RESOLUTION R 25-2025
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 COURTNEY HARGRAVE, BLOCK 157, LOT 2)

WHEREAS, an application for a variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant, David and Courtney Hargrave, (hereinafter referred to as 'Applicant') with an address of 26 Willow Street, Turnersville, New Jersey 08012, 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 157, Lot 2; and

WHEREAS the purpose of the application is to obtain a bulk variance approval. Applicant proposes a pole barn with a total height of 30 feet, where 16 feet is permitted. The purpose of the height is to utilize the space with oversized door and keep the structure esthetically pleasing in a PR-1 Zone.

WHEREAS, in support of the application, the Applicant has submitted an application along with the survey drawing prepared by Albert N. Floyd and Son Land Surveyors and received at the Washington Township Zoning Board of Adjustment on February 11, 2025.

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

1. Mr. Hargrave is requesting a height variance to allow a 30' x 16' pole barn, 30 feet in height where 16 feet is allowed.

2. Mr. Hargrave stated he is proposing to construct a pole barn 30 feet in height to accommodate the height of his RV.

3. Mr. Hargrave proposed dormers on the pole barn that will match his home and will enhance the look of the barn. The dormers are part of the reason he is requesting the additional height.

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 285-188E, maximum height and variance was needed since 16 feet in height is allowed and Applicant is requesting 30 feet.

2. Mr. Petrongolo, Board Planner, stated the proposed project will meet other setbacks requirements.

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 (PR-1) Zoning District of Washington Township.

3. The Applicant is requesting a variance for the height of the proposed pole barn, 30 feet tall where 16 feet is allowed.

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.

4. ***NOW, THEREFORE, BE IT RESOLVED,*** by the Washington Township Zoning Board of Adjustment, that the application for a variance to construct a pole barn, 30 feet tall where 16 feet is allowed, 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 Albert N, Floyd & Son..

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.