RESOLUTION R 14-2025
RESOLUTION OF FINDING AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY
(DANIEL GRIGGS, BLOCK 85.19, LOT 3)

WHEREAS, an application for a variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant, Daniel Griggs, (hereinafter referred to as 'Applicant') with an address of 6 Wendee Way, Sewell, New Jersey 08080, for property owned by same in Washington Township, County of Gloucester, New Jersey. Applicant is seeking a Bulk Variance for said Property being designated on the Tax Map of the Township of Washington as Block 85.19, Lot 3; and

WHEREAS the purpose of the application is to obtain a variance to allow for the installation of 45 solar panels on the ground.

WHEREAS, in support of the application, the Applicant has submitted an application received at the Washington Township Zoning Board of Adjustment on January 17, 2025.

WHEREAS, Daniel Griggs attended the February 10, 2025 regular meeting at the Washington Township Zoning Board representing himself, and stated as follows:

1. Mr. Griggs stated he is requesting a variance to install solar panels in his yard.
2. Mr. Griggs is aware that 3 acres are required to put panels on the ground. Mr. Griggs indicated the property is approximately 1 acre.

3. Mr. Griggs stated there are no houses behind him and the house to the left of his has trees that would block its view of the proposed solar panels.

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, Board Planner, noted that ordinance 285-306A(2), requires the site to have 3 acres for installation of a ground array of solar panels. Additionally, a 200 foot buffer is required to neighboring properties.
2. Mr. Petrongolo stated the 200 foot buffer is required. Applicant is requesting 17 feet of buffer on the North side and 15 feet of buffer on the East side.
3. Mr. Petrongolo is requiring landscaping to screen the panels. The screen will limit impact to the neighbors.
4. Mr. Petrongolo stated there is a basin behind the Applicants property and therefore no impact to the rear. As a result, no planting is needed in the rear of the property.
5. Mr. Griggs agrees to install tree screening to neighbors where there are no trees and will work with Board Professionals on the type and amount of landscaping.

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 Rural (R) Zoning District of Washington Township.

2. The Applicant is requesting to install 45 solar panels in an 18 feet by 53 feet area and will work with professionals on the buffers around the solar array.

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 the installation of 45 solar panels, ground mounted is hereby **GRANTED** subject to the following conditions.

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

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

3. 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.

4. 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.

5. This application is conditioned on Applicant working with Board Professionals on landscaping and buffers.

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, 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 0 Opposed 0 Abstained.