RESOLUTION R 15-2025
RESOLUTION OF FINDING AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY
(LISA LEONARD AND JULES TONKINSON, BLOCK 19.2, LOT 9)

WHEREAS, an application for a variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant, Lisa Leonard and Jules Tonkinson, (hereinafter referred to as 'Applicant') with an address of 27 Aldridge 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 19.20, Lot 9; and

WHEREAS the purpose of the application is to obtain variance approval for the installation of an inground pool, perimeter sidewalk and concrete patio.

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

1. Mr. Tonkinson is requesting 27.5 % Impervious coverage where 25% is allowed to install an inground pool and concrete patio.

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 285-41K requires 25% impervious coverage and applicant is request 27.5% coverage.
2. Mr. Petrongolo noted that the amount of increased coverage was relatively insignificant, and he was not apposed.

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 an inground pool, perimeter sidewalk and concrete 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 the installation of an inground pool, perimeter sidewalk and concrete patio. The Applicant is **GRANTED** a variance for 27.5% impervious coverage where 25% is allowed.

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 of a restricted buffer

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 10th day
of March 2025, by a vote of 7 In Favor
And 0 Opposed 0 Abstained.