RESOLUTION R 30-2025
RESOLUTION OF FINDING AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY
(PATRICK BRADY, BLOCK 198.12, LOT 8)

WHEREAS, an application for a variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant, Patrick Brady, (hereinafter referred to as 'Applicant') with an address of 45 Greenleigh Drive, Sewell, New Jersey 08080, for property owned by same in Washington Township, County of Gloucester, New Jersey, 08080. Applicant is seeking a Variance for said Property being designated on the Tax Map of the Township of Washington as Block 198.12, Lot 8; and

WHEREAS the purpose of the application is to obtain bulk variance approval. Applicant is requesting a variance to add a bedroom to his existing house. The addition exceeds the allowed 15% building coverage. The property is in a Residential (R) 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 March 17, 2025.

WHEREAS, Patrick Brady attended the April 14, 2025 regular meeting of the Washington Township Zoning Board, and stated as follows:

1. Mr. Brady is requesting to add a small addition to the back of his house. The addition would be a bedroom for his son.

2. Mr. Brady stated that he is aware he is over the allowed impervious coverage.

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 285-41f is 18% allowed. The Applicant is requesting 25% coverage.

2. Mr. Petrongolo, Board Planner, noted he would make approval conditioned on down spouts going into wells to decrease storm water run off or put in a swale or French drain to divert stormwater.

3. Mr. Petrongolo stated he has no objection but noted he would also wants some of the patio removed. The Applicant indicated that some of the old patio would be removed.

WHEREAS the meeting was made open to the public and is as follows:

1. Daniel Laporta asked if it was a two story addition to the home. Mr. Petrongolo and Applicant responded no. It was also noted that the addition would not face toward her home.

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 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 addition to the back of the home on the property with 25% impervious coverage where 18% is allowed, is **GRANTED.** The approval was **GRANTED** without requiring, wells or special drainage.

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, 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.