RESOLUTION R32-2025

A RESOLUTION OF FINDINGS AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY (RANDY AND MARIA FORD, BLOCK 54.10, LOT 5)

WHEREAS, an application for a bulk variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant/Owner, Randy and Maria Ford (hereinafter referred to as "Applicant") with an address of 5 Bunker Hill Road, Sewell, New Jersey 08080 for said Property being designated on the Tax Map of the Township of Washington as Block 54.10, Lot 5; and

WHEREAS, the purpose of the application is to obtain bulk variance approval to construct a roof over an existing patio adding 465.46 square feet of coverage which is over and above both the impervious coverage and building coverage permitted in a PR-1 Zone; and

WHEREAS, in support of the application, the Applicant has submitted an application received at the Washington Township Zoning Board of Adjustment on March 26, 2025 with attachments; and

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

1. Mr. Ford stated he bought the property back in 2015. The property already had a slab in the back of the house. He now wants to put an overhang over the concrete slab. He has a small screened patio adjacent to the slab and he now wants to extend the roof to left and over the existing concrete pad. He is not changing anything else. He has a pool in the back yard.
2. Mr. Ford stated he will remove the existing old shed and the brick pavers located to the side of the house and replace with grass; 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 requesting a variance from Section 285-56B(5) to allow for over 40% impervious coverage.
2. Mr. Petrongolo stated the Applicant is proposing to add 465.46 square feet of additional coverage for a total coverage percentage of 44% where 40% is the maximum permitted. Mr. Petrongolo recommends any approval be at 45% to be safe.
3. Mr. Petrongolo stated the Applicant is going to remove the existing shed and brick pavers on the side of the house and replace with grass. He saw no negative impact from adding this patio roof over the concrete slab in the back of the house; 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 PR-1 Zoning District of Washington Township.
2. The Applicant is requesting a variance to add 465.46 square feet of impervious coverage to construct a patio roof over an existing concrete slab in the back yard which exceeds the impervious and building coverage percentage permitted.
3. The Applicant is requesting relief from Section 285-56.B(5) to permit 45% of impervious coverage where 40% maximum is permitted.

4. 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 add 465.46 square feet of impervious coverage above the maximum permitted impervious and building coverage of 40% to 45% 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 a variance to allow for the adding of 465.46 square feet of impervious coverage above the impervious and building coverage permitted as testified to at the hearing on May 12, 2025.
6. The Applicant is to remove the existing old shed and brick pavers to the left of the house and replace with grass.

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:
THOSE OPPOSED;
THOSE ABSTAINING:

ATTEST:

Jeanette Naylor, Secretary

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

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