RESOLUTION R 26-2025
RESOLUTION OF FINDING AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY
(DENISE GIOVINETTI, BLOCK 199.06, LOT 7)

WHEREAS, an application for a variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant, Denise Giovinetti (hereinafter referred to as 'Applicant') with an address of 14 Millstone Drive, Sewell, New Jersey 08080, for property owned by same in Washington Township, County of Gloucester, New Jersey. Applicant is seeking a Variance for said Property being designated on the Tax Map of the Township of Washington as Block 199.06, Lot 7; and

WHEREAS the purpose of the application is to obtain variance approval. Applicant is proposing to allow multi family dwelling to allow a family member to rent a room in the household and any and all variances required. No structural changes are to be made to the building. The dwelling is in a PR-1 Zone.

WHEREAS, in support of the application, the Applicant has submitted an application received at the Washington Township Zoning Board of Adjustment on March 20, 2025.

WHEREAS, Denise Giovinettl attended the April 14, 2025 regular meeting at the Washington Township Zoning Board, and stated as follows:

1. Ms. Giovinetti is requesting variance approval to allow a disabled family member, Mark Giovinetti to reside in her residence.
2. Ms. Giovinetti stated there will be no alterations or structural changes made to the property to assist him.

3. Ms. Giovinetti Stated Mark Giovinetti will need a lease for him to receive his assistance from U.S. Department of Housing and Urban Development. HUD will pay monthly rent to Ms. Giovinetti to allow Mark to reside in the house.

4. Ms. Giovinetti stated that Mr. Giovinetti will be renting one bedroom.

5. Ms. Giovinetti stated she will care for and aid her disabled family member.

6. Ms. Giovinetti testified that there will be no changes to the building, no cooking in the room and no additional entrance to the building.

WHEREAS, Joseph Petrongolo L.L.A., R.L.A., P.P. attended the April 14, 2025 meeting of the Washington Township Zoning Board of Adjustment and where he gave testimony as follows:

1. Joseph Petrongolo testified that the proposed use would not impact the master plan or ordinances. He noted that it would meet the purpose of zoning and Township ordinances by allowing for housing and care for persons with special needs or who are handicapped.

2. Mr. Petrongolo also indicated that the proposed use would meet the positive and negative requirements.

3. Mr. Petrongolo indicated that conditions of approval should be, on one relative residing in the room, no kitchen, no additional entrance and no exterior changes to the building.

WHEREAS the meeting was made open to the public and the following members of the public appeared and testified as follows:

1. Douglas Maddocks attended the April 14, 2025 Zoning Board meeting and indicated he resides near applicants property. He is against the proposed use because he feels it will change the character of the neighborhood from single family home to multi-family use.

2. Donna Maddocks testified that the family member who will reside at Applicants dwelling is divorced and therefore not a relative. She noted he has been residing at the property for some time. She does not want multiple-family residents.

3. Linda Martino residing at 18 Millstone Drive is against the proposed use. She is concerned that more people will want to add tenants and it will change the neighborhood.

4. Douglas Maddock II is against the proposed use because it will have a negative financial and economic impact on the neighboring houses.

5. Joseph Strosser of 12 Millstone Drive stated that if the proposed use is granted, the Township will be going down a slippery slope and everyone will want to have rental units. He stated that the proposed use will negatively impact the neighborhood.

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.

2. The Applicant is requesting a variance to allow for a multi family dwelling for a disabled family member that is currently a single family dwelling. The family member will be paying rent through a Government Program.

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 allow a multi family dwelling with a rental room to a family member 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 12th day of May, 2025 and memorializes the decision of the
Board made at a Hearing on April 14th, 2025.

THOSE VOTING IN FAVOR: 6
THOSE OPPOSED: 0
THOSE ABSTAINING: 1

ATTEST:

Jeanette Naylor, Secretary

This Memorialization of Resolution
setting forth the decision of the Board
was adopted thereafter on the 12th day
of May 2025, by a vote of 6 In Favor
And 0 Opposed 1 Abstained.