RESOLUTION R 17-2025
RESOLUTION OF FINDING AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY
(FETCH PET RESORT LLC, BLOCK 32, LOT 1.02)

WHEREAS, an application for a use variance, preliminary and final site plan submission from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant, FETCH PET RESORT LLC (hereinafter referred to as 'Applicant') with an address of 284 Delsea Drive, Sewell, New Jersey 08080, for property owned by same in Washington Township, County of Gloucester, New Jersey, 08080. Applicant is seeking a Variance, Preliminary and Final Sit Plan approval, for said Property being designated on the Tax Map of the Township of Washington as Block 32, Lot 1.02; and

WHEREAS the purpose of the application is to obtain a variance, preliminary and final site plan approval. Applicant proposes the expansion of the existing business. Applicant is requesting a 10,991 square foot free standing building in the corridor area of the Delsea Drive Redevelopment area (underlying zone is Highway Commercial (HC) and Residential B.

WHEREAS, in support of the application, the Applicant has submitted an application along with drawings, received at the Washington Township Zoning Board of Adjustment on September 27, 2024

WHEREAS, Dante Parenti, Esq, representing the applicant, attended the February 10, 2025 regular meeting at the Washington Township Zoning Board and stated as follows:

1. Mr. Parenti testified that Applicant is requesting a variance for the expansion of his existing business. It would be a 10,991 square foot addition. The building would be a free-standing separate building.
2. Mr. Petrongolo, Board Planner, requested an environmental impact work sheet.

WHEREAS William Gilmore, Engineer, attended the February 10, 2025 meeting of the Washington Township Zoning Board of Adjustment and where he gave testimony as follows:

1. Mr. Gilmore stated that the property is 2.6 acres located on Delsea Drive in a split zone, Highway Commercial (HC) Zone and Residential B Zone in the Delsea Drive Redevelopment Zone.
2. Mr. Gilmore stated residential surrounds the property except for the Church to the North of the property.
3. Mr. Gilmore stated the facility is accessed from the Delsea Drive.
4. Mr. Gilmore testified the facility is a kennel with exercise areas for the dogs.
5. Mr. Gilmore testified that the trash enclosure will be moved so no variance is needed.
6. Mr. Gilmore stated that more handicap parking spaces will be added to comply with the ordinance.
7. Mr. Gilmore stated 39 parking spaces are proposed.
8. Mr. Gilmore stated that the addition is for more room to board dogs.
9. Mr. Gilmore stated parking is 20 feet from the front yard and is all gravel because black top hurts the dogs feet.
10. Mr. Gilmore stated there is no need for loading space and is requesting relief for loading area requirement.
11. Mr. Gilmore stated there will be a landscape buffer that sits back from the road and buffering from surrounding residential properties.

12. Mr. Gilmore stated there are no sidewalks in the area and is requesting a variance for same.
13. Mr. Gilmore noted that the additional space will allow them to board more dogs but also provide more room to better accommodate the dogs.
14. Mr. Gilmore stated there was a prior site plan approval 5 years ago but was not sure if a cash contribution to the sidewalk fund was paid. If not Mr. Petrongolo wants it paid now. Applicant will contribute, if not previously paid.
15. Mr. Gilmore stated there are currently 11 employees and will be an additional 3 to 4 employees once the addition is completed.
16. Mr. Gilmore is requesting a waiver for Title 39 NJSA 39:5A-1Et seq. pursuant to section 220-36E.
17. Mr. Gilmore stated the trash enclosure will match the building design.

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 there is a current non-conforming condition with no buffer to the rear of the site.
2. Mr. Petrongolo noted that per ordinance 285-201, a 50 foot buffer is required to all adjacent residential zones or uses. Currently a non-conforming condition on the Eastern property line will not change. The buffer provided to Block 32, Lot 1 and 2 will increase from 5.6 feet to 8.7 feet. A variance will be required due to the change in the area.
3. Mr. Petrongolo noted that Applicant will work with him on landscaping.

4. Mr. Petrongolo referenced his December 6, 2024 report. Applicant agrees to comply with the report.
5. Mr. Petrongolo noted that the existing site received a use variance 5 years ago.
6. Mr. Petrongolo stated that the Applicant is not increasing the exterior space for the dogs just increasing the indoor space.
7. Mr. Petrongolo stated this will have less impact on the dogs indoor and will not have greater impact on the area.
8. Mr. Petrongolo stated the building is to be substantially as pictured in drawings & photos submitted by Applicant.

WHEREAS Jason L. Vico an Architect, with Fett-Vico AIA Architects, P.C. attended the February 10, 2025 regular meeting and testified as follows:

1. Mr. L. Vico stated Applicant intends to construct a 2 story building. The 2nd floor will be office space with 1/3 of the second floor to be open to view the first floor area.
2. Mr. L. Vico stated that there will be 4 entrances with covers to the building.
3. Mr. L. Vico stated there will be an "A" framed roof.
4. Mr. L. Vico is proposing a10,991 total square foot building that will be used to house dogs and offices.

WHEREAS Mike McIntire, owner, of the facility attended the meeting and testified as follows.

1. Mr. McIntire stated he intends to move the dog day care into the new building with more office space.
2. Mr. McIntire stated his staff consist of 11 to 13 employees and he would like to add 3 to 4 more employees.

3. Mr. McIntire stated the normal work hours are from 5:30 am to 8pm and some work hours are occasionally overnight.
4. Mr. McIntire stated there is someone there 24 hours a day for the care of the dogs.
5. Mr. McIntire stated that there is no outside noise problem because dogs are let outside between the hours of 9 am to 5 pm., otherwise they are inside the buildings
6. Mr. McIntire has had no problem with the neighbors since he opened the business several years ago.
7. Mr. McIntire stated the facility cares for 80 dogs per day and will increase to 90 during the day once the proposed building is completed.
8. Mr. McIntire stated currently they care for 80 dogs for overnight care and this will increase to 100.

WHEREAS Stephen Hawk PP of Hawk Planning LLC attended the February 10, 2025 regular meeting of the Washington Township Zoning Board of Adjustment and where he gave testimony as follows:

1. Mr. Hawk testified that a D1 variance was required.
2. Mr. Hawk stated the project meets the positive criteria and promotes the general welfare because the service provides care of dogs that is a benefit to the public.
3. Mr. Hawk stated that the site is suitable for the proposed use since it has been in operation at the location for several years.
4. Mr. Hawk stated that the site is located near two major roadways like Delsea Drive and route 55.
5. Mr. Hawk stated the available space on the site is plentiful and desirable to build on.

6. Mr. Hawk stated the Applicant proposes to build a visually pleasing building with plantings added to increase a more defined area with landscaped aisles and better on site safety.
7. Mr. Hawk noted no substantial detriment to the public good. The business is currently an acting business in the neighborhood and is proposing a more efficient operation to the existing operation.
8. Mr. Hawk stated there is a horse farm nearby which is a similar use.
9. Mr. Hawk testified there is no impairment to the zone or zone plan.
10. Mr. Hawk stated there is a need in the area for a dog day care operation.
11. Mr. Hawk is requesting variances for the following:
    1. a side yard variance of 20.5 feet from the proposed building, where 25 feet is required.
    2. a variance to allow less than 20 feet setback for parking areas adjacent to Lot 1 and in other locations on site.
    3. To allow buffering provided for Block 32. Lots 1 and 2 to be increased from 5.6 feet to 8.7 feet.
    4. a variance for stone parking instead of asphalt because asphalt hurts the dogs feet when hot.

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

1. The property which is the subject of this application is located in the Corridor of the Delsea Drive Redevelopment area with underlying Highway Commercial (HC) and a Residential B (RB) Zoning District of Washington Township.
2. The Applicant is requesting a variance, preliminary and final site plan approval for a proposed pet resort expansion to an existing facility

3. Mr. Fini stated he will waive the environmental impact statement but wants an environmental work sheet.
4. Mr. Fini stated no top soil removal is proposed. If they do remove soil they will need Board approval.
5. Mr. Joseph Raday referred to his 12/2/24 traffic report. The concrete driveway off Delsea Drive is to be repaired and signage for parking installed.
6. Mr. Angelastro referenced his reports and stated Applicant agrees to comply with his report.
7. Mr. Angelastro will agree to waive the asphalt and curb and has no objection to variance in the Redevelopment Zone.

8. The **GRANT** of the variance, preliminary and final site plan 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, preliminary and final site plan approval to construct an expansion of an existing Pet Resort Facility with a proposed additional free standing building.

1. The approval is conditioned upon Applicant complying with the reports of the Board experts and consistent with the drawings, plans and photographs submitted by Applicant.

2. Applicant is **GRANTED** the following variances:
   - A from section II.C.1 for permitted use.
   - B section II.c.2b for side yard setback.
   - C section III.B.6 traffic impact study.

D section III. B.2 sidewalks. Applicant previously paid or will pay into sidewalk fund.

E Section III.B.3 for parking setback, parking paving and curbing and parking trees.

F Section III/B.4 for buffer plantings

G from section 285-201 for residential buffer

3. Applicant is **GRANTED** waivers for section 220-36 for title 39 requirements.

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

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

6. 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.

7. 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.

8. This application is conditioned on contribution to sidewalk fund.

9. This application is also conditioned on the trash enclosure matching building.

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.