

**WASHINGTON TOWNSHIP PLANNING BOARD
FEBRUARY 15, 2011**

Mr. Boyer called a regular/work session meeting of the Washington Township Planning Board to order at 7:07 p.m. The Open Public Meetings Act Statement was read, followed by salute to the Flag.

Roll call was taken as follows:

PRESENT: Mr. Campbell, Mr. Morley, Mr. D'Ariano, Mr. Frattali, Mr. McPoyle, Mr. Davidson, Mr. Sparacio, Mr. Boyer and Mr. Christy

ABSENT: Mayor Lyons and Mr. Reed

STAFF PRESENT: Diana Tutolo, Board Secretary and Jay Petrongolo, Planner

Mr. Pierson was not present at the meeting. John Kosylo, Esq.

APPLICATIONS:

Premier Real Estate Investments, LLC

310 Egg Harbor Rd.

194.30/4

Site Plan Waiver

John Kosylo, Esq. represented the applicant. Mr. Kosylo stated that the applicant is seeking a site plan waiver for a change of use. His clients took title on the property in December 2010. They are South Jersey Spine and Pain Management physicians. The building was constructed in the early 80's. Mr. Kosylo noted that this building was formerly Wedgewood Family Practice, which was the original use of the property. He added that in recent years there has been an accounting office, a mortgage company and an adoption center. Mr. Kosylo stated that his clients are going back to the original use, a doctor's office.

Mr. Petrongolo addressed his 2/7/11 review letter. Mr. Petrongolo reviewed the submission waivers. He noted that he has received a revised drawing for the site. Mr. Petrongolo recommended that his office conduct a night inspection to determine if lighting is sufficient. Mr. Kosylo noted that the hours of operation would 8:00 a.m. to 4:00 p.m. He added that the applicant would comply with the inspection. Mr. Petrongolo noted that the application is in conformance with the ordinance and that a waiver of site plan would be appropriate. The applicant agreed to provide shrub plantings and one shade tree along the parking lot and the street. The applicant agreed to restripe the parking lot to conform to ADA requirements. The applicant will work with Mr. Petrongolo's office for the ADA requirements for the handicap ramp. Mr. Petrongolo stated that at the DRC it was discussed to provide a no left turn at the site. Mr. Kosylo stated that would be done as soon as possible. The applicant agreed to consolidate 3 parking spaces into two

at the rear of the property to conform to parking stall standards. Mr. Kosylo added that no new signage is proposed.

Mr. Boyer entertained a motion for a Site Plan Waiver with waivers and conditions for the applicant, Premier Real Estate Investments, LLC

A motion was made by Mr. Sparacio and 2nd by Mr. Campbell.

Roll call was taken as follows:

In favor: Mr. Campbell, Mr. Morley, Mr. D'Ariano, Mr. Frattali, Mr. McPoyle, Mr. Davidson, Mr. Sparacio, Mr. Boyer and Mr. Christy

Opposed: none

Abstained: none

Application Approved: (9-0)

RESOLUTIONS:

RES. #11-11 RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING A SITE PLAN WAIVER AND CONDITIONAL USE APPROVAL FOR THE APPLICANT, THE CHURCH OF ST. CHARLES BORREMEO

A motion was made by Mr. Sparacio and 2nd Mr. McPoyle to approve Res. #11-11

In favor: Mr. Morley, Mr. D'Ariano, Mr. McPoyle, Mr. Sparacio, Mr. Boyer and Mr. Christy

Abstained: Mr. Campbell, Mr. Frattali and Mr. Davidson

Opposed: none

Res. #11-11 Approved (6-0)

DISCUSSION:

Amendment to the Washington Square Redevelopment Plan

Mr. Petrongolo stated that the proposed amendments to the Washington Square Redevelopment Plan were made and passed to Council. Council adopted ordinance 29-2011 for first reading. Between first and second reading all Land Use ordinances come to the Planning Board for review and consideration to insure it is in conformance with the Master Plan.

Mr. Boyer entertained a motion that the Planning Board recommends to Council that they adopt the revisions to the Washington Square Redevelopment Area and that it is the conclusion of this Board that it is consistent with the Master Plan.

A motion was made by Mr. D'Ariano and 2nd by Mr. Sparacio.

In favor: Mr. Campbell, Mr. Morley, Mr. D'Ariano, Mr. Frattali, Mr. McPoyle, Mr. Davidson, Mr. Sparacio, Mr. Boyer and Mr. Christy

Abstained: none

Opposed: none

Approved: (9-0)

Open Meeting to the Public:

A motion was made by Mr. Frattali and 2nd by Mr. Campbell to open to the public. No one in the public wished to comment.

Close Meeting to the Public:

A motion was made by Mr. D'Ariano and 2nd by Mr. Frattali to close to the public. All in favor

ADJOURNMENT:

A motion was made by Mr. Frattali and 2nd by Mr. D'Ariano to adjourn the meeting. All in favor. The meeting adjourned at 7:25 pm.

These minutes are a brief summary of the proceedings that took place during the Washington Planning Board meeting held February 15, 2011 and should not be taken as verbatim testimony.

Respectfully submitted,



Diana Tutolo
Planning Board Secretary

Cc: Business Administrator
Council
Director of Community Development
Township Clerk
Tax Assessor
File