RESOLUTION R31-2025

A RESOLUTION OF FINDINGS AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY (JOYCE KELLEY, BLOCK 85.31, LOT 23)

WHEREAS, an application for a bulk variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant/Owner, Joyce Kelley (hereinafter referred to as "Applicant") with an address of 12 Magnolia Lane, Sewell, New Jersey 08080 for said Property being designated on the Tax Map of the Township of Washington as Block 85.31, Lot 23; and

WHEREAS, the purpose of the application is to obtain bulk variance approval to construct a sloped roof over an existing concrete pad for property located in a SSF Zone; and

WHEREAS, in support of the application, the Applicant has submitted an application received at the Washington Township Zoning Board of Adjust on March 20, 2025 with attachments; and

WHEREAS, Joyce Kelley attended the May 12, 2025 meeting of the Washington Township Zoning Board of Adjustment and testified as follows:

1. Ms. Kelley stated she needs a variance to construct a sloped roof over an existing concrete pad off the back of her house; and

WHEREAS, Joseph Petrongolo, L.L.A., R.L.A., P.P., attended the May 12, 2025 meeting of the Washington Township Zoning Board of Adjustment and where he gave testimony as follows:

1. Mr. Petrongolo stated the Applicant is seeking relief for a rear yard setback of 10 feet where 30 feet is required.
2. Mr. Petrongolo stated the property is located within an over 55 community. He stated the concrete slab was built when the home was constructed and encroaches

into the rear yard setback. The Applicant would like to construct a porch roof over the existing concrete pad.

3. Mr. Petrongolo stated there is an existing covered porch adjacent to the concrete slab along the back of the house. The Applicant will still maintain the same rear yard setback. He saw no negative impact.
4. Mr. Petrongolo stated the Applicant needs a variance from Section 285-49(F) to allow for a 10 foot rear yard setback where 30 feet is required. The Applicant is also requesting a variance from Section 285-49(E) for a side yard setback of 8.5 feet where 15 feet required.
5. Mr. Petrongolo stated the two (2) variances are needed. The Applicant is not building a sunroom over the concrete slab. The request to install a roof over the existing concrete slab that has also been approved by the HOA; and

WHEREAS, the meeting was made open to the public and no one had any comments or objection; and

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

1. The property which is the subject of this application is located in the SSF Zoning District of Washington Township.
2. The Applicant is requesting a variance to construct a sloped roof over an existing concrete pad in the rear of the house.
3. The Applicant is requesting relief from Section 285-49(E) for a side yard setback of 8.5 feet where 15 feet is required.
4. The Applicant is requesting relief from Section 285-49(F) for a rear yard setback of 10 feet where 30 feet is required.

5. The grant of the bulk 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 construct a sloped roof over an existing concrete pad is **GRANTED.**

1. This approval is conditioned upon the Applicant being responsible for any affordable housing obligation created by this application, if any.
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, Cunty, 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 payment or other fees owned to the Township, County or State for professional review of the application.
5. The Applicant is GRANTED the variances to construct a sloped roof over the existing concrete pad as testified to at the hearing on May 12, 2025.
6. The sloped roof is to match the existing adjacent patio structure.
7. This approval is conditioned upon any other requirements of the HOA as contained in their letter dated November 4, 2024.

BE IT FINALLY 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
PLANNING BOARD

JOSPEH BENNIS, Chairperson

ATTEST:

Jeanette Naylor, Secretary

The Resolution is adopted by the
Washington Township Zoning Board of Adjustment
On the 9th day of June and memorialized the decision of the
Board made at a hearing on May 12, 2025.

THOSE VOTING IN FAVOR: 7
THOSE OPPOSED; 0
THOSE ABSTAINING: 0

ATTEST:

Jeanette Naylor, Secretary

This Memorialization of the Resolution
Setting forth the decision of the Board
was adopted thereafter on the 9 day
of June by a vote of 5 in favor
and 0 opposed 0 abstained.

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