RESOLUTION R 22-2025
RESOLUTION OF FINDING AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY
(JOSEPH BRENNAN, BLOCK 85.25, LOT 7)

WHEREAS, an application for a variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant, Joseph Brennan, (hereinafter referred to as 'Applicant') with an address of 23 Tarpon Court, Sewell, New Jersey 08080, for property owned by same in Washington Township, County of Gloucester, New Jersey. Applicant is seeking a Bulk Variance for said Property being designated on the Tax Map of the Township of Washington as Block 85.25, Lot 7; and

WHEREAS the purpose of the application is to obtain a bulk variance approval. Applicant is requesting a variance to ordinance 285-41, specifically the lot coverage restriction so he can install an in-ground pool at his residence.

WHEREAS, in support of the application, the Applicant has submitted an application along with the survey drawing prepared by Bruce A. Ewing Land Surveyor and received at the Washington Township Zoning Board of Adjustment on February 10, 2025.

WHEREAS, Joseph Brennan attended the March 10, 2025 regular meeting at the Washington Township Zoning Board, and stated as follows:

1. Mr. Brennan is requesting a bulk variance from ordinance 285-41 impervious coverage for 35% coverage where 25% is allowed.

2. Mr. Brennan stated he is proposing to install a 14' x 28' inground pool.

3. Mr. Brennan stated the current lot coverage is 33% without the pool which is and over the impervious coverage allowed of 25%. By adding the in-ground pool the Applicant is requesting 35% impervious coverage.

4. Mr. Brennan also stated that the neighborhood has a drainage easement to the rear of the development which would eliminate any potential stormwater issue.

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 noted ordinance 285-41K, maximum impervious coverage is 25% and applicant is proposing 35% to add the pool and surrounding decking.

2. Mr. Petrongolo, Board Planner, stated there could be an issue with stormwater runoff. He indicated that Applicant would need to supply a grading plan to the Board Professionals as a condition of approval.

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 s Rural (R)) Zoning District of Washington Township.

2. The Applicant is requesting a variance for the allowed impervious coverage from 25% to 35% to install an in-ground pool and surrounding deck.

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 variance to install an in-ground pool at his residence, is **GRANTED.**

1. This approval is conditioned upon Applicant being responsible for any affordable housing obligation.

2. This approval is conditioned upon Applicant getting a grading plan that is approved by the Board Professionals.

3. This approval is conditioned upon what was testified to on the record and the addition is to be constructed as set forth in the plan drawings by Bruce A. Ewing Land Surveyor.

4. The approval is conditioned on the grading plan having no impact to the neighbors.

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.

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

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 0 Opposed 0 Abstained.