RESOLUTION R 41-2025
RESOLUTION OF FINDING AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY
(ARCR HOME BUILDING LLC, BLOCK 11, LOT 8)

WHEREAS, an application for a variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant, ARCR Home Builders LLC, (hereinafter referred to as 'Applicant') with an address of 2001 College Drive, Suite 19, Clementon, New Jerey 08021, for property owned by Richard Rosenberg of ARCR Home Builders LLC. Applicant is seeking a Bulk Variance for said Property being designated on the Tax Map of the Township of Washington as Block 11, Lot 8; and

WHEREAS the purpose of the application is to obtain bulk variance approval. Applicant is requesting a variance to build a 2430 square foot single family home on the Property. Applicants' property is in a (C) Zone.

WHEREAS, in support of the application, the Applicant has submitted an application along with survey drawing prepared by South Jersey Engineers and Surveyors, and received at the Washington Township Zoning Board of Adjustment on May 13, 2025.

WHEREAS, Benjmain Ojserkis, Esq, attorney for the Applicant attended the June 9, 2025 regular meeting at the Washington Township Zoning Board, and stated as follows:

1. Mr. Ojserkis, Esq stated the Applicant owns the vacant property located at 48 Farrior Avenue.

2. Mr. Ojserkis, Esq. stated the lot is shaped like a triangle and Applicant needs 125ft depth on lot to build. The shape of the lot prevents 125 feet lot depth.

3. Mr. Ojserkis, Esq stated the property is a hardship based on the property shape.

4. Mr. Ojserkis, Esq. stated the lot behind the property is apartments, (Washington Way Apartments).

5. Mr. Ojserkis, Esq stated Applicant can not buy more land because of the apartments behind the lot.

6. Mr. Ojserkis also stated that the propose of building would not be an impairment or detriment to the zone or plan.

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 the ordinance 285-36C (lot depth) requires 125 foot lot depth and across 80% of rear yard.

2. Mr. Petrongolo, stated the lot shape would be a hardship

3. Mr. Petrongolo stated applicant has a reasonable request because Applicant has no ability to expand the lot and there would be no impairment to the zoning plan.

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 (C) Zoning District of Washington Township.

2. The Applicant is requesting a variance to construct a home on an odd sized lot

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 the construction of a house on an odd shaped lot that does not meet the ordinance requirements of 125 feet depth and across 80% of rear yard 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 South Jersey Engineers.

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.

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 Dagherty

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 Ø Opposed Ø Abstained.