RESOLUTION R34-2025

A RESOLUTION OF FINDINGS AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY (MELISSA AND CHRISTOPHER LUKACH, BLOCK 19.19, LOT 22)

WHEREAS, an application for a bulk variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant/Owner, Melissa and Christopher Lukach (hereinafter referred to as "Applicant") with an address of 10 Aldridge Way, Sewell, NJ 08080 for said Property being designated on the Tax Map of the Township of Washington as Block 19.19, Lot 22; and

WHEREAS, the purpose of the application is to obtain bulk variance approval to install a cover over the front porch of the house at a setback of 45 feet where 50 feet is required and any and all variances and waivers required in a R 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, Melissa and Christopher Lukach attended the May 12, 2025 meeting of the Washington Township Zoning Board of Adjustment and testified as follows:

1. Melissa Lukach stated they want to construct a cover over the front porch of the 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 a variance for a front yard setback of 45 feet where 50 feet is required to install a cover over the existing front porch.

2. Mr. Petrongolo stated if you look at the sketch submitted with the application, the right of way line across the front of the property is in the shape of a bow across the front yard thereby shortening the length of the front yard The Applicant requires a front yard setback of 45 feet where 50 feet is required The impact is negligible at best and therefore, he sees no negative impact from approving same; 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 R Zoning District of Washington Township.
2. The Applicant is requesting a variance to cover the front porch of the house at a setback of 45 feet where 50 feet is required per Section 285-41(G).
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 cover the front porch of the house at a setback of 45 feet where 50 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 cover the front porch of the house at a setback of 45 feet as testified to at the hearing on May 12, 2025.

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
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.