RESOLUTION R33-2025

A RESOLUTION OF FINDINGS AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY (PATRICIA AND JAMES HARRIS, BLOCK 79, LOT 1)

WHEREAS, an application for a bulk variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant/Owner, Patricia Harris (hereinafter referred to as "Applicant") with an address of 186 Pitman Downer Road for said Property being designated on the Tax Map of the Township of Washington as Block 79, Lot 11; and

WHEREAS, the purpose of the application is to obtain bulk variance approval for an existing 30' x 30' x 15' garage used for storage requiring a 2 foot side yard setback, where 15 feet is required in a A Zone; and

WHEREAS, in support of the application, the Applicant has submitted an application received at the Washington Township Zoning Board of Adjust on April 10, 2025 with attachments; and

WHEREAS, Patricia and James Harris attended the May 12, 2025 meeting of the Washington Township Zoning Board of Adjustment and testified as follows:

1. Mr. Harris stated the garage is being used for storage. He stated the slab is poured; the footing is poured and the garage is built. He is before the Board tonight requesting forgiveness. He stated his closest neighbor's house is about 70 feet from the side yard property line; 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 a bulk variance for an existing garage. The Applicant is seeking a variance for a 2 foot side yard setback where 15 feet is required per Section 285-26(F).
2. Mr. Petrongolo stated the property is in a wooded area.
3. Mr. Petrongolo stated the lot has trees in the front and along the side yard.
4. Mr. Petrongolo stated the house is equal with and not in front of his neighbor's house; and

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

WHEREAS, additional testimony was made after the close of the meeting to the public as follows:

1. Board Member Flaiano asked about the gravel driveway extending over the side property line.
2. Mr. Petrongolo asked the Applicant if they would agree to remove the gravel driveway extending over the side property line, which would be a condition of approval.
3. Mr. Harris stated yes; 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 A Zoning District of Washington Township.
2. The Applicant is requesting a variance for a 30' x 30' x 15' garage for storage use requiring a 2 foot side yard setback where 15 feet is required per Section 285-26(f).

3. 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 allow an existing 30' x 30' x 15' garage for storage use with a 2 foot side yard setback, where 15 feet is required, 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 a 30' x 30' x 15' garage for storage use with a 2 foot side yard setback as testified to at the hearing on May 12, 2025.
6. The Aplicant has agreed, as a condition of this approval, to remove the gravel driveway extending over the side property line.

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 9th day
of June by a vote of 5 in favor
and 0 opposed 0 abstained.

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