RESOLUTION R 43-2025
RESOLUTION OF FINDING AND CONCLUSIONS OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY
(RICHARD DICINTIO, JR., BLOCK 82.98, LOT 11)

WHEREAS, an application for a variance from the Zoning Ordinances of the Township of Washington has been submitted by the Applicant, Richard DiCintio, Jr., (hereinafter referred to as 'Applicant') with an address of 17 Persimmon Drive, Sewell, New Jersey 08080, for property owned by same in Washington Township, County of Gloucester, New Jersey, 08080. Applicant is seeking a Bulk Variance for said Property being designated on the Tax Map of the Township of Washington as Block 82.98, Lot 11; and

WHEREAS the purpose of the application is to obtain bulk variance approval. Applicant is requesting a variance to allow a 15 foot x 35 foot existing deck to remain. The deck exceeds 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 Philip J. Schaeffer Professional Land Surveyor of NJ Professional Land Surveyor, and received at the Washington Township Zoning Board of Adjustment on June 24, 2025.

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

1. Mr. DiCintio provided an updated survey of his property and is requesting a variance approval to install an inground pool and keep the

existing rear deck which would put the impervious coverage over 27.8% where 25% is allowed.

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 stated that the impervious coverage pursuant to ordinance 285-41k is 25% allowed. The Applicant is requesting 27.8% coverage.

2. Mr. Petrongolo, Board Planner, noted that Applicant seeks approval to allow for the 6,100 square feet impervious coverage, where 5,484 square feet is allowed.

3. Mr. Petrongolo stated the impervious coverage requested would be 27.8% and the panel agreed to allow to 30% impervious coverage.

WHEREAS the meeting was made open to the public no one appeared or testified:

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 and the installation of an inground pool off the existing rear deck to allow for 30% impervious coverage where 25% 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 30% impervious coverage where 25% 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 pool and existing deck are as set forth in the survey by Phillip Schaeffer Land Surveyor.

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

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 14th, 2025.

THOSE VOTING IN FAVOR:	7
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 11th day of August 2025, by a vote of 7 In Favor And 0 Opposed 0 Abstained.