RESOLUTION R 38-2025
RESOLUTION OF FINDING AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY
(AMANDA HOOD, BLOCK 109.03, LOT 8)

WHEREAS, an application for a variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant, Amanda Hood, (hereinafter referred to as 'Applicant') with an address of 34 Longwood Drive, Sicklerville, New Jersey 08081, for property owned by same in Washington Township, County of Gloucester, New Jersey, 08081. Applicant is seeking a Bulk Variance for said Property being designated on the Tax Map of the Township of Washington as Block 109.03, Lot 8; and

WHEREAS the purpose of the application is to obtain bulk variance approval. Applicant is requesting a variance to add a shed to the property that will be over the impervious coverage allowed. Applicants property is in a Residential (PR1) Zone.

WHEREAS, in support of the application, the Applicant has submitted an application along with drawings prepared by Michael W. Zimmerman, PLS of NJ Professional Land Surveyor, and received at the Washington Township Zoning Board of Adjustment on May 5, 2025.

WHEREAS, Amanda Hood attended the June 9, 2025 regular meeting at the Washington Township Zoning Board, and stated as follows:

1. Ms. Hood provided an updated survey of her property and is requesting a variance approval for 50% impervious coverage where 40% is allowed.

2. Ms. Hood requested a variance to build a 12x20 foot shed.

WHEREAS, Joseph Petrongolo L.L.A., R.L.A., P.P. attended the June 9, 2025 meeting of the Washington Township Zoning Board of Adjustment and where he gave testimony as follows:

1. Mr. Petrongolo stated that the impervious coverage pursuant to ordinance 285-56B-10 is 40% allowed. The Applicant is requesting 50% coverage.

2. Mr. Petrongolo, Board Planner, noted that Applicant seeks approval to allow for the 50% impervious coverage where 40% is allowed.

3. Mr. Petrongolo stated the neighbors shed is on their property. If the neighbors shed is removed Mr. Petrongolo indicated it should not be allowed to be put back of Applicants property.

4. Mr. Petrongolo stated that any stormwater impact on neighbors property must be addressed.

5. Mr. Petrongolo stated Applicant will work with Board Professionals regarding any storm water management issues.

WHEREAS the meeting was made open to the public and the following members of the public appeared and testified as follows:

1. Chris Easterwood of 32 Longwood Drive stated he is concerned with stormwater run-off especially if it runs onto his property.

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

1. The property which is the subject of this application is located in a Residential (PR1) Zoning District of Washington Township.

2. The Applicant is requesting a variance for previous work done on the property constructing a 12x20 foot shed to allow for 50% impervious coverage where 40% is allowed by ordinance.

3. The **GRANT** of the 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 bulk variance to allow for 50% impervious coverage where 40% is allowed, is **GRANTED.**

1. This approval is conditioned upon Applicant being responsible for any affordable housing obligation.

2. This approval is conditioned upon what was testified to on the record and the addition is to be constructed as set forth in the plan drawings by NJ Professional Land Surveyors.

3. This approval is subject to the Applicant obtaining the appropriate building permits from the Construction Office.

4. This application is further conditioned upon the Applicant obtaining any and all permits which are required by any other agencies of the Township, County, State or Federal Government, including the Gloucester County Planning Board, if necessary.

5 This application is further conditioned upon the Applicant bringing current any and all escrow payments or other fees owed to the Township County or State for professional review of the application. No construction permits will be issued or Certificate of Occupancy GRANTED if there are outstanding fees and escrow payments due.

6 This approval is conditioned upon work with Board Professionals regarding any stormwater issues.

BE IT FURTHER 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 ZONING
BOARD OF ADJUSTMENT

JOSEPH BENNIS, Chairperson
Daniel Dougherty

ATTEST:
Jeanette Naylor
Jeanette Naylor, Secretary

The Resolution is adopted by the
Washington Township Zoning Board of Adjustment
On the 14th day of July 2025 and memorializes the decision of the
Board made at a Hearing on June 9th, 2025.

THOSE VOTING IN FAVOR:	5
THOSE OPPOSED:	0
THOSE ABSTAINING:	0

ATTEST:

Jeanette Naylor

Jeanette Naylor, Secretary

This Memorialization of Resolution setting forth the decision of the Board was adopted thereafter on the 14th day of July 2025, by a vote of 5 In Favor And 0 Opposed 0 Abstained.