



TOWNSHIP OF FRANKLIN
County of Gloucester
State of New Jersey
1571 Delsea Drive
Franklinville, New Jersey 08322
(856) 694-1234

TOWNSHIP OF FRANKLIN ZONING BOARD MEETING – AGENDA
February 3, 2026

Call meeting to order.
Pledge of Allegiance.
Open Public Meetings Act Statement.

Roll Call: Mr. Gaetano Mr. Leo Mr. Ketcham Mr. Garofalo Mr. DeCesari
 Mr. Hammel Mr. Taraska Mr. Iglesias Mr. Gravenor

Minutes: January 6, 2026

Reports/Communication: None

Presentations:

- **ZB23-04-1 – Extension of Approvals for Resolution No. ZB23-04 - Noria Chaberton**, Block 6103 Lots 9 & 11, 4459 Coles Mill Road Franklinville 08322.
- **ZB25-19 – Use Variance - MAT Real Estate LLC**, Block 5602, Lot 33 -2099 Main Road Franklinville 08322. The applicant seeks a use variance to allow light industrial operations, including but not limited to engineering, designing, and fabrication. Additional clarification of the proposed Use shall be provided.
- **ZB25-22 – C Variances and Minor Site Plan - Doreen P Sudelin**, Administratrix for the Estate of William L Preston Jr., Block 5077, Lot 5 - 3200 Euclid Street Franklinville 08322. The applicant seeks variance for existing non-conforming lot size at 0.83 acres where 1 acre is required, and minor site approval to add a bedroom, bathroom and closet addition, as well as a new front porch.
- **ZB25-21 - C Variance - Highland Development Group LLC**, Block 2804, Lot 5 - 124 Idle Lake Road Franklinville 08322. The applicant proposes to construct a two story, 3-bedroom, dwelling with a garage and porch. The applicant seeks variances for lot frontage (min 150 ft), lot area (min 1.5 acres), front, side, and rear yard setbacks as well as impervious and building coverage.
- **ZB25-20 - C Variance - Shana Grace Scavelli**, Block 6401, Lot 28 - 3043 Dutch Mill Road Franklinville 08322. The applicant proposes to construct an addition to the existing house.
- **ZB25-24 - C Variance - Avis Builders LLC**, Block 2509, Lot 4 - 451 Buttercup Street Franklinville 08322. The applicant proposes to construct a two-story, single-family dwelling. The applicant seeks variances for lot frontage (min 150 ft) and lot area (min 1.5 acres), as the existing lot is nonconforming at 100 ft lot frontage and 0.41 acres.

Memorialization of Resolutions:

- **ZB25-11 - Conditional Use Variance - Anthony & Dana Rusciano**, Block 7101, Lots 67 - 1796 Main Road Franklinville 08322. The applicant seeks a Use Variance approval to construct and operate a dog kennel.

The applicant proposes new construction on the existing concrete pad, a parking area, and a septic system. The remainder of the property will continue to be used for residential and agricultural purposes. Granted, subject to conditions.

- **ZB25-06 - Use Variance and Major Site Plan - Copart, Inc.-Applicant, Franklin Project, LLC- Owner**, Block 2102, Lot 13 - Delsea Drive at Unnamed Road (Shea Lane) Franklinville 08322. The applicant proposes to develop an auto auction storage yard with associated parking. This application is for Use Variance relief and Preliminary and Final Major Site Plan approval. Denied.

Other Business: None

Adjourn