RESOLUTION R 39-2025
RESOLUTION OF FINDING AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY
(FRANK HALES, BLOCK 216, LOT 11.03)

WHEREAS, an application for a variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant, Frank Hales (hereinafter referred to as 'Applicant') with an address of 501 Route 168, Blackwood, NJ 08012, , for property owned by M&J Holdings with an address at 1134 S. Blackhorse Pike, Suite 116, Blackwood, County of Gloucester, New Jersey, 08012. Applicant is seeking a Signage Variance for said Property being designated on the Tax Map of the Township of Washington as Block 216, Lot 11.03; and

WHEREAS the purpose of the application is to obtain a variance approval. The Applicant is seeking sign variance for a proposed sign package in a Highway Commercial (HC) Zone. The Applicant is seeking approval for 1 facade sign that is 450 square feet.

WHEREAS, in support of the application, the Applicant has submitted an application along with drawings, received at the Washington Township Zoning Board of Adjustment on March 26, 2025.

WHEREAS, Maureen McWilliams and Jason Brooks attended the June 9, 2025 10, 2025 regular meeting at the Washington Township Zoning Board, and stated as follows:

1. Maureen McWilliams on behalf of Dream Homes, the name of the establishment, stated that a 40 square foot sign is allowed but they want a larger sign on the building.
2. Dream Homes stated the building sits back from the road and therefore the sign is hard to see.
3. Dream Homes stated the prior establishment, Vision Solar, got a variance but never got permits to install the sign and the prior variance expired.
4. Dreams Homes as a new company is applying for a larger facade sign then permitted under Section 285-231C size of the façade sign.
5. Applicant is requesting one 450 square foot facade sign where two 40 square foot signs are permitted.

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 Applicant is requesting a variance from section 285-230.A(1) height of facade sign, where 3 feet is permitted. And applicant is proposing a 9 foot high sign. A variance is required for the height of the facade sign.

2. Mr. Petrongolo also noted it is a unique location and it is difficult to see the building from the road.

3. Mr. Petrongolo stated he also has traffic concerns if there is a smaller sign.

4. Mr. Petrongolo stated the applicant is requesting a 450 square foot façade sign where two 40 square foot facade signs are allowed.

WHEREAS the meeting was made open to the public and there were no comments or objections.

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

1. The property which is the subject of this application is located in Highway Commercial (HC) Zoning District of Washington Township.

2. The Applicant is requesting a signage variance for the establishment.

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 signage variance by Frank Hales of M&J Holdings is **GRANTED**. The Applicant is **GRANTED** the following variances:

1. Variance from section 285-230A(1) to allow one façade signs 9 feet high. Variance is **GRANTED** for the height of the façade signs.

2. Variance is **GRANTED** to allow one 450 square foot façade sign where two 40 square foot signs are allowed.

3. This approval is conditioned upon Applicant being responsible for any affordable housing obligation created by this application. (COAH).

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

5. 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.

6. This approval is subject to the testimony presented and the signs are to conform to the plans and drawings submitted at the hearing.

7. 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 payment due.

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.