RESOLUTION R 20-2025
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 PROGOOD SEWELL LLC
BLOCK 199 LOT 12

WHEREAS an application was made pursuant to N.J.S.A. 40:55D-52 by PROGOOD SEWELL, LLC, for the property known in Washington Township, New Jersey, and known as Block 199, Lot 12 on the Tax Map of the Township of Washington; and

WHEREAS Damien O. Del Duca, Esq. Attorney for the Applicant has submitted a letter dated February 7, 2025 requesting for an extension to complete and prefect the subdivision and recording the subdivision deed adopted by Resolution 2024-22 on April 8, 2024.

WHEREAS the Applicant and their Attorney have been working with the Board Professionals and the county to finalize the subdivision.

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 February 7, 2025, a letter was received from Damien O. Del Duca, Esq., on behalf of Progood Sewell, LLC, requesting that the Board grant a 1 year extension from the initial approval for recording the subdivision deed approvals to or until May 21, 2026.

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. Damien O. Del Duca, Esq. stated that Pursuant to N.J. S. A. 40: 55D-52, the Application would request a 1 year extension for the filing and recording of the subdivision deed or until May 21, 2026.
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, Progood Sewell, LLC, for an extension for the recording of the subdivision deed approval by the Board pursuant to N.J.S.A. 40:55D-52 for Block 199, Lot 12, as designated on the Washington Township Tax Map, to allow Progood Sewell, LLC the recording of the subdivision deed approval for 1 year extension from November 21, 2024 to May 21, 2026. It is hereby **Granted** based upon the specific facts of this application that the approval previously granted be extended for 1 year from the initial resolution or until May 21, 2026.

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.