RESOLUTION R 18-2025
RESOLUTION OF FINDING AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY
(MONSTER MINI GOLF, LLC, BLOCK 195, LOT 16)

WHEREAS, an application for a variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant, Monster Mini Golf, LLC, (hereinafter referred to as 'Applicant') with an address of 2040 Springdale Road, Suite 300, Cherry Hill, New Jersey 08003, for property owned by Turnersville Square Acquisitions LLC located at 1 Shoppers Lane, Turnersville in Washington Township, County of Gloucester, New Jersey, 08012. Applicant is seeking a Signage Variance for said Property being designated on the Tax Map of the Township of Washington as Block 195, Lot 16; and

WHEREAS the purpose of the application is to obtain a variance approval. Applicant proposes to use the property as a family entertainment center that will include mini golf, laser tag and arcade games. The Applicant is seeking sign variance for a proposed indoor Mini Golf facility within an existing shopping center located in a Shopping Center (SC) Zone. The Applicant is seeking approval for a total of 24 signs.

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 January 14, 2025.

WHEREAS, Kevin DiDuch, attorney for the Applicant attended the February 10, 2025 regular meeting at the Washington Township Zoning Board, and stated as follows:

1. Mr. DiDuch stated the Applicant has a family fun center located at 1 Shopper Lane.
2. Mr. DiDuch stated Applicant is requesting a variance for a front façade sign, side facade signs and 22 window covering signs.

WHEREAS, Robert Lister, owner of the fun center, attended the February 10, 2025 meeting and testified as follows:

1. Mr. Lister stated that they have another family entertainment center in Cherry Hill which is 22,000 square feet.

2. Mr. Lister stated that the facility host a mini golf, mini bowling and party room.

3. Mr. Lister stated the facility is open 7 days a week. Hours of operation are as follows

   2 pm to 9 pm Monday thru Thursday

   2 pm to 10 pm of Friday

   10 am to 10 pm on Saturday

   10 am to 9 pm on Sunday

4. Mr. Listed noted that signage is consistent with other businesses in the same Center.

5. Mr. Lister also stated that the window covering signage are pictures of cartoon characters that cover the windows that keeps light out. Inside the facility there are black lights for affect which would be diminished if outside light were allowed to shine into the facility.

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 Applicant is requesting a 5 feet 6 inch in height, front wall sign where 3 feet is permitted. A variance is required for the number and height of façade signs.

2. Mr. Petrongolo also noted that Applicant is seeking a side wall sign 4 feet in height, where 3 feet is allowed.

3. Mr. Petrongolo stated the window signs are considered façade signs. He testified that variance relief is necessary for both the number and height of these signs.

4. Mr. Petrongolo stated there is no master sign plan for the center.

5. Mr. Petrongolo stated there are other signs larger in the center.

6. Mr. Petrongolo stated there is no negative impact.

7. Mr. Petrongolo also stated the need for window covers is to keep the light out because the lighting inside is black lights.

8. Mr. Petrongolo stated this is a unique situation for this use. Mr. Petrongolo noted that all signs must be separated by at least 6 feet. The Applicant is proposing signs with no separation and will require variance relief.

WHEREAS Justin Rempfer of Signarama Sign Company attended the February 10, 2025 meeting and stated as follows:

1. Mr. Rempfer was informed the condition of approval is he must supply sizes of all 22 window signs. Mr. Rempfer agreed to provide necessary details to the Board Professionals and would work with them.

2. Mr. Petrongolo stated the Channel Letter Sign should be on the side of the building. Applicant will comply.

3. Applicant was also proposing a temporary banner similar in size to the front façade sign. Mr. Petrongolo noted that a variance was also required for the banner.

4. Mr. Fini had no objection to the application.

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 Shopping Center (SC) Zoning District of Washington Township.

2. The Applicant is requesting a signage variance for his establishment.

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 signage variance for the Monster Mini Golf, LLC is **GRANTED**. The Applicant is **GRANTED** the following variances:

1. Variance from section 285-230A(1) to allow two façade signs (front and side) which are 5.66 feet and 4 feet high. Variance is **GRANTED** for the number and height of the façade signs.

2. Variance is **GRANTED** for the number and height of the proposed window signs.

3. Variance relief is **GRANTED** to allow no sign separation where 6 feet is required.

4. A variance is **GRANTED** to allow for a temporary facade banner.

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

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

7. 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.

8. This approval is subject to the testimony presented and the signs are to conform to the plans and drawings submitted at the hearing.

9. 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.