RESOLUTION R 16-2025
RESOLUTION OF FINDING AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY
(ELIZABETH ROGALE, BLOCK 84.07, LOT 10)

WHEREAS, an application for a variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant, Elizabeth Rogale, (hereinafter referred to as 'Applicant') with an address of 56 Plumtree Drive, 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 84.07, Lot 10; and

WHEREAS the purpose of the application is to obtain a bulk variance approval. Applicant proposes relief of front yard setback to construct a 20 foot 5 ½ inch x 30 feet one story addition in the front yard in a Residential (R) Zone. The addition will be separate suite to accommodate applicants' father and mother.

WHEREAS, in support of the application, the Applicant has submitted an application along with drawings prepared by Bryson & Yates and received at the Washington Township Zoning Board of Adjustment on January 24, 2025.

WHEREAS, Sean Longfellow and Elizabeth Rogale attended the February 10, 2025 regular meeting at the Washington Township Zoning Board, and stated as follows:

1. Ms. Rogale is requesting a 20' 5 ½" by 30' addition to the front of her home. The addition will be a suite to accommodate applicants' father and mother, who are ill.

2. Ms. Rogale stated the Lot has a curve in front and the current house is built on an angle.

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 there is a hardship because of the angle of the house and lot shape.

2. Mr. Petrongolo, Board Planner, noted that pursuant to ordinance 285-41G which states 50 feet is required for set back and Applicant is requesting 34.7 feet set back.

3. Mr. Petrongolo had no objection in light of the hardship.

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 Residential (R) Zoning District of Washington Township.

2. The Applicant is requesting a variance for an addition to the existing home. To allow for separate suite for applicants' father and mother.

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 bulk variance to construct an addition to the existing home on the property to allow a separate suite for applicants' father and mother with 34.7 foot setback where 50 feet is required, is **GRANTED.**

1. This approval is conditioned upon Applicant being responsible for any affordable housing obligation.

2. This approval is conditioned upon what was testified to on the record and the addition is to be constructed as set forth in the plan drawings by Bryson and Yates.

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 0 Opposed 0 Abstained.