WASHINGTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT
February 9, 2026 Minutes

The Washington Township Zoning Board of Adjustment was called to order by Joe Bennis, Zoning Board Chairman at 6:07 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. Pakradooni
ii. **Members Absent**: None
iii. **Alternates Present**: Mr. Mozzochio
iv. **Absent**: None

4) **Executive Session:**

5) **Applications**

Mr. Altamuro made an announcement Solar Landscape and Hollydell Inc. are postponed until March 9, 2026 meeting.

Rising Sun Recovery, LLC, 908 Whitman Drive, Block 253 Lot 13. Escrow# 0163. The Board discussed the application and limits required. Mr. Iacaruso made a motion to open to the public/2nd Mr. Flaiano. No public participation. Mr. Iacaruso made a motion to close to the public/2nd Mr. Flaiano. Mr. McNaughton made a motion to approve/2nd Mr. Iacaruso. Roll Call: 7 Affirmative, 0 Objections, 1 Abstain.

Meinhart, 504 Delsea Drive, Block 48 Lot 5. Bulk Variance. Escrow# 0285. Mr. Meinhart testified he is seeking to remove the old garage and install a pole barn with a 24' height. He discussed the issues at the property and he is adding pole barn to move items inside. Mr. Iacaurso made a motion to open to the pubic/2n Mr. Flaiano. Richard Arakelian, testified he doesn't have an objection to structure. More towards the tires on the property. He would just want the property cleaned up. David Fishbone testified he shares the same concern as Richard. He supports the building. Mr. Iacaruso made a motion to close to the public/2nd Mr. Mozzachio. Mr. McNaughton made a motion to approve/2nd Mr. Iacaruso. Roll Call: 7 Affirmative, 0 Objections, 1 Abstain.

Natasi, 245 Chapel Heights Road, Block 80.11 Lot 4 & 4.01. Extension of Approvals. Escrow# 0159. Applicant requested an extension of approvals to finish all requirements. Mr. Iacaruso made a motion to open to the public/2nd Mr. Mozzachio. No public participation. Mr. Iacaruso made a motion to close to the public/2nd Mr. Mozzachio. Mr. McNaughton made a motion to approve/2nd Mr. Iacaruso. Roll Call: 7 Affirmative, 0 Objections, 1 Abstain.

6) **Old/New Business** – None

7) **Open Meeting to the Public:** Mr. Iacaruso made a motion to open to the public/2nd Mr. Flaiano. No public participation. Mr. Iacaruso made a motion to close to the public/2nd Mr. Flaiano.

8) **Minutes – December 2025 and January 2026.** Mr. Iacaruso made a motion to approve/2nd Mr. Flaiano. Roll Call: All in Favor.

9) **Resolutions**

R01-2024 2026 Zoning Board Meeting Dates. Mr. Iacaruso made a motion to approve/2nd Mr. Flaiano. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain

R02-2024 Re-organization Mr. Iacaruso made a motion to approve/2nd Mr. Flaiano. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain

R03-2024 Solicitor Mr. Iacaruso made a motion to approve/2nd Mr. Flaiano. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain

R04-2024 Conflict Solicitor Mr. Iacaruso made a motion to approve/2nd Mr. Flaiano. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain

R05-2024 Planner Mr. Iacaruso made a motion to approve/2nd Mr. Flaiano. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain

R06-2024 Engineer Mr. Iacaruso made a motion to approve/2nd Mr. Flaiano. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain

R07-2024 Conflict Engineer Mr. Iacaruso made a motion to approve/2nd Mr. Flaiano. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain

R08-2024 Environmental Review Engineer Mr. Iacaruso made a motion to approve/2nd Mr. Flaiano. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain

R09-2024 Traffic Engineer Mr. Iacaruso made a motion to approve/2nd Mr. Flaiano. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain

R10-2024 Municipal Designee for the Determination of Completion Mr. Iacaruso made a motion to approve/2nd Mr. Flaiano. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain

R11-2024 Official Newspapers Mr. Iacaruso made a motion to approve/2nd Mr. Flaiano. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain

R12-2024 Robert's Rules of Order Mr. Iacaruso made a motion to approve/2nd Mr. Flaiano. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain

Ferretti, 608 Hurffville Crosskeys Road, Block 53 Lot 9. Bulk Variance and Preliminary and Final Site Plan. Escrow #0263 Mr. Flaiano made a motion to approve/2nd Mr. Iacaruso. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain

Dang, 117 Mt. Pleasant Rd, Block 199.16 Lot 3. Bulk Variance. Escrow# 0277. Mr. Flaiano made a motion to approve/2nd Mr. Iacaruso. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain

Lopez, 268 Greentree Road, Block 192.22 Lot 5.01. Use Variance. Escrow #0275. Mr. Flaiano made a motion to approve/2nd Mr. Iacaruso. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain

Moore, 10 Rigel Court, Block 82.05 Lot 5. Bulk Variance. Escrow #0269. Mr. Flaiano made a motion to approve/2nd Mr. Iacaruso. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain

Renowned Homes, 287 Delsea Drive, Block 34 Lot 2. Use Variance and Site Plan Waiver. Escrow #0274. Mr. Flaiano made a motion to approve/2nd Mr. Iacaruso. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain

Gloucester County Prayer Ministries, 359 Chapel Heights Road, Block 53 Lot 17.09. Interpretation, Use Variance, Site Plan Waiver. Escrow# 0278. Mr. Flaiano made a motion to approve/2nd Mr. Iacaruso. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain

Marketplace Mission Group Inc., 360 Greentree Road, Block 193 Lot 3, 3.01, 3.02. Use Variance. Escrow #0279. Mr. Flaiano made a motion to approve/2nd Mr. Iacaruso. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain

Botte Property Management, 630 Delsea Drive, Block 56 Lot 9.03. Signage. Escrow# 0280. Mr. Flaiano made a motion to approve/2nd Mr. Iacaruso. Roll Call: 7 Affirmative, 0 Objections, 0 Abstain

8) Adjourn

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

These minutes are a brief summary of the proceedings that took place on 2/9/2026 and should not be taken as verbatim testimony.

Respectfully submitted,

Jeanette Naylor

Zoning Board of Adjustment Secretary