RESOLUTION R 28-2025
RESOLUTION OF FINDING AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY
(KIMBERLY MONACO, BLOCK 54.16, LOT 45)

WHEREAS, an application for a variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant, Kimberly Monaco, (hereinafter referred to as 'Applicant') with an address of 42 E. Holly Avene, 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 54.16, Lot 45; and

WHEREAS the purpose of the application is to obtain bulk variance approval. Applicant is requesting a variance for previous work done on the property which resulted in 49% impervious coverage where 40% is allowed. Applicants property is in a Residential (PR1) Zone.

WHEREAS, in support of the application, the Applicant has submitted an application along with drawings prepared by Ewing Associates Engineers and Surveyors, and received at the Washington Township Zoning Board of Adjustment on December 30, 2024.

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

1. Ms. Monaco provided an updated survey of her property and is requesting a variance approval for 49% impervious coverage where 40% is allowed.

2. Ms. Monaco had previously appeared at the March 10, 2025 regular meeting but requested a postponement to determine the percentage of impervious covers.

3. Ms. Monaco stated the variance is for previous work that was done on the property which includes 2 sheds and paving around the property.

4. Ms. Monaco also stated there are no drainage issues on the property.

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 is 40% allowed. The Applicant is requesting 49% coverage.

2. Mr. Petrongolo, Board Planner, noted that Applicant seeks approval to allow for the 49% impervious coverage where 40% us allowed.

3. Mr. Petrongolo stated he has no objection to the application.

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 a Residential (R) Zoning District of Washington Township.

2. The Applicant is requesting a variance for previous work done on the property to allow for 49% impervious coverage where 40% is allowed by ordinance.

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 allow for 49% impervious coverage where 40% 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 Ewing Associates Engineers and surveyors.

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
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
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.