



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

TOWNSHIP OF FRANKLIN PLANNING BOARD MEETING – AGENDA
February 17, 2026

Call meeting to order.

Pledge of Allegiance.

Open Public Meetings Act Statement.

Roll Call: Mr. Keen Mr. Brandt Mr. Fiorella Mr. Clark
Mr. Melleady Mr. Szwed Mr. Kelly Mr. Travaglione
Chairman Petsch Mr. Ranson - Alternate #1 Mr. Kohute - Alternate #2

Mr. DeJesus will swear in the Engineer

Professionals Present:

- Brandon DeJesus – Dasti & Staiger Attorney at Law
- Wayne Roorda – Bryson & Yates Consulting Engineers LLC

Resolutions: None

Presentations and public comment pertaining to the application:

- **PB25-05 - James Castelli**, Minor Subdivision - Block 5101, Lot 3 - 216 Delsea Drive Malaga, NJ 08328. The applicant is proposing to subdivide the existing 20.148-acre property into two parcels, one to contain an existing two-story duplex dwelling on +/-1.7 acres, and the second which would contain the remaining approximately 18.4 acres of qualified farmland. Variances are required for lot area, lot width, and front yard setback.
- **PB25-06 - The Amber-Degraff Irrevocable Trust**, Minor Subdivision – Block 402 Lots 44 & 45 – (44) 248 Fergeson Avenue & (45) 330 Fergeson Avenue Franklinville, NJ 08344. The applicant is proposing to subdivide Lots 44 & 45 lot into three parcels, one to contain the existing dwelling and fenced areas with farm animals, the second to remain with the existing fenced areas for farm animals and the new lot will contain space for a new residential dwelling. A driveway easement is proposed on Lot 45 to create a shared driveway to eliminate the need for new driveway access on Fergeson Avenue. A variance is required for farmland buffer.
- **PB25-07 - 941 Garrison LLC**, Minor Subdivision - Block 7002, Lot 7 – Catawba Avenue Newfield, NJ 08344. The applicant is proposing to subdivide the existing 19.8-acre property into two parcels, both with present use as Farmland. The proposed lot 7 will contain +/- 9.92 acres, and the proposed lot 7.01 with +/- 9.92 acres as well. No variance relief is requested at this time.
- **SP25-04 – Newfield Land, LLC**, Preliminary and Final Major Site Plan - Block 7202, Lot 9 - 1520 Harding Highway Newfield, NJ 08344. The Applicant is proposing to construct a 200,200 SF cold storage facility with parking areas to the south, east, and northwest of the facility. No variances are required of the application. Waivers are required for sidewalks, fencing, and parking lot landscaping.

Communications: None

Correspondence: None

Minutes: January 20, 2026

Closed Session: None

Comments:

Adjourn Meeting.