South Jersey Times. A copy was posted on the bulletin board and a copy given to the Township Clerk.

PLEASE NOTE THAT NO NEW APPLICATION WILL BE STARTED AFTER 10:00 PM THAT THE CURFEW FOR THE MEETING IS 11:00 PM.

1) Flag Salute

2) Sunshine Law

3) Roll Call

   a. Voting Members:

      Mr. Bennis
      Mr. Dougherty
      Mr. Flaiano
      Mr. Iacaruso
      Mr. McNaughton
      Mr. Pakradooni

   b. Alternate Members:

      Ms. Canale
      Mr. Mozzochio

   c. ***Professionals***

      Council Liaison

      Mr. Del Borrello

4) Executive Session

5) Applications

Rising Sun Recovery, LLC, 908 Whitman Drive, Block 253 Lot 13. Escrow# 0163. The Applicant is seeking approval of: 1) a favorable Ordinance Interpretation pursuant to N.J.S.A. 40:55D-70(b) that the existing Cooperative Sober Living Residence (CSLR) constitutes a single housekeeping unit which is a single-family residential use of the property and therefore is a permitted use in the PR-1 Zoning District where the property is situated; and/or 2) Use Variance Relief pursuant to N.J.S.A. 40:55D-70d(1) to permit the continued occupation and use of the existing single-family home as a CSLR within the PR-1 Zone and/or 3) a Reasonable Accommodation in the conduct of the Board's interpretation of the zoning ordinance and/or consideration of the alternative request for use variance relief as required under the mandates of the Federal Fair Housing Act and the Americans with Disabilities Act pursuant Whispering Woods v. Middletown Tp., 220 N.J. Super. 161 (Law Div. 1987). If approved, the approval will serve as a basis for the settlement of litigation pending in the United States District Court for the District of New Jersey entitled Rising Sun Recovery, LLC v. Washington Township Zoning Board of Adjustment, docketed as Case No. 1:24-cv-07100.

Solar Landscape, 3501 Route 42, Block 115.01 Lot 23. Use Variance and Minor Site Plan. Escrow# 0284. **Postponed to March 9, 2026**

Meinhart, 504 Delsea Drive, Block 48 Lot 5. Bulk Variance. Escrow# 0285

Hollydell Inc., 300 Hollydell Drive, Block 52.02 Lot 1.09 Qual: C000B. Bulk Variance and Site Plan Waiver. Escrow# 0287

Natasi, 245 Chapel Heights Road, Block 80.11 Lot 4 & 4.01. Extension of Approvals. Escrow# 0159

6) Old/New Business

7) Minutes – **December 2025 and January 2026**

8) Resolutions

R01-2026 2026 Zoning Board Meeting Dates
R02-2026 Reorganization
R03-2026 Solicitor
R04-2026 Conflict Solicitor
R05-2026 Planner
R06-2026 Engineer
R07-2026 Conflict Engineer
R08-2026 Environmental Review Engineer
R09-2026 Traffic Engineer
R10-2026 Designee to determine application completeness
R11-2026 Official Newspapers
R12-2026 Robert's Rules
R13-2026 Ferretti, 608 Hurffville Crosskeys Road, Block 53 Lot 9. Bulk Variance and Preliminary and Final Site Plan. Escrow #0263
R14-2026 Dang, 117 Mt. Pleasant Rd, Block 199.16 Lot 3. Bulk Variance. Escrow# 0277
R15-2026 Lopez, 268 Greentree Road, Block 192.22 Lot 5.01. Use Variance. Escrow #0275.
R16-2026 Moore, 10 Rigel Court, Block 82.05 Lot 5. Bulk Variance. Escrow #0269.
R17-2026 Renowned Homes, 287 Delsea Drive, Block 34 Lot 2. Use Variance and Site Plan Waiver. Escrow #0274.
R18-2026 Gloucester County Prayer Ministries, 359 Chapel Heights Road, Block 53 Lot 17.09. Interpretation, Use Variance, Site Plan Waiver. Escrow# 0278.

R19-2026 Marketplace Mission Group Inc., 360 Greentree Road, Block 193 Lot 3, 3.01, 3.02. Use Variance. Escrow #0279.

R20-2026 Botte Property Management, 630 Delsea Drive, Block 56 Lot 9.03. Signage. Escrow# 0280.