

1. Zoning Board Agenda

TOWNSHIP OF FRANKLIN
COUNTY OF GLOUCESTER
State of New Jersey
1571 Delsea Drive
FRANKLINVILLE, NEW JERSEY 08322
856-694-1234
ZONING BOARD AGENDA

2. Roll Call

Members

John Gravenor, Chair
Fred Schiavone, Vice Chair
Anthony Gaetano
D. Rich Iglesias
Mike Garofolo
Dana DeCesari
Russell Leo

Alternates

Jim Ketchum
Andrew Hammel

Engineer: Steve Nardelli, Fralinger

Attorney: B. Michael Borelli

Secretary: E. Lynne Refuse

3. Approve Minutes

4. Approve Secretary's Reports

5. Resolutions

6. Applications

6.I. Variance Requests

Documents:

[ZB20-03 MOORE BLOCK 5602 LOT 17 \(PDF\).PDF](#)
[ZB20-04 FALISI BLOCK 4203 LOT 20 \(PDF\).PDF](#)
[ZB20-05 COLE BLOCK 402 LOT 37.01 \(PDF\).PDF](#)

7. Correspondence

8. Adjourn



COMMUNITY DEVELOPMENT DEPARTMENT
TOWNSHIP OF FRANKLIN

1571 DELSEA DRIVE
FRANKLINVILLE, NJ 08322-0300

Telephone (856) 694-1234

Fax (856) 694-2823

www.franklintownshipnj.org

PLANNING BOARD
ZONING BOARD
HOUSING ENFORCEMENT
ZONING ENFORCEMENT

Memo

To: Zoning Board of Adjustment

From: Planning & Zoning

RE: Derrick A. Moore Block: 5602 Lot: 17

“C” Bulk Variance - 40 x 60 = 2400 sq. ft. garage vs. 1200 sq. ft. total garage space permitted

Zone is (R-A) Residential-Agricultural

Application # ZB20-03

Date: 3/17/2020

Meeting: 7/8/2020 Wednesday

Background An application has been submitted on behalf of Derrick A. Moore for “C” Bulk Variance. The applicant is requesting a ‘c’ (2)’ variance for the above referenced parcel located on 976 Dutch Mill Road. A ‘c’ (2)’ variance is requested for a 40’ x 60’ private garage (2400 sq. ft.) vs. 1200 sq. ft. total garage space allowed. Plan shows an existing dwelling and 2 sheds and an above ground pool.

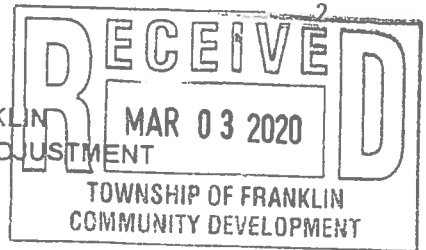
Variance Evaluation Criteria Under the provisions of the MLUL, in order for the Zoning Board to approve a ‘c’ (2)’ variance, the applicant must show that the application relates to a specific piece of property; that the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirement; that the variance can be granted without substantial detriment to the public good; that the benefits of the deviation would substantially outweigh any detriment and; that the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

Burden of Proof The applicant bears the burden of proving both the positive and negative criteria. For a ‘c’ (2)’ variance, the applicant must address the conditions described in N.J.S 40:55D-70 c (2) as noted in paragraph one above.

The negative criteria relates to the impact of the variance on the zone plan and the zoning ordinance. Relief cannot be granted unless it can be granted without substantial detriment to the public good and unless it will not substantially impact the intent and purpose of the zone plan and zoning ordinance.

Recommendation The applicant shall address the issues identified in this memo to the satisfaction of the Zoning Board of Adjustment prior to acting on application # ZB20-03.

cc B. Michael Borelli, Esq.
Applicant



In the Matter of the Appeal of:)

TOWNSHIP OF FRANKLIN
ZONING BOARD OF ADJUSTMENT

Name Derrick A. Moore

Mailing 976 Dutch Mill Road
Address)

Newfield, NJ 08344

PETITION and NOTICE
OF HEARING

ZB20-03

(Attorney)
Phone Number _____

TO: The Zoning Board of Adjustment of the Township of Franklin

(Strike inapplicable terms and insert all required information)

1. This application concerns Block(s) 5602, Lot(s) 17 on the Tax Map of the Township of Franklin and the following street address 976 Dutch Mill Road. The premises are owned by Derrick A. Moore. Applicant's interest in property if other than owner is _____

2. The land has frontage on Dutch Mill Road street of 171' feet and a depth of 712' feet.

3. I have filed a map (plot plan) or sketch of the premises with the Planning and Zoning Administrative Officer which may be examined at the Department of Planning and Zoning, Township Municipal Building, South Delsea Drive, Franklinville, New Jersey, on which map or sketch I have indicated existing location of boundary lines and structures and changes requested to be granted herein.

4. The land is in R-A zone, and the present use of the land is:

Residential Single-family dwelling

5. I desire to make the following changes: (insert how the existing use will be changed or modified)

I would like to build a forty (40') x sixty (60') building-Garage for personal use

6. An appeal is hereby made for a variance from or an exception according to the terms of the Zoning Ordinance, whereas, Section 253-106C5c permitted use of garage for not more than three vehicles, provided that such garage is located at the rear of the lot or is directly connected to the dwelling.

7. I desire the Zoning Board of Adjustment to grant a

Check one or more

TYPE	"A" ()	Sub-Division ()	Site Plan Approval ()
VARIANCE	"B" ()	Conditional	Other ()
	"C" <input checked="" type="checkbox"/>	Use Permit ()	_____
	"D" ()	Temporary	_____
		Use Permit ()	

NOTE: No site plan approval can be approved without a formal application made to the Planning Board and proper fee is paid.

8. Set forth, in detail including all facts which you wish to rely on at the hearing, why the Zoning Board of Adjustment should grant your application. (Attach as many additional sheets as needed.) Applications may be decided on reasons herein stated in the event that one desires to be heard on the application.

The setbacks will be maintained on the side and rear of the property.

The building will be setback about 120' behind house.

40' x 60' building

Personal use only - not commercial use, no side business.

Color of building will be the same as existing building and house

Building-garage will store camper, pick-up, car, boat, lawn mower, and will keep equipment out of the weather and out of sight.

The building will be minimally visible from the road and the lot is 2.73 acres

9. State name, address and telephone number of attorney representing applicant, (if any).

Name N/A
Address _____

Phone number () _____ Facsimile # _____

E-Mail _____

10. Set forth any previous applications made to this Board for the above described property, indicating date and results.

NO APPLICATIONS

11. **TAKE NOTICE** that a hearing on the above application will be held at Township of Franklin Municipal Building, South Delsea Drive, Franklinville, New Jersey on July 8, 2020 at 7:00 p.m., at which time you may appear, individually or by counsel and express your opinions for or against the application.

DATED: 3/3/2020

X Derrick A Moore
Applicant or Attorney
Derrick A. Moore
(Attorney) Phone Number _____

AFFIDAVIT OF APPLICANT

STATE OF NEW JERSEY)
)
) ss.
COUNTY OF GLOUCESTER)

Derrick A. Moore of full age, being duly sworn according to law, on oath deposes and says that all of the above statements and the statements contained in the papers submitted herewith are true.

Sworn and subscribed to before me this

27 day of February 2020
Stefanie R. Garofolo
A Notary Public of the State of New Jersey

X [Signature]
Applicant Derrick A. Moore

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY)
)
) ss.
COUNTY OF GLOUCESTER)

STEFANIE R. GAROFOLO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 1/19/2022

Derrick A. Moore of full age, being duly sworn according to law, on oath deposes and says, that deponent resides at 976 Dutch Mill Road, Newfield in Franklinville, NJ, Township of Franklin, in the County of Gloucester and State of New Jersey, that Derrick A. Moore is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Municipality of Franklin Township aforesaid and known and designated as Number

Sworn and subscribed to before me this

27 day of February 2020
Stefanie R. Garofolo
A Notary Public of the State of New Jersey

X [Signature]
Owner to Sign Here Derrick A. Moore

STEFANIE R. GAROFOLO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 1/19/2022

AUTHORIZATION - FOR CONTRACT PURCHASER

(If Contract Purchaser is making this application, the following authorization must be executed)

To the Board of Adjustment:

_____ is hereby authorized to make the within application.

Dated: _____ X
Owner to Sign Here

Note: Contract Purchaser must produce a signed copy of the contract for the Board of Adjustment at the hearing.)

DISCLOSURE STATEMENT PURSUANT TO L. 1977, C-336

- A. Is this application to subdivide a parcel or parcels of land into six or more lots?
YES ___ NO
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
YES ___ NO
- C. Is this application for approval of a site or sites to be used for commercial purposes?
YES ___ NO

IF ANY OF THE ABOVE ANSWERS WERE YES PROCEED TO "D"

- D. Is the applicant a corporation or partnership?

YES ___ NO

IF YES:

1. List the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership, as the case may be. (Use extra sheets if necessary.)

N/A

2. Does a corporation or partnership own 10% or more of the stock of this corporation or partnership?

YES ___ NO

If Yes:

List the names and addresses of the stockholders of that corporation holding 10% or more of the stock or of 10% or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the noncorporate stockholders and individual partners exceeding 10% ownership criterion established in L. 1977, C. 336 have been listed (use extra sheets if necessary.)

N/A

DATE 3/3/2020

APPLICANT SIGNATURE X

Derrick Moore
Derrick Moore

Floor Plan

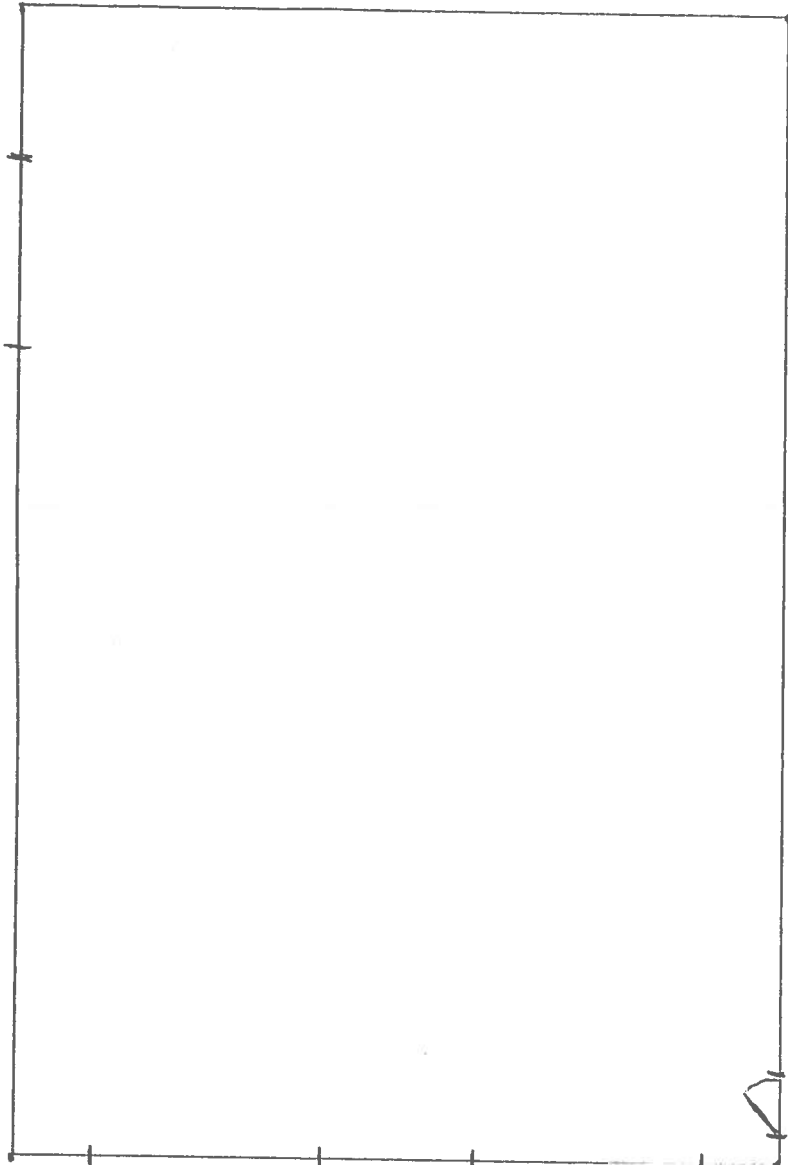
← 40 →

10x12
overhead
door

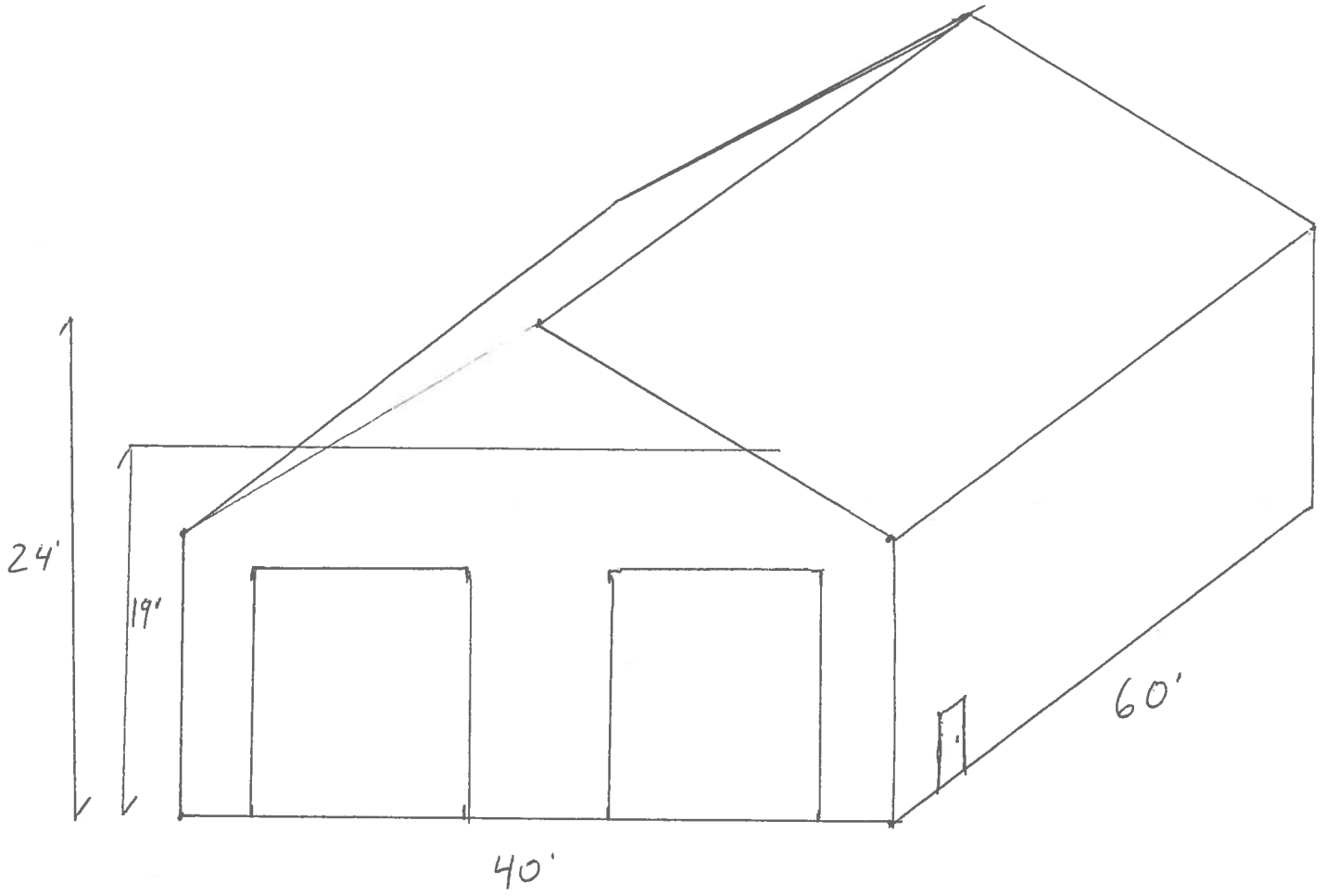
↑
60
↓

36" wide
Man door

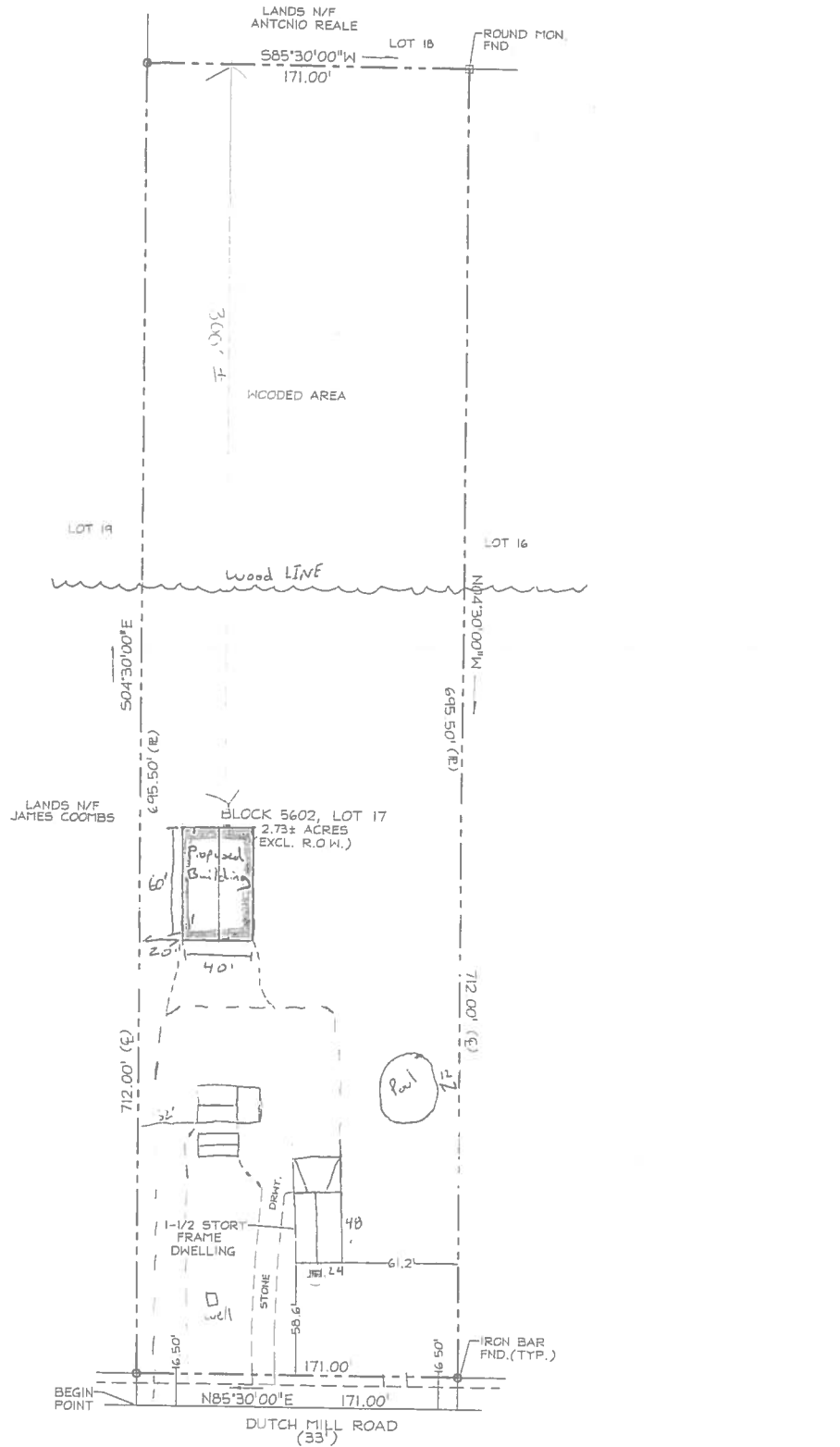
12x16
overhead
door



Elevation



BK 2B-14, PG 235



<p>LEGEND</p> <p>IRON BAR FND... (C)</p> <p>IRON BAR SET... (O)</p> <p>CONC MON. FND... (D)</p> <p>(D)...DEED</p> <p>(S)...SURVEY</p>	<p>NOTES:</p> <p>NO FRESHWATER WETLANDS, AS DEFINED BY THE NEW JERSEY "FRESHWATER WETLANDS PROTECTION ACT" (NJSA 13-9B-1) ARE INTENDED TO BE SHOWN OR DELINEATED AS PART OF THIS PLAN.</p> <p>THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.</p>	<p>ONLY COPIES FROM THE ORIGINAL OF THIS MAP, CLEARLY MARKED WITH THE ENGINEER'S EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES.</p> <p>THIS PLAT DOES NOT SHOW ANY NON-RECORDED EASEMENTS OR RIGHT OF WAYS.</p>
<p>TO: DERRICK A. MOORE, LANDIS TITLE CORPORATION, LANDIS TITLE INSURANCE CORPORATION, WOODSTOWN NATIONAL BANK, ITS SUCCESSORS AND/OR ASSIGNS.</p> <p>IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I DECLARE THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON 2-18-02 BY ME OR UNDER MY IMMEDIATE SUPERVISION, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH EASEMENTS AND STRUCTURES, IF ANY, BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE. THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE, EXCEPT AS PROVIDED HEREIN.</p>		<p>PLAN OF SURVEY</p> <p>SITUATE IN</p> <p>TOWNSHIP OF FRANKLIN</p> <p>GLOUCESTER CO, NEW JERSEY</p> <p>BLOCK 5602, LOT 17</p>
<p><i>Henry V. Engel, III</i></p> <p>HENRY V. ENGEL, III PROFESSIONAL LAND SURVEYOR</p>		<p>SCALE: 1" = 60'</p> <p>DATE: 6-19-2002</p> <p>DRN BY: J. PANKOK</p> <p>PROJ. NO.: 10554</p> <p>J & B/ENGEL ENGINEERING AND LAND SURVEYING 1162 ROUTE 40, DR. 5000, WOODSTOWN, NJ 07874</p>

**REFUSAL OF ZONING PERMIT
OFFICE OF THE ZONING ENFORCEMENT OFFICER
OF
TOWNSHIP OF FRANKLIN**

Date: 01/10/2020
Re:Application#: 4834

To:
MOORE, DERRICK A
976 DUTCH MILL RD
NEWFIELD NJ 08344

Voucher/Receipt#
Check #:
Amount collected \$ 20.00

Your application for a permit to:

CONSTRUCT 40 X 60X16' HIGH POLE BARN GARAGE FOR PERSONAL USE: STORAGE OF CAMPER, P/UP, TRACTOR, BOAT, LAWN EQUIPMENT & NO EQUIPMENT

on the property at 976 DUTCH MILL RD Franklin Block : 5602 Lot : 17
has been denied for noncompliance with provisions of Article (s) : Sections : of the Municipal Zoning Ordinance for the following reasons:

CONSTRUCT 40 X60=2400 SQ. FT GARAGE ALONG WITH EXISTING GARAGE SPACE OF 560 SQ. FT TOTALS 2960 SQ. FT. OVERSIZE GARAGE SPACE VS, 1200 SQ. FT. PERMITTED.

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from the Secretary of the Board of Adjustment. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not later than (20) days from the date of this notice. You can also file for a variance to the board of Adjustment and can obtain from the Secretary of the Board of Adjustment the required forms .

The permit which you submitted has been placed in the inactive files in the Community Development Department. Please contact this office to reactivate this permit.

Denied by:


Zoning Official

CC: Secretary, Board of Adjustment
Permit
Letter
, Zoning Official



COMMUNITY DEVELOPMENT DEPARTMENT
TOWNSHIP OF FRANKLIN

1571 DELSEA DRIVE
FRANKLINVILLE, NJ 08322-0300
Telephone (856) 694-1234
Fax (856) 694-2823
www.franklintownshipnj.org

PLANNING BOARD
ZONING BOARD
HOUSING ENFORCEMENT
ZONING ENFORCEMENT

Memo

To: Zoning Board of Adjustment
From: Planning & Zoning
RE: James Falisi Block: 4203 Lot: 20
"C" Bulk Variance - 30 x 40 = 1200 sq. ft. garage proposed in addition to an existing 728 sq. ft. attached garage space totaling 1928 sq. ft. vs. 1200 sq. ft. total garage space permitted
Zone is (R-A) Residential-Agricultural
Application # ZB20-04
Date: 5/15/2020 Meeting: 7/8/2020 Wednesday

Background An application has been submitted on behalf of James Falisi for "C" Bulk Variance. The applicant is requesting a 'c' (2) variance for the above referenced parcel located on 215 Leonard Cake Road. A 'c' (2) variance is requested for a 30' x 40' pole-barn garage (1200 sq. ft.) in addition to 728 sq. ft. garage totaling 1928 sq. ft. vs. 1200 sq. ft. total garage space allowed. Plan shows an existing dwelling with attached breezeway that is attached to garage with a pool with deck.

Variance Evaluation Criteria Under the provisions of the MLUL, in order for the Zoning Board to approve a 'c' (2) variance, the applicant must show that the application relates to a specific piece of property; that the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirement; that the variance can be granted without substantial detriment to the public good; that the benefits of the deviation would substantially outweigh any detriment and; that the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

Burden of Proof The applicant bears the burden of proving both the positive and negative criteria. For a 'c' (2) variance, the applicant must address the conditions described in N.J.S 40:55D-70 c (2) as noted in paragraph one above.

The negative criteria relates to the impact of the variance on the zone plan and the zoning ordinance. Relief cannot be granted unless it can be granted without substantial detriment to the public good and unless it will not substantially impact the intent and purpose of the zone plan and zoning ordinance.

Recommendation The applicant shall address the issues identified in this memo to the satisfaction of the Zoning Board of Adjustment prior to acting on application # ZB20-04.

cc B. Michael Borelli, Esq.
Applicant

In the Matter of the Appeal of:

TOWNSHIP OF FRANKLIN
ZONING BOARD OF ADJUSTMENT

Name James Falisi

ZB20-04

Mailing Address 215 Leonard Cake Road
Franklinville, NJ 08322

PETITION and NOTICE
OF HEARING



(Attorney)
Phone Number _____

TO: The Zoning Board of Adjustment of the Township of Franklin

(Strike inapplicable terms and insert all required information)

1. This application concerns Block(s) 4203, Lot(s) 20 on the Tax Map of the Township of Franklin and the following street address 215 Leonard Cake Road. The premises are owned by James and Lynda Falisi. Applicant's interest in property if other than owner is _____
2. The land has frontage on Leonard Cake Road street of 125' feet and a depth of 650' feet.
3. I have filed a map (plot plan) or sketch of the premises with the Planning and Zoning Administrative Officer which may be examined at the Department of Planning and Zoning, Township Municipal Building, South Delsea Drive, Franklinville, New Jersey, on which map or sketch I have indicated existing location of boundary lines and structures and changes requested to be granted herein.
4. The land is in R-A zone, and the present use of the land is:
Residential Private Single-family dwelling
5. I desire to make the following changes: (insert how the existing use will be changed or modified)
I would like to increase my usable onsite storage area with the construction of a 1200 sq. ft. pole barn style detached garage. I am seeking relief of an additional 728 sq. ft that is less than 1 % of total lot area and will increase my garage area to 1928 sq. ft. in total for a four-car garage.
6. An appeal is hereby made for a variance from or an exception according to the terms of Section 253-105C5c of the Zoning Ordinance, whereas, permitted use of garage for not more than three vehicles totaling 1200 sq. ft. The garage will setback 175' behind house for personal use only. Storage of vehicles, boat, tractor and lawn equipment and restoring 1979 Trans Am.

7. I desire the Zoning Board of Adjustment to grant a

Check one or more

TYPE	"A" ()	Sub-Division ()	Site Plan Approval ()
VARIANCE	"B" ()	Conditional	Other ()
	"C" <input checked="" type="checkbox"/>	Use Permit ()	_____
	"D" ()	Temporary	_____
		Use Permit ()	

NOTE: No site plan approval can be approved without a formal application made to the Planning Board and proper fee is paid.

8. I am respectfully requesting the Zoning Board to consider my request to exceed the 1,200 Sq.Ft. ordinance of garage size for a residential single-family dwelling. I currently have a 728 Sq.Ft. garage and I am seeking relief of an additional 728 Sq.Ft. The additional storage space is desperately needed for the multiple RV vehicles, Kubota tractor, lawn equipment, 23' fishing boat with trailer and a 1979 Trans Am I am currently restoring. I have four personal vehicles tagged and insured with only a two car garage currently. My property and all my neighbors to the right and left of me back up to the old Franklin Township landfill, so there will be no chance of any future development behind me. The proposed pole barn will be aesthetically pleasing and will match my house. The proposed location will be nestled back in the woods 530' from the north edge of Leonard Cake Rd. behind my house. It will have natural woodlands on all three sides giving my neighbors a natural screen to block their view. There will be no negative impact on traffic, activity, noise or disturbances of any kind to anyone in the area. This will not be used for commercial purposes and will give me the extra space I so desperately need. In addition to the increased storage I will now be able to install solar panels for electricity and reduce my carbon footprint for the environment.

9. State name, address and telephone number of attorney representing applicant, (if any).

Name N/A
 Address _____
 Phone number () _____ Facsimile # _____
 E-Mail _____

10. Set forth any previous applications made to this Board for the above described property, indicating date and results.

N/A

11. **TAKE NOTICE** that a hearing on the above application will be held at Township of Franklin Municipal Building, South Delsea Drive, Franklinville, New Jersey on July 8, 2020 at 7:00 p.m., at which time you may appear, individually or by counsel and express your opinions for or against the application. Hearing will be held VIRTUALLY with ZOOM, Contact Secretary.

DATED: 5/13/2020

James Falisi
 Applicant or Attorney James Falisi
 (Attorney) Phone Number _____

AFFIDAVIT OF APPLICANT

STATE OF NEW JERSEY)
COUNTY OF) ss.

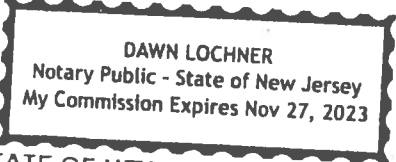
JAMES FALISI of full age, being duly sworn according to law, on oath deposes and says that all of the above statements and the statements contained in the papers submitted herewith are true.

Sworn and subscribed to before me this

11th day of May, 2020

[Signature]
A Notary Public of the State of New Jersey

X [Signature]
Applicant James Falisi



AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY)
COUNTY OF) ss.

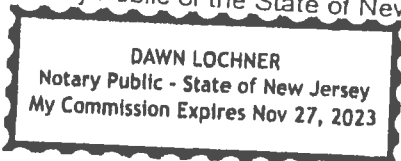
JAMES FALISI of full age, being duly sworn according to law, on oath deposes and says, that deponent resides at 215 LEONARD CAKE RD. in Franklinville, NJ, Township of Franklin, in the County of Gloucester and State of New Jersey, that JAMES FALISI is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Municipality of Franklin Township aforesaid and known and designated as Number BLK 4203 Lot 20

Sworn and subscribed to before me this

11th day of May, 2020

[Signature]
A Notary Public of the State of New Jersey

X [Signature]
Owner to Sign Here James Falisi



AUTHORIZATION - FOR CONTRACT PURCHASER

If Contract Purchaser is making this application, the following authorization must be executed)

to the Board of Adjustment:

_____ is hereby authorized to make the within application.

dated: _____ X [Signature]
Owner to Sign Here

Note: Contract Purchaser must produce a signed copy of the contract for the Board of Adjustment at the hearing.)

DISCLOSURE STATEMENT PURSUANT TO L. 1977, C-336

- A. Is this application to subdivide a parcel or parcels of land into six or more lots?
YES _____ NO
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
YES _____ NO
- C. Is this application for approval of a site or sites to be used for commercial purposes?
YES _____ NO

IF ANY OF THE ABOVE ANSWERS WERE YES PROCEED TO "D"

- D. Is the applicant a corporation or partnership?
YES _____ NO

IF YES:

1. List the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership, as the case may be. (Use extra sheets if necessary.)

N/A

2. Does a corporation or partnership own 10% or more of the stock of this corporation or partnership?

YES _____ NO _____

If Yes:

List the names and addresses of the stockholders of that corporation holding 10% or more of the stock or of 10% or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the noncorporate stockholders and individual partners exceeding 10% ownership criterion established in L. 1977, C. 336 have been listed (use extra sheets if necessary.)

N/A

DATE 5/13/2020

APPLICANT SIGNATURE

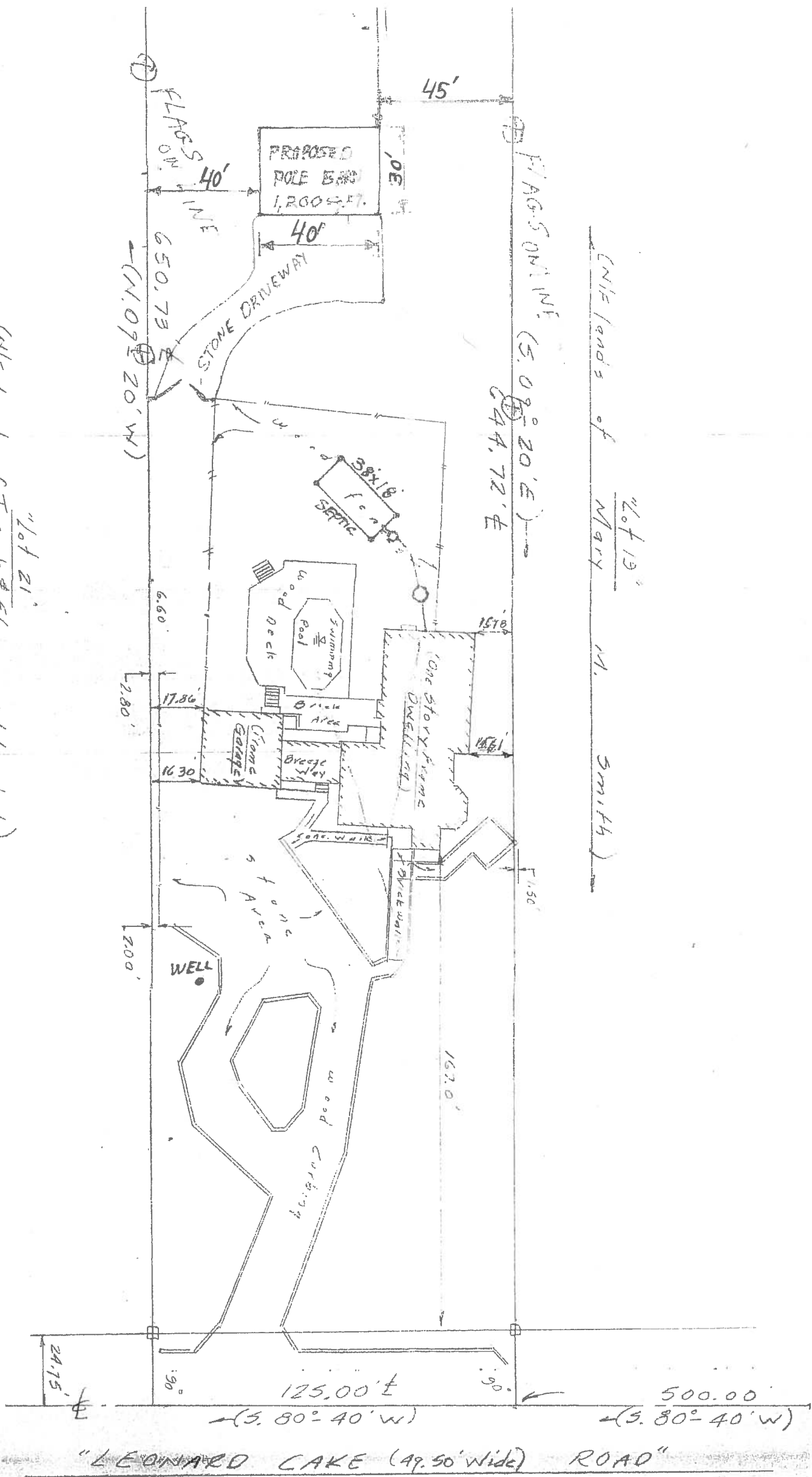
James Falisi
James Falisi

his survey, I
 ment, if any,
 nds or on the
 ducement for
 e lands and
 miled to the
 having "read"

(1/4 lands of Joseph & Eleanor Wellischek)

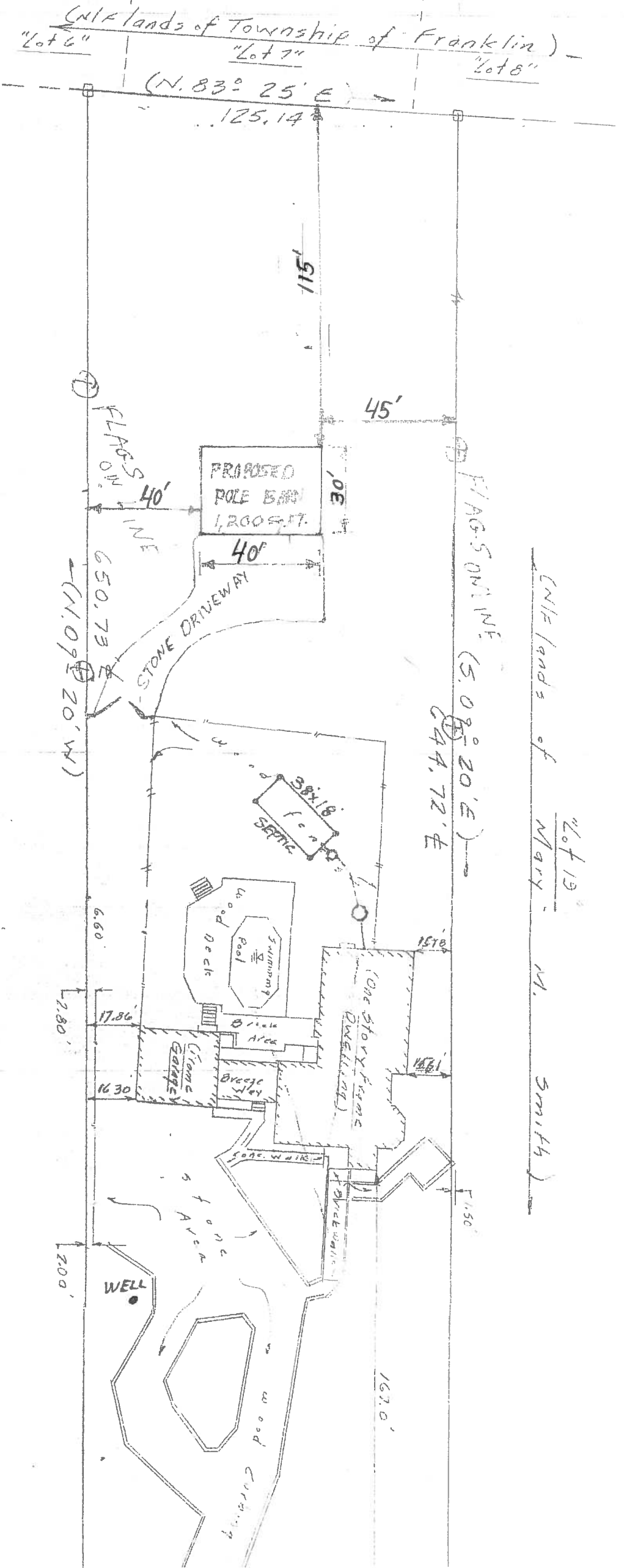
"Lot 21"

Plate A2



(1/4 lands of Mary M. Smith)

SURVEY OF PREMISES
 SITUATED IN
 N/W 1/4 line of LEONARD CAKE Rd.



CERTIFIED TO:
 James J. & Lynda O. Fallisi

"Lot 21"
 CNE lands of Joseph & Eleanor Welischek

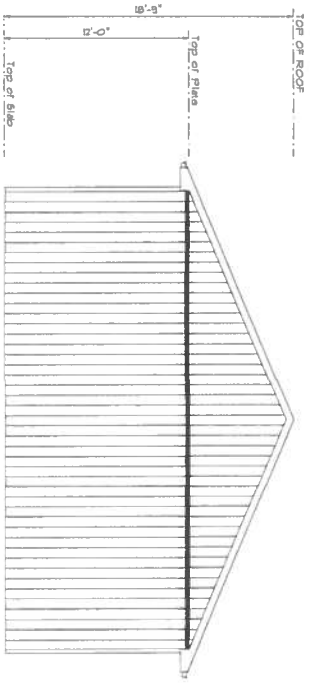
"Lot 19"
 CNE lands of Mary M. Smith

"In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easement, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer of title to insure the title to the lands and premises shown hereon. The responsibility limited to the current matter and initial use for which it is being used."

THIS IS TO CERTIFY THAT ON August 28, 1990 I MADE A SURVEY OF THE LANDS AND PREMISES SHOWN HEREON, AND THAT THIS PLAT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

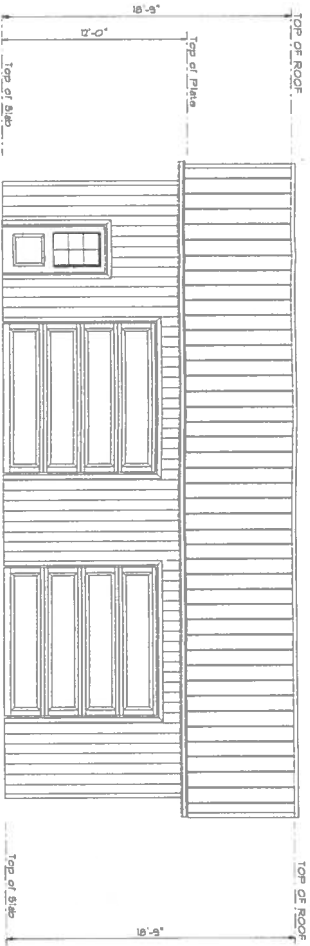
Lot Nos refer to Block 4203 on Plate 42
 1/4 Township of Franklin Tax Maps

SL
 N/4 line of
 TOWNS,
 COUNTY.



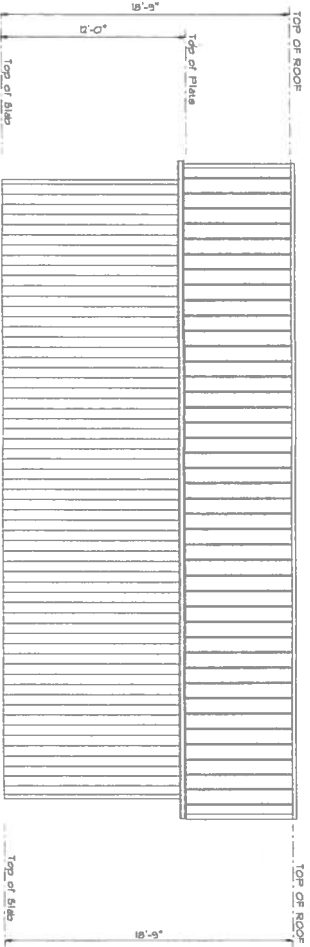
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



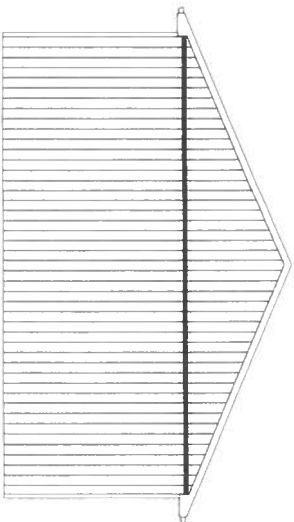
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

Proposed Pole Barn For:
 James Falisi
 215 Leonard Cake Rd.
 Franklinville, NJ 08322

Job Site
 Block 4203
 Lot 20

James Falisi Building Contractor Inc.
 215 Leonard Cake Rd.
 Franklinville, NJ 08322
 856-694-0880
 N.J. Lic. No. 019061
 N.J. Lic. No. 13VH04020700

DATE
 9/12/05
 Drawn
 Noted
 Job Name

A-1

**REFUSAL OF ZONING PERMIT
OFFICE OF THE ZONING ENFORCEMENT OFFICER
OF
TOWNSHIP OF FRANKLIN**

Date: 04/29/2020
Re: Application#: 4918

To:
FALISI, JAMES J & LYNDA D
215 LEONARD CAKE RD
FRANKLINVILLE NJ 08322

Voucher/Receipt#	
Check #:	20410
Amount collected	\$ 20.00

Your application for a permit to:
CONSTRUCT 30' X 40' X 15' HIGH (MEAN HT) POLE BARN GARAGE

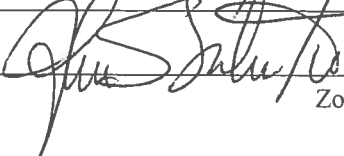
on the property at 215 LEONARD CAKE RD Franklin Block : 4203 Lot : 20
has been denied for noncompliance with provisions of Article (s) : **XIII-RA** Sections :**253-106** of the Municipal Zoning Ordinance for the following reasons:

OVERSIZED GARAGE 1200 SQ. FT. WITH EXISTING 728 SQ. FT GARAGE WHEREAS, 1200 SQ. FT. IS TOTAL AMOUNT OF GARAGE SPACE PERMITTED.

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from the Secretary of the Board of Adjustment. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not later than (20) days from the date of this notice. You can also file for a variance to the board of Adjustment and can obtain from the Secretary of the Board of Adjustment the required forms .

The permit which you submitted has been placed in the inactive files in the Community Development Department.
Please contact this office to reactivate this permit.

Denied by:


Zoning Official

CC: Secretary, Board of Adjustment
Permit
Letter
, Zoning Official



COMMUNITY DEVELOPMENT DEPARTMENT
TOWNSHIP OF FRANKLIN

1571 DELSEA DRIVE
FRANKLINVILLE, NJ 08322-0300
Telephone (856) 694-1234
Fax (856) 694-2823
www.franklintownshipnj.org

PLANNING BOARD
ZONING BOARD
HOUSING ENFORCEMENT
ZONING ENFORCEMENT

Memo

To: Zoning Board of Adjustment

From: Planning & Zoning

RE: Christian Cole Block: 402 Lot: 37.01

“C” Bulk Variance - 30 x 40 = 1200 sq. ft. garage proposed in addition to an existing garage space of 250 sq. ft which totals 1450 sq. ft. vs. 1200 sq. ft. total garage space permitted

Zone is (R-A) Residential-Agricultural

Application # ZB20-05

Date: 6/15/2020

Meeting: 7/8/2020 Wednesday

Background An application has been submitted on behalf of Christian Cole for “C” Bulk Variance. The applicant is requesting a ‘c (2)’ variance for the above referenced parcel located on 110 Fergeson Avenue. A ‘c’ (2)’ variance is requested for a 30’ x 40’ pole-barn garage (1200 sq. ft.) in addition to existing 250 sq. ft. garage space totaling 1450 sq. ft. vs. 1200 sq. ft. total garage space allowed. Plan shows an existing dwelling with stoned driveway.

Variance Evaluation Criteria Under the provisions of the MLUL, in order for the Zoning Board to approve a ‘c (2)’ variance, the applicant must show that the application relates to a specific piece of property; that the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirement; that the variance can be granted without substantial detriment to the public good; that the benefits of the deviation would substantially outweigh any detriment and; that the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

Burden of Proof The applicant bears the burden of proving both the positive and negative criteria. For a ‘c (2)’ variance, the applicant must address the conditions described in N.J.S 40:55D-70 c (2) as noted in paragraph one above.

The negative criteria relates to the impact of the variance on the zone plan and the zoning ordinance. Relief cannot be granted unless it can be granted without substantial detriment to the public good and unless it will not substantially impact the intent and purpose of the zone plan and zoning ordinance.

Recommendation The applicant shall address the issues identified in this memo to the satisfaction of the Zoning Board of Adjustment prior to acting on application # ZB20-05.

cc B. Michael Borelli, Esq.
Applicant

In the Matter of the Appeal of: _____)

TOWNSHIP OF FRANKLIN
ZONING BOARD OF ADJUSTMENT

Name Christian Cole & Scardino D (Cole)

Mailing 110 Ferguson Avenue)
Address _____

PETITION and NOTICE
OF HEARING

ZB20-05

Franklinville, NJ 08322

(Attorney)
Phone Number _____

TO: The Zoning Board of Adjustment of the Township of Franklin

(Strike inapplicable terms and insert all required information)

1. This application concerns Block(s) 402, Lot(s) 37.01 on the Tax Map of the Township of Franklin and the following street address 110 Ferguson Avenue. The premises are owned by Christian Cole & Scardino D (Cole). Applicant's interest in property if other than owner is _____

2. The land has frontage on Ferguson Avenue street of 158' feet and a depth of 664.24 feet.

3. I have filed a map (plot plan) or sketch of the premises with the Planning and Zoning Administrative Officer which may be examined at the Department of Planning and Zoning, Township Municipal Building, South Delsea Drive, Franklinville, New Jersey, on which map or sketch I have indicated existing location of boundary lines and structures and changes requested to be granted herein.

4. The land is in R-A zone, and the present use of the land is:
Residential Single-Family dwelling

5. I desire to make the following changes: (insert how the existing use will be changed or modified)
I would like to construct a 30' x 40' x 15' high pole barn garage to be used for personal storage. The garage will be in back yard with no clearing needed.

6. An appeal is hereby made for a variance from or an exception according to the terms of Section 253-106C56 of the Zoning Ordinance, whereas, permitted use of garage for not more than three vehicles, provided that such garage is located at the rear of the lot or is directly connected to the dwelling.

TYPE	"A" ()	Sub-Division ()	Site Plan Approval ()
VARIANCE	"B" ()	Conditional	Other ()
	"C" <input checked="" type="checkbox"/>	Use Permit ()	_____
	"D" ()	Temporary	_____
		Use Permit ()	

NOTE: No site plan approval can be approved without a formal application made to the Planning Board and proper fee is paid.

8. Set forth, in detail including all facts which you wish to rely on at the hearing, why the Zoning Board of Adjustment should grant your application. (Attach as many additional sheets as needed.) Applications may be decided on reasons herein stated in the event that one desires to be heard on the application.

I would like to construct a pole building to be used solely for personal storage and not for business use. My existing garage is too small to keep all of my belongings inside. Once the building is constructed everything will be inside and nothing will be left outside. The building will be in the back of my house and sit far enough off the road not to be seen. It will also be blocked by a row of pine trees. The building will be 20' off of my one neighbors property line and 100' off of my other neighbors property line. This building will not impact any of my neighbors or the environment. The color scheme will be the same as my house.

9. State name, address and telephone number of attorney representing applicant, (if any).

Name N/A

Address _____

Phone number () _____

Facsimile # _____

10. Set forth any previous applications made to this Board for the above described property, indicating date and results.

N/A

11. **TAKE NOTICE** that a hearing on the above application will be held at Township of Franklin Municipal Building, South Delsea Drive, Franklinville, New Jersey on July 8, 2020 at 7:00 p.m., at which time you may appear, individually or by counsel and express your opinions for or against the application.

DATED: 6/15/2020

Chris D. Cole
Applicant or Attorney

(Attorney) Phone Number _____

AFFIDAVIT OF APPLICANT

STATE OF NEW JERSEY)
COUNTY OF) ss.

Christian Cole of full age, being duly sworn according to law, on oath deposes and says that all of the above statements and the statements contained in the papers submitted herewith are true.

Sworn and subscribed to before me this

15th day of June 2020

Signature of Notary Public: Rebecca E Sheppard

REBECCA E SHEPPARD
ID # 50017837
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires June 16, 2020

X Christian Cole
Applicant

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY)
COUNTY OF) ss.

Christian Cole of full age, being duly sworn according to law, on oath deposes and says, that deponent resides at 110 Ferguson Ave. In Franklinville, NJ, Township of Franklin, in the County of Gloucester and State of New Jersey, that Christian Cole is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Municipality of Franklin Township aforesaid and known and designated as Number

Sworn and subscribed to before me this

15th day of June 2020

Signature of Notary Public: Rebecca E Sheppard

REBECCA E SHEPPARD
ID # 50017837
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires June 16, 2020

X Christian Cole
Owner to Sign Here

AUTHORIZATION - FOR CONTRACT PURCHASER

If Contract Purchaser is making this application, the following authorization must be executed)

to the Board of Adjustment:

_____ is hereby authorized to make the within application.

Dated: _____ X Christian Cole
Owner to Sign Here

Note: Contract Purchaser must produce a signed copy of the contract for the Board of Adjustment at the hearing.)

A. Is this application to subdivide a parcel or parcels of land into six or more lots?

YES ___ NO

B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?

YES ___ NO

C. Is this application for approval of a site or sites to be used for commercial purposes?

YES ___ NO

IF ANY OF THE ABOVE ANSWERS WERE YES PROCEED TO "D"

D. Is the applicant a corporation or partnership?

YES ___ NO

IF YES:

1. List the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership, as the case may be. (Use extra sheets if necessary.)

_____ N/A

2. Does a corporation or partnership own 10% or more of the stock of this corporation or partnership?

YES ___ NO ___

If Yes:

List the names and addresses of the stockholders of that corporation holding 10% or more of the stock or of 10% or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the noncorporate stockholders and individual partners exceeding 10% ownership criterion established in L. 1977, C. 336 have been listed (use extra sheets if necessary.)

_____ N/A

DATE 6/15/2020 APPLICANT SIGNATURE *Christa Dale*

**REFUSAL OF ZONING PERMIT
OFFICE OF THE ZONING ENFORCEMENT OFFICER
OF
TOWNSHIP OF FRANKLIN**

Date: 05/18/2020
Re:Application#: 4938

To:
COLE, CHRISTIAN & SCARDINO D (COLE)
110 FERGUSON AVE
FRANKLINVILLE NJ 08322

Voucher/Receipt#
Check #:
Amount collected

Your application for a permit to:
TO CONSTRUCT 30' X 40' X 15' HIGH POLE BARN GARAGE

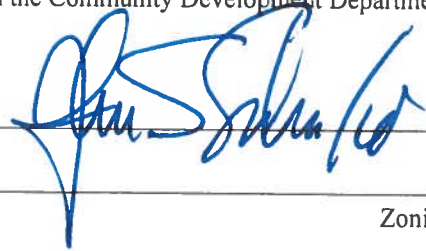
on the property at 110 FERGESON AVE Franklin Block : 402 Lot : 37.01
has been denied for noncompliance with provisions of Article (s) : **XIII-RA** Sections :**253-106** of the Municipal Zoning Ordinance for
the following reasons:

**PROPOSED 1200 SQ. FT. GARAGE IN ADDITION TO EXISTING GARAGE SPACE OF 250 SQ. FT. TOTALS 1450 SQ. FT WHICH
IS NOT PERMITTED.**

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from the Secretary
of the Board of Adjustment. It should be noted that under State Statute, notice of appeal of this decision must be filed
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Zoning Official

CC: Secretary, Board of Adjustment
Permit
Letter
, Zoning Official