RESOLUTION R35-2025

A RESOLUTION OF FINDINGS AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY (TIMOTHY & KRISTEN SORRENTINO, BLOCK 85.20, LOT 4)

WHEREAS, an application for a bulk variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant/Owner, Timothy & Kristen Sorrentino (hereinafter referred to as "Applicant") with an address of 100 Wendee Way, Sewell, New Jersey for said Property being designated on the Tax Map of the Township of Washington as Block 85.20, Lot 4; and

WHEREAS, the purpose of the application is to obtain bulk variance approval to construct a framed portico over the front entry door of their residence located 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 23, 2025 with attachments; and

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

1. Mr. Sorrentino stated he is requesting a variance to build a framed portico over his existing front entry door to his 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 requesting a variance from Section 285-41(G) for a front yard setback of 25 feet where 50 feet is required. He stated the existing home does not comply with the front yard setback. The existing front yard setback of the structure is somewhere between 25 feet to 30 feet.

2. Mr. Petrongolo stated the Applicant also needs a variance from Section 285-41(K) for the amount of impervious coverage. The Applicant is requesting somewhere between 25% to 28% of impervious coverage where 25% is permitted but he recommends any approval be at 30% maximum impervious coverage.
3. Mr. Petrongolo stated the variance is needed to construct a portico over the main entrance to the front of the house.
4. Mr. Petrongolo stated there is an existing concrete walkway from the driveway to the front door of the house. The Applicant is going to replace the concrete sidewalk with a hardscape walkway. There are no other changes. Applicant is proposing to add the portico over an existing condition on the property. The portico is to be built within the same foot print of the existing porch.
5. Mr. Petrongolo stated the property already exceeds the impervious coverage at 26.6% but he again recommends approval at 30%. The improvement being made is to the entrance of the house. The impact will be minimal. However, he requests there be no impact to any drainage on the property from the improvement which might need some adjustment of the grade, if needed; 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 construct a front portico over the existing front porch of the residence.

3. The Applicant is requesting a variance from Section 285-41(G) to allow for a front yard setback of 25 feet where 50 feet is required.
4. The Applicant is requesting a variance from Section 285-41(K) to allow for 30% impervious coverage where 25% maximum impervious coverage is permitted.
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 allow for the construction of a portico over the front entry door of the existing residence 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 construction of a portico over the existing front porch of the residence for a maximum imperious coverage of 30% and a variance for a front yard setback at 25 feet as testified to at the hearing on May 12, 2025.

6. The Applicant is to control and address any increase of runoff from the improvements, if any, that may go onto neighbor's property.

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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