RESOLUTION R 40-2025
RESOLUTION OF FINDING AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY
(ROUTE 42 CITGO LLC, BLOCK 111.09, LOT 6.01)

WHEREAS, an application for a variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicants, Route 42 Citgo, LLC (hereinafter referred to as 'Applicant') with an address of 10 Surrey Court, Mount Laurel, New Jersey 08054, for property located at 5321 Route 42 South owned by same in Washington Township, County of Gloucester, New Jersey, 08080. Applicant is seeking a Variance for said Property being designated on the Tax Map of the Township of Washington as Block 111.09, Lot 6.01; and

WHEREAS the purpose of the application is to obtain bulk variance approval. Applicant is seeking a renewal of variance approval that was granted 2 years ago. The property is located in a Highway Commercial (HC) Zone.

WHEREAS, in support of the application, the Applicant has submitted an application along with the resolution R-28-2023 dated October 16, 2023 and R-14-2023 dated April 10, 2023, and received at the Washington Township Zoning Board of Adjustment on May 9, 2025 with the application.

WHEREAS, Joseph Pinto Esq, Attorney for the Applicant attended the June 9, 2025 regular meeting at the Washington Township Zoning Board, and stated as follows:

1. Mr. Pinto, Esq stated the engineer from the previous resolution passed away before the work was completed.

2. Mr. Pinto, Esq, stated the variance was granted 2 years ago and all conditions would stay the same as set forth in the previous approval.

3. Mr. Pinto, Esq. stated Applicant will resubmit site plans from his new engineer.

4. Mr. Pinto, Esq. stated Applicant is asking to be reapproved for the variances **GRANTED** approximately 2 years ago. The approval would be based upon the same plans submitted previously.

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 on Resolution R-14-2023 the site plan was approved on December 11, 2023. However the Use Variance expired.

2. Mr. Petrongolo, Board Planner, stated that to GRANT the use variance it would need to be conditioned upon preliminary and Final Site Plan approval.

WHEREAS the meeting was made open to the public, and no one had any testimony:

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 Highway Commercial (HC) Zoning District of Washington Township.

2. The Applicant is requesting variance approval as was previously GRANTED. He prior approvals exired.

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 variances and waivers as set forth in the plans submitted by the Applicant and/or requested on the record and as revised or amended, be and is hereby approved as noted on the record, the Applicant is **GRANTED** variances as requested by Applicant, subject to the following terms and conditions:

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.

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 payment due.

6. The variance is conditioned upon applicant applying for and receiving preliminary and final site plan approval.

BE IT FURTHER RESOLVED that the Applicant publishes 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:	6
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.