RESOLUTION R 13-2025
RESOLUTION OF FINDING AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY
(MARK & DAWN ADLER, BLOCK 83.04, LOT 6)

WHEREAS, an application for a variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant, Mark and Dawn Adler, (hereinafter referred to as 'Applicant') with an address of 12 Halo Avenue, Sewell, New Jersey 08080, for property owned by same in Washington Township, County of Gloucester, New Jersey, 08080. Applicant is seeking a Bulk Variance for said Property being designated on the Tax Map of the Township of Washington as Block 83.04, Lot 6; and

WHEREAS the purpose of the application is to obtain a variance approval. Applicant proposes to construct a 14 foot x 13 foot enclosure on an existing patio, in the front yard in a (PVD) Zone.

WHEREAS, in support of the application, the Applicant has submitted an application received at the Washington Township Zoning Board of Adjustment on December 9, 2024.

WHEREAS is support of the application, Applicant submitted a survey prepared by Steven R. Kelly dated March 15, 2024, and project drawings, plans dated February 9, 2024.

WHEREAS, John Petty, General Manager of Better Living Sunrooms attended the February 10, 2025, regular meeting at the Washington Township Zoning Board and testified on behalf of Applicants as follows:

1. Mr. Petty noted that Applicants were requesting a variance to construct a 14 foot x13 foot enclosure on an existing foundation with a 27 foot setback where 30 foot is required.

2. Mr. Petrongolo, Board Planner, noted the ordinance 285-173(18)E2 applies, which states 30 feet setback is required. Applicant is requesting 27 foot set back.

3. Mr. Petty stated the old deck will be removed and a new deck installed.

4. Mr. Petty stated patio pavers will stay and the sunroom constructed on top of them.

WHEREAS, Joseph Petrongolo L.L.A., R.L.A., P.P. attended the February 10, 2025 meeting of the Washington Township Zoning Board of Adjustment and where he gave testimony as follows:

1. Mr. Petrongolo stated that this patio will have minimal impact because it is an existing patio that Applicant will be enclosing.

WHEREAS the meeting was made open to the public and there were no comments or objections.

WHEREAS based upon the information above, the Board concluded as follows:

1. The property which is the subject of this application is located in (PVR) Zoning District of Washington Township.

2. The Applicant is requesting a variance to construct a patio enclosure on the existing patio.

3. The **GRANT** of the variance as sought by this application will provide benefits to the Township and the Zone Plan which will outweigh any detriment, if any, to the Zoning scheme of the Zoning Ordinances of Washington Township.

NOW, THEREFORE, BE IT RESOLVED, by the Washington Township Zoning Board of Adjustment, that the application for a variance to allow construction of a sunroom on the existing patio with a 27 foot setback where 30 feet is required.

1. This approval is conditioned upon Applicant being responsible for any affordable housing obligation created by this application. (COAH).

2. The approval is conditioned upon the sunroom enclosure being constructed as set forth in the February 9, 2024, plans and consistent with the survey dated March 15, 2024.

3. This approval is subject to the Applicant obtaining the appropriate building permits from the Construction Office.

4. This application is further conditioned upon the Applicant obtaining any and all permits which are required by any other agencies of the Township, County State or Federal government, including the Gloucester County Planning Board, if necessary.

5. This application is further conditioned upon the Applicant bringing current any and all escrow payments or other fees owed to the Township County or State for professional review of the application.

BE IT FURTHER RESOLVED that the Applicant publish a notice of this decision in the official newspaper of the Washington Township Zoning Board of Adjustment and will provide proof of publication to the Board's secretary and pay for the cost of said publication.

WASHINGTON TOWNSHIP ZONING
BOARD OF ADJUSTMENT

JOSEPH BENNIS, Chairperson

ATTEST:
Jeanette Naylor
Jeanette Naylor, Secretary

The Resolution is adopted by the
Washington Township Zoning Board of Adjustment
On the 10th day of March 2025 and memorializes the decision of the
Board made at a Hearing on February 10th, 2025.

THOSE VOTING IN FAVOR:	7
THOSE OPPOSED:	0
THOSE ABSTAINING:	0

ATTEST:
Jeanette Naylor
Jeanette Naylor, Secretary

This Memorialization of Resolution
setting forth the decision of the Board
was adopted thereafter on the 10h day
of March 2025, by a vote of 7 In Favor
And Ø Opposed Ø Abstained.