RESOLUTION R 21-2025
RESOLUTION OF FINDING AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY
(DAVID AND SHEILA MITCHELL, BLOCK 66.01, LOT 7)

WHEREAS, an application for a variance, preliminary and final site plan submission from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant, David and Sheila Mitchel (hereinafter referred to as 'Applicant') with an address of 11 Windy Acres Drive, Sewell, New Jersey 08380, for property owned by same located at 11 Windy Acres Drive, in Washington Township, County of Gloucester, New Jersey. Applicant is seeking Bulk Variances, approval, for said Property being designated on the Tax Map of the Township of Washington as Block 66.01, Lot 7; and

WHEREAS the purpose of the application is to obtain bulk variance, approval. Applicant proposes the expansion of the existing residence. Applicant is requesting a 18% maximum building coverage where 15% is permitted and 35% maximum impervious coverage where 25% is permitted in a Rural (R) Zone.

WHEREAS, in support of the application, the Applicant has submitted an application received on February 18, 2025 along with drawings, received at the Washington Township Zoning Board of Adjustment on March 10, 2025.

WHEREAS, Damian Del Duca, Esq, representing the applicant, attended the March 10, 2025 regular meeting at the Washington Township Zoning Board and stated as follows:

1. Mr. Del Duca Esq. stated the existing home in one story and is the smallest lot on the court.

2. Mr. Del Duca Esq. stated applicant is requesting approval for an addition on the rear of the home along with a pool and outdoor patio.

3. Mrs. Mitchell is disabled and her family want's to make the house more accessible for her.

4. Mr. Del Duca Esq. stated applicant will provide significant landscaping and buffering to the rear of the building.

5. Mr. Del Duca Esq. stated applicant is proposing 18% building coverage where 15% permitted.

6. Mr. Del Duca Esq. also stated applicant is proposing 35% impervious coverage where 25% is permitted. Currently the existing house and structures have 29.1% impervious coverage.

WHEREAS Mr. Mitchell attended the March 10, 2025 regular meeting and stated he and his wife have owned the property for about 5 years and gave testimony as follows:

1. Mr. Mitchell stated his wife has Alzheimer's disease and needs someone to be with her at all times.
2. Mr. Mitchell stated he want to keep his wife in the home as long as possible and the addition, pool and patio allow their kids and grandkids to come and stay with them.
3. Mr. Mitchell stated it is a single story home with no steps and is the only single story home on the street.

WHEREAS Mr. Reinert, Architect, appeared at the March 10, 2025 meeting on behalf of applicant and testified as follows:

4. Mr. Reinert, Architect was involved in prior development of the same home for previous owners who was wheelchair bound. The home has ADA features in the shower and layout is handicap efficient.

WHEREAS Mr. Clinton Quay, PE, PP of Stantec attended the March 10, 2025 regular meeting of the Washington Township Zoning Board at testified as follows:

1. Mr. Quay made reference to exhibit A-1 an aerial view and stated the proposed improvements are consistent with the neighborhood. All or most have outdoor improvements and pools.
2. Mr. Quay stated it is the smallest lot on the street and referred to exhibit A-4 showing the proposed outdoor cabana area, small bath room, pool and deck area.
3. Mr. Quay stated the building coverage is proposed at 18% where 15% is allowed and impervious cover is 35% where 25% is allowed and a variance is needed for both.
4. Mr. Quay stated the proposed addition would meet the positive criteria due to the unique conditions. The home foot print is all on one floor on a small lot. Other homes have more square footage but also have 2 floors.
5. Mr. Quay stated the single story house is ADA compliant which contributes to the need for a variance.
6. Mr. Quay stated the proposed additions all advance the purposes of zoning and would be desirable visually and environmentally.
7. Mr. Quay stated the proposed additions promote the general purpose of zoning, keeping and caring for a disabled person in their home.
8. Mr. Quay noted no negative impact and no storm water issue because there is an existing basin is to the rear of the property.

9. Mr. Quay stated neighbors will not see the additions because all are in the rear and the additions will not impair the neighborhood or zone or plan.

WHEREAS, Joseph Petrongolo L.L.A., R.L.A., P.P. attended the March 10, 2025 meeting of the Washington Township Zoning Board of Adjustment and where he gave testimony as follows:

1. Mr. Petrongolo stated a variance from ordinance 285-41-F for maximum building covers where 15% is allowed where Applicant proposes 18% is needed.
2. Mr. Petrongolo stated ordinance 285-41-K impervious coverage is 25% allowed and Applicant is proposing 35%. A variance is needed.
3. Mr. Petrongolo agree with Applicant regarding the unique conditions. This will provide appropriate area for recreation and provide ADA compliant facility and meet the special needs of the Applicant and advance the land use law and federal regulations.
4. Mr. Petrongolo noted that Applicant will work with him on landscaping.
5. Mr. Petrongolo stated the landscape should be as shown as a condition of approval.

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 Rural (R) Zoning District of Washington Township.
2. The Applicant is requesting a variance, to install an addition to the rear of the home, a pool, and patio.

NOW, THEREFORE, BE IT RESOLVED, by the Washington Township Zoning Board of Adjustment, that the application for variance, approval to construct an addition, pool and patio on their one story home.

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. The approval is conditioned upon the Applicant landscaping the property as set forth in the exhibits and will work with the Board Professions.

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

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

5. 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.

6. 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, Secretary

The Resolution is adopted by the
Washington Township Zoning Board of Adjustment
On the 14th day of April 2025 and memorializes the decision of the
Board made at a Hearing on March 10th, 2025.

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

ATTEST:

Jeanette Naylor, Secretary

This Memorialization of Resolution
setting forth the decision of the Board
was adopted thereafter on the 14th day
of April 2025, by a vote of 6 In Favor
And Ø Opposed Ø Abstained.