RESOLUTION R 42-2025
RESOLUTION OF FINDING AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY
(STEPHEN FOWLER, BLOCK 17.11, LOT 55.02)

WHEREAS, an application for a variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant, STEPHEN FOWLER, (hereinafter referred to as 'Applicant') with an address of 138 Salina Road, Sewell, New Jersey 08080 for property owned by same in Washington Township, County of Gloucester, New Jersey. Applicant is seeking a Bulk Variance for said Property being designated on the Tax Map of the Township of Washington as Block 17.11, Lot 52.05; and

WHEREAS the purpose of the application is to obtain variance approval. Applicant proposes to allow for a 3'-4' high fence in the front yard. This white picket fence is needed to hold in the dog and will keep the structure esthetically pleasing in a PR-1 Zone.

WHEREAS, in support of the application, the Applicant has submitted an application along with the survey prepared by Walter H. Macnamara Assoc., Inc. Land Surveyors and received at the Washington Township Zoning Board of Adjustment on June 5, 2025.

WHEREAS, Stephen Fowler attended the July 14, 2025 regular meeting at the Washington Township Zoning Board, and stated as follows:

1. Mr. Fowler is requesting a variance to allow for a 3' to 4' high white picket fence in the front yard.

WHEREAS, Joseph Petrongolo L.L.A., R.L.A., P.P. attended the July 14, 2025 meeting of the Washington Township Zoning Board of Adjustment and where he gave testimony as follows:

1. Mr. Petrongolo noted ordinance 255-215b, which indicates that a fence in the front yard is not permitted. Applicant is requesting up to a 4 foot high fence to contain his dog.

2. Mr. Petrongolo, Board Planner, stated neighbors have similar fences in their front yards on Salina Road.

3. Mr. Petrongolo stated Applicants property has limited back yard space. Most of the yard is on the side of the house.

4. Mr. Petrongolo stated the driveway enters into the back of the house.

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 (PR-1) Zoning District of Washington Township.

2. The Applicant is requesting a variance to install a 4' high white picket fence in the front yard to contain his dog.

3. The **GRANT** of the variance as sought by this application has no impact on the traffic triangle and would not obstruct drivers sight line.

4. Mr. Petrongolo has no objection to the application and indicated there is no detriment to the Zoning scheme or the Zoning Ordinances of Washington Township.

5. Mr. Petrongolo stated the installation of the fence would help clean up the area.

NOW, THEREFORE, BE IT RESOLVED, by the Washington Township Zoning Board of Adjustment, that the application for a variance to install a 4 foot high white picket fence in the front yard, is **GRANTED.**

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

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, County, 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 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.

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

ATTEST:

Jeanette Naylor, Secretary

The Resolution is adopted by the
Washington Township Zoning Board of Adjustment
On the 11th day of August 2025 and memorializes the decision of the
Board made at a Hearing on July 14, 2025.

THOSE VOTING IN FAVOR:	7
THOSE OPPOSED:	0
THOSE ABSTAINING:	0

ATTEST:

Jeanette Naylor, Secretary

This Memorialization of Resolution
setting forth the decision of the Board
was adopted thereafter on the 11th day
of August 2025, by a vote of 7 In Favor
And 0 Opposed 0 Abstained.