RESOLUTION R 19-2025
A RESOLUTION OF THE WASHINGTON TOWNSHIP ZONING BOARD OF ADJUSTMENT APPROVING A REQUEST FOR AN EXTENSION OF AN EXISTING APPROVAL PURSUANT TO 40:55D-52 FOR NASTASI RESIDENTAL SUBDIVISION BLOCK 80.11 LOT 4 & 4.01

WHEREAS an application was made pursuant to N.J.S.A. 40:55D-52 by NASTASI RESIDENTAL SUBDIVISION for the property known in Washington Township, New Jersey, and known as Block 80.11, Lot 4 & 4.01 on the Tax Map of the Township of Washington; and

WHEREAS Benjamin A. Nadell Esq. Attorney for the Applicant has submitted a letter dated January 9, 2025, requesting for an extension of the Minor Subdivision approval adopted by Resolution on July 8, 2024.

WHEREAS the Board has carefully considered the request filed with the Board and the evidence presented at a Hearing on February 10, 2025; and

WHEREAS on January 9, 2025, a letter was received from Benjamin Nadell Esq., on behalf of Nastasi Residential Subdivision, requesting that the Board grant a 1 year extension of its use variance and subdivision approvals, from the July 8, 2024 to July 8, 2025.

NOW, THEREFORE, BE IT RESOLVED by the members of the Board voting for the action taken by the Board, after reviewing the Township Ordinances, the application and plan, and considering all the testimony that was presented at the hearing, the following findings and facts of conclusion of law are made:

1. The applicant is the owner of the property or person authorized to act on their behalf.

2. All taxes on the property are paid.

3. Benjamin Nadell Esq. stated that Pursuant to N.J. S. A. 40: 55D-52, the Applicant would request a 1 year extension of the use variance approval and minor subdivision.

4. A condition for the extension is the escrow balance must remain current.

5. No one from the public appeared for or against the application.

NOW, THEREFORE, BE IT RESOLVED on this 10th day of February 2025, by the Zoning Board of Adjustments of the Township of Washington , County of Gloucester, State of New Jersey, on the application of the Applicant, Nastasi Residential Subdivision, for an extension of the use variance and subdivision approval by the Board pursuant to N.J.S.A. 40:55D-52 for Block 80.11, Lot 4 & 4.01, as designated on the Washington Township Tax Map, to allow Nastasi Residential Subdivision to extend the Variance and subdivision Approval for 1 year from July 8, 2024 to July 8, 2025. It is hereby **Granted** based upon the specific facts of this application that the approval previously granted be extended for 1 year to July 8, 2025.

1. This approval is conditioned upon the Applicant obtaining any and all permits or licenses which are required by any other agencies of the Township, State, County or Federal Government, including Gloucester County Planning Board, if necessary.

2. This approval is also conditioned upon the Applicant maintaining a current balance in the escrow account.

BE IT FURTHER RESOLVED that the Applicant shall pay any other fees, costs or escrows required by the Board and/or the Township; and

BE IT FURTHER RESOLVED that the secretary shall cause a brief notice of this resolution to be published in South Jersey Times and forward a copy thereto to the applicant within ten (10) days of the date hereof.

WASHINGTON TOWNSHIP ZONING BOARD OF ADJUSTMENT

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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 10, 2025.

THOSE VOTING IN FAVOR:	7
THOSE OPPOSED:	0
THOSE ABSTAINING:	0

Attest:

Jeanette Naylor

JEANETTE NAYLOR

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.