RESOLUTION R 24-2025
RESOLUTION OF FINDING AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY
(MATTHEW TRAVIS, BLOCK 82.46, LOT 13)

WHEREAS, an application for a variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant, Matthew Travis, (hereinafter referred to as 'Applicant') with an address of 7 Jupiter Drive, Sewell, New Jersey 08080, for property owned by same in Washington Township, County of Gloucester, New Jersey, 08080. Applicant is seeking a Bulk Variance for said Property being designated on the Tax Map of the Township of Washington as Block 82.46, Lot 13; and

WHEREAS the purpose of the application is to obtain a bulk variance approval. Applicant proposes relief of side yard setback to construct a 13 foot x 23 foot attached single car garage. The primary purpose for the garage would be a workshop to store tools for home improvements and maintenance and any and all variances and waivers required, in a (PUD) Zone.

WHEREAS, in support of the application, the Applicant has submitted an application along with drawings prepared by Leon Land Surveying, LLC and received at the Washington Township Zoning Board of Adjustment on January 31, 2025.

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

1. Mr. Travis is requesting a 5 foot side setback where 10 foot is required to construct a single car garage.

2. Mr. Travis stated he is proposing to construct an attached 13 foot x 23 foot garage to his home.

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 that the addition must match the house.

2. Mr. Petrongolo, Board Planner, noted that pursuant to ordinance 285-173-18(f) (2) which states 10 feet is required for side set back and Applicant is requesting 5 feet side set back.

3. Mr. Petrongolo stated driveway needs to be extended to the garage. This is the same with the houses on the left and right of his property.

4. Mr. Petrongolo agrees that the garage being built is to store tools for home improvements is consistent with the Zone Plan.

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 (PUD) Zoning District of Washington Township.

5. The Applicant is requesting a variance for an addition to the existing home.

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 bulk variance to construct an attached 13 feet X 23 feet garage to the home on the property with a 5 foot side setback where 10 feet is required, is **GRANTED.**

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

2. 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 Leon Land surveying LLC.

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

4. 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.

5. 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.