RESOLUTION R 23-2025
RESOLUTION OF FINDING AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY
(WILLIAM AND SHARON SCHULTZ, BLOCK 202, LOT 6.01)

WHEREAS, an application for a variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant, William and Sharon Schultz, (hereinafter referred to as 'Applicant') with an address of 217 Lake Avenue, PO Box 142, Grenloch, New Jersey 08032, 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 202, Lot 6.01; and

WHEREAS the purpose of the application is to obtain variance approval. Applicant is requesting a variance from ordinance 285-36E, specifically to add a l front porch to his home.

WHEREAS, in support of the application, the Applicant has submitted an application along with the survey drawing prepared by Vallee Surveying and received at the Washington Township Zoning Board of Adjustment on January 22, 2025

WHEREAS, William and Sharon Schultz attended the March 10, 2025 regular meeting at the Washington Township Zoning Board, and stated as follows:

1. Mr. Schultz stated he is requesting a variance from ordinance 285-36E, which requires a 25 foot front setback . Applicant is requesting 12 foot front setback.

2. Mr. Schultz stated he is proposing to install a small porch on the front of his home.

3. Mr. Schultz stated the home is 135 years old and is already close to the street, but he is retired and wants to sit on the front porch.

4. Mr. Schultz stated that this house was once a rooming house with a porch all around the home. The neighbors all have front porches.

5. Mr. Schultz stated he will keep with the historic character of this historic home and neighborhood.

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 this house has historical character and there are similar uses in the area.

2. Mr. Petrongolo did not see any negative impact to Applicants proposal and he felt it was consistent with the neighborhood.

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 ( ) Zoning District of Washington Township.

2. 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 bulk variance to install a front porch with a 12 foot front setback where 25 feet is required, is **GRANTED.**

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

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

3. 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.

4. 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 0 Opposed 0 Abstained.