WASHINGTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT
March 9, 2025 Minutes

The Washington Township Zoning Board of Adjustment was called to order by Dan Dougherty, Zoning Board Vice 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. Dougherty, Mr. Iacaruso, Mr. McNaughton, Mr. Pakradooni
   ii. **Members Absent**: Mr. Bennis, Mr. Flaiano
   iii. **Alternates Present**: Mr. Mozzachio
   iv. **Absent**: None

4) **Applications**

Mr. Altamuro made an announcement Solar Landscape and VV242 LLC are postponed until April 13, 2026 meeting.

VV242 LLC c/o Velocity Venture Partners, 242 Delsea Dr., Use Variance Escrow# 0292. **Postponed to April 13, 2026**
Solar Landscape, 3501 Route 42, Block 115.01 Lot 23. Use Variance and Minor Site Plan. Escrow# 0284. **Postponed until April 13, 2026**

West, 222 E. Holly Ave. 222 E. Holly Ave., Bulk Variance. Escrow#0291. Mr. West testified he is seeking a variance to allow a 10 x 22 concrete pad on the side property. He is seeking a .3' setback where 5' is required. He already installed the pad and found out a permit was required. This area is being added to be able to store his trailer. Mr. Iacaruso made a motion to open to public/2nd Mr. Mozzachio. No public participation. Mr. Iacaruso made a motion to close to public/2nd Mr. Mozzachio. Mr. McNaughton made a motion to approve/2nd Mr. Mozzachio. Roll Call: 5 Affirmative, 0 Objections, 0 Abstain

Hollydell Inc., 300 Hollydell Drive, Block 52.02 Lot 1.09 Qual: C000B. Bulk Variance and Site Plan Waiver. Escrow# 0287. Attorney Ryan Hoffman represented the applicant. He went over the application and project. They are seeking a variance to build 60' x 36' Pavilion with a height not to exceed 16'. They are also requesting a fence to protect the area during nighttime and weekend hours. Mr. Iacaruso made a motion to open to public/2nd Mr. Mozzachio. No public participation. Mr. Iacaruso made a motion to close to public/2nd Mr. Mozzachio. Mr. McNaughton made a motion to approve/2nd Mr. Iacaruso. Roll Call: 5 Affirmative, 0 Objections, 0 Abstain

5) **Old/New Business** – None

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

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

8) **Resolutions**

R21-2026 Rising Sun Recovery, LLC, 908 Whitman Drive, Block 253 Lot 13. Escrow# 0163. Mr. Iacaruso made a motion to approve/2nd Mr. Dougherty. Roll Call: 5 Affirmative, 0 Objections, 0 Abstain

R22-2026 Meinhart, 504 Delsea Drive, Block 48 Lot 5. Bulk Variance. Escrow# 0285. Mr. Iacaruso made a motion to approve/2nd Mr. Mozzachio. Roll Call: 5 Affirmative, 0 Objections, 0 Abstain

R23-2026 Natasi, 245 Chapel Heights Road, Block 80.11 Lot 4 & 4.01. Extension of Approvals. Escrow# 0159. Mr. Iacaruso made a motion to approve/2nd Mr. Mozzachio. Roll Call: 5 Affirmative, 0 Objections, 0 Abstain

8) **Adjourn**

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

These minutes are a brief summary of the proceedings that took place on 3/9/2026 and should not be taken as verbatim testimony.

Respectfully submitted,

Jeanette Naylor

Zoning Board of Adjustment Secretary