RESOLUTION R 27-2025
RESOLUTION OF FINDING AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY
(MICHAEL AND KELLEY KARP, BLOCK 82.59, LOT 1)

WHEREAS, an application for a variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicants, Michael and Kelley Karp, (hereinafter referred to as 'Applicant') with an address of 28 Mansfield 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 82.59, Lot 1; and

WHEREAS the purpose of the application is to obtain bulk variance approval. Applicant is seeking a variance for the increase in impervious coverage limit from 25% to 45.9% in conjunction with the driveway expansion done in 2021. The property is located in a Residential (PR1) Zone.

WHEREAS, in support of the application, the Applicant has submitted an application along with drawings prepared by Monarch Surveying & Engineering, dated 4/12/2019, and received at the Washington Township Zoning Board of Adjustment on December 2, 2024 with the application.

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

1. Mr. Karp stated he had a pool installed in 2019 and then in 2021 had the driveway extended. The contractors told him there was no need for permits.

2. Mr. Karp was contacted by the Township to put in a permit application for impervious coverage for the pool and driveway work.

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. Mr. Petrongolo stated that the impervious coverage pursuant to ordinance 285-56B-10 that was passed in 2024, is 25% allowed. The Applicant is requesting 46% coverage.

2. Mr. Petrongolo, Board Planner, noted there is no drainage problems for the past 6 years on the property.

3. Mr. Petrongolo stated he has no objection to the driveway and pool. The paving increased the impervious coverage and a variance is needed.

WHEREAS the meeting was made open to the public, and no one had any testimony:

WHEREAS based upon the information above, the Board concluded as follows:

1. The property which is the subject of this application is located in a Residential (PR1) Zoning District of Washington Township.

2. The Applicant is requesting a variance for an existing pool and driveway. The allowed impervious coverage is 25% and 46% is requested by Applicant.

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 permit the requested 46% impervious cover on the property where 25% 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 Monarch Surveying & Engineering.

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 12th day of May 2025 and memorializes the decision of the
Board made at a Hearing on April 14th , 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 12th day
of May 2025, by a vote of 7 In Favor
And 0 Opposed 0 Abstained.