

1. Planning Board Agenda

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

2. Roll Call

**Members**

Joseph Petsch, Chair

Ralph Travaglione, Vice Chair

Heather Flaim, Deputy Mayor

David Deegan

John Melleady

Jim Kelly

Jason Brandt

Jim Rohrer

Kevin Constantine

**Alternates**

Joseph Szwed

Jason Handy

**Engineer:** CME Engineering

**Attorney:** B. Michael Borelli

**Secretary:** E. Lynne Refuse

3. Approve Minutes

4. Approve Secretary's Report

5. Approve Resolutions

6. Applications

6.i. PB21-3 Faubell B702 L12 & 13 Lot Line Adjustment West Malaga Road

Documents:

[PB21-3 FAUBELL LOT LINE ADJUSTMENT \(PDF\).PDF](#)

6.i.i. PB21-4 Teti Lot Line Subdivision Block 6803, L 5, 6, 6.01 & 7 Forest Grove & Flora Road

Documents:

[PB21-4 TETI LOT LINE SUBDIVISION \(PDF\).PDF](#)

6.i.i.1. SP21-1 A&F Collision Site Plan Waiver B402 L 30 2409 Stanton Avenue

Documents:

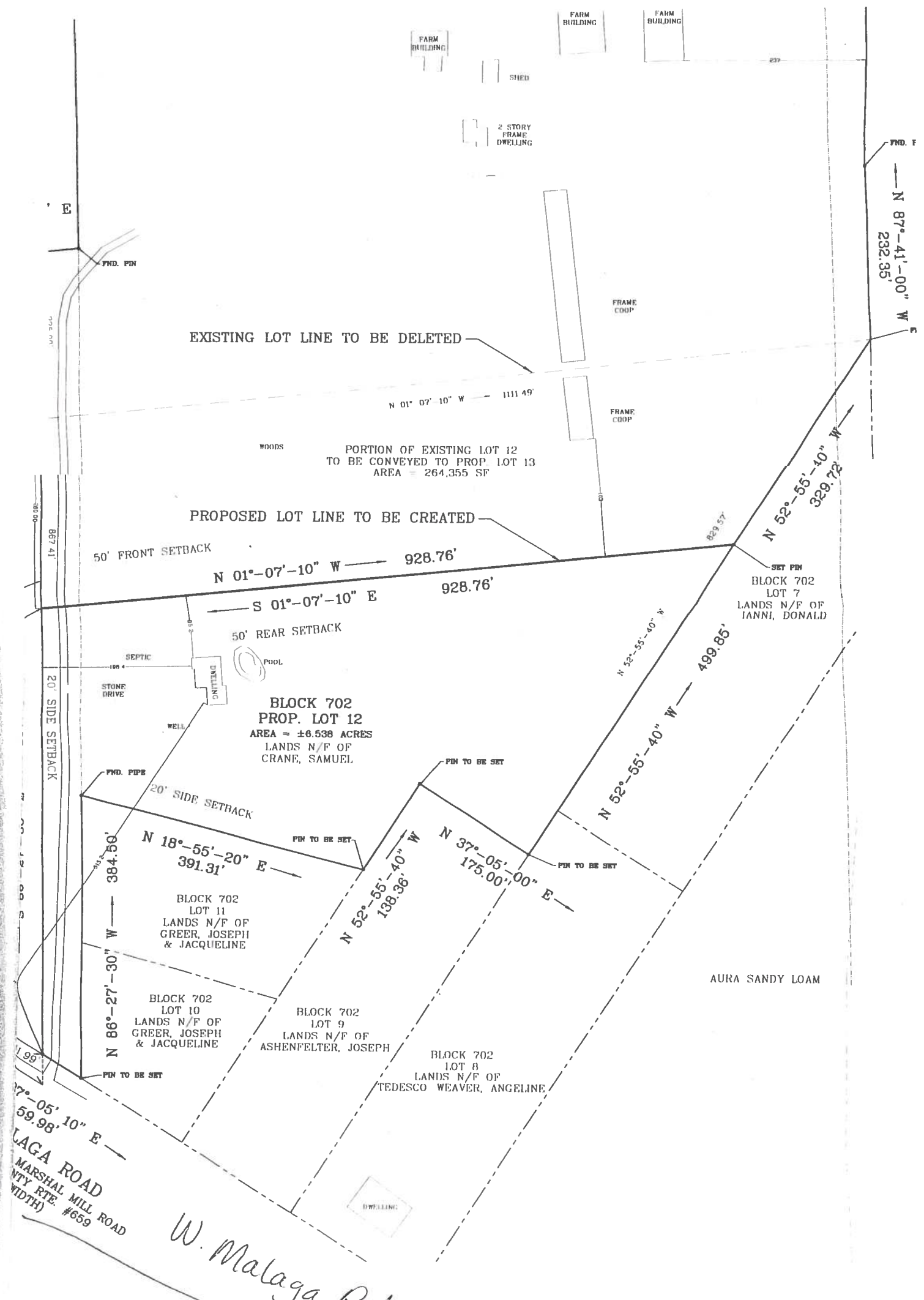
[SP21-1 A AND F COLLISION SITE PLAN WAIVER \(PDF\).PDF](#)

7. Correspondence

8. Open Public Portion

9. Closed Session, If Required

10. Adjourn



PB 21-3 - Paul Faubell - Minor Subdivision  
 (Lot Line Adjustment)

50' REAR SETBACK

DOWNER SANDY LOAM

AURA SANDY LOAM

AURA SASSAFRAS SANDY LOAM

20' SIDE SETBACK

20' SIDE SETBACK

N 85°-38'-12" W 2017.83'

WOODS

DOWNER SANDY LOAM

BLOCK 702  
PROP. LOT 13  
LANDS N/F OF FAUBELL, PAUL DAVID  
& JEANNE  
FARM Q

WOODSTOWN-GLASSBORO COMPLEX

WOODS

AURA SANDY LOAM

FARM BUILDING

FARM BUILDING

FARM BUILDING

FARM BUILDING

FARM BUILDING

SHED

2 STORY  
FRAME  
DWELLING

N 87°-41' 232.1'

E  
PND. PIN

PB 21-4 Elizabeth Teti Minor Subdivision  
(Lot Line Subdivision)

LOT 8

LOT 5

28' PROPOSED

N01°31'35"W 1,219.72'

475.81' EXISTING 500.44' PROPOSED

4,288± S.F. TRANSFERRED FROM LOT 6.01 TO LOT 6

PROPOSED LOT LINE

S88°28'25"W 174.10'

24.63' 353.10'

S88°28'25"W

166.20' EXISTING  
179.00' PROPOSED

2,000± ACRES (EXISTING)  
2,000± ACRES (PROPOSED)

BLOCK 6803  
LOT 6

4,288± S.F. TRANSFERRED FROM LOT 6 TO LOT 7

BLOCK 6803  
LOT 7

1,856± ACRES (EXISTING)  
1,955± ACRES (PROPOSED)

EXISTING SHED TO BE REMOVED OR RELOCATED

EXISTING LOT LINES TO BE REMOVED

S01°31'34"E 500.44'

24.63'

N01°31'35"W 297.84'

475.81'

FRAME SHED

METAL GARAGE

FRAME SHED

FRAME SHED

FRAME PEN

FRAME SHED

FRAME GAZEBO

WOOD DECK

ASPHALT

PAVERS  
DECK  
1 STORY FRAME DWELLING #1844 FOREST GROVE ROAD

CONC.

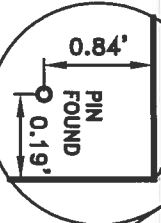
1 STORY FRAME DWELLING #1858 FOREST GROVE RD

DECK

CONC.

ASPHALT

UTILITY POLE (TYP)



EDGE OF PAVEMENT

N88°28'25"E 353.10'

EDGE OF PAVEMENT

N88°28'25"E 2,112.12'

FOREST GROVE ROAD

(50.00' WIDE, TAX MAP)

(33.00' WIDE, DEED & MONUMENTATION)

S01°31'35"E 16.50'

S01°31'35"E 1,219.72'

PIN SET

475.81'

34.8'

75.9'

101.9'

179.00'

S01°31'34"E 500.44'

475.81'

34.6'

47.4'

18.4'

5.6'

17.28'

N31°07'06"W

179.1'

N03°01'55"W

163.00'

174.10'

179.1'

174.10'

179.1'

174.10'

179.1'

174.10'

179.1'

174.10'

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179.1'

174.10'

179.1'

174.10'

179.1'

174.10'

FLORA ROAD  
(33.00' WIDE)

S88°28'25"W 353.10'

EDGE OF PAVEMENT

PIN FOUND

PIN FOUND

743.91' EXISTING 719.28' PROPOSED

**BLOCK 6803**  
**LOT 6.01**  
6.030± ACRES (EXISTING)  
5.931± ACRES (PROPOSED)

743.91'

LOT 5

N01°31'35"W 1,219

4,288± S.F.  
TRANSFERRED  
FROM LOT 6.01  
TO LOT 6

PROPOSED  
LOT LINE

S88°28'25"W 174.10'

S88°28'25"W 353.10'

24.63'

EXISTING  
PROPOSED

166.20'  
179.00'

186.90'

106

S01°31'35"E

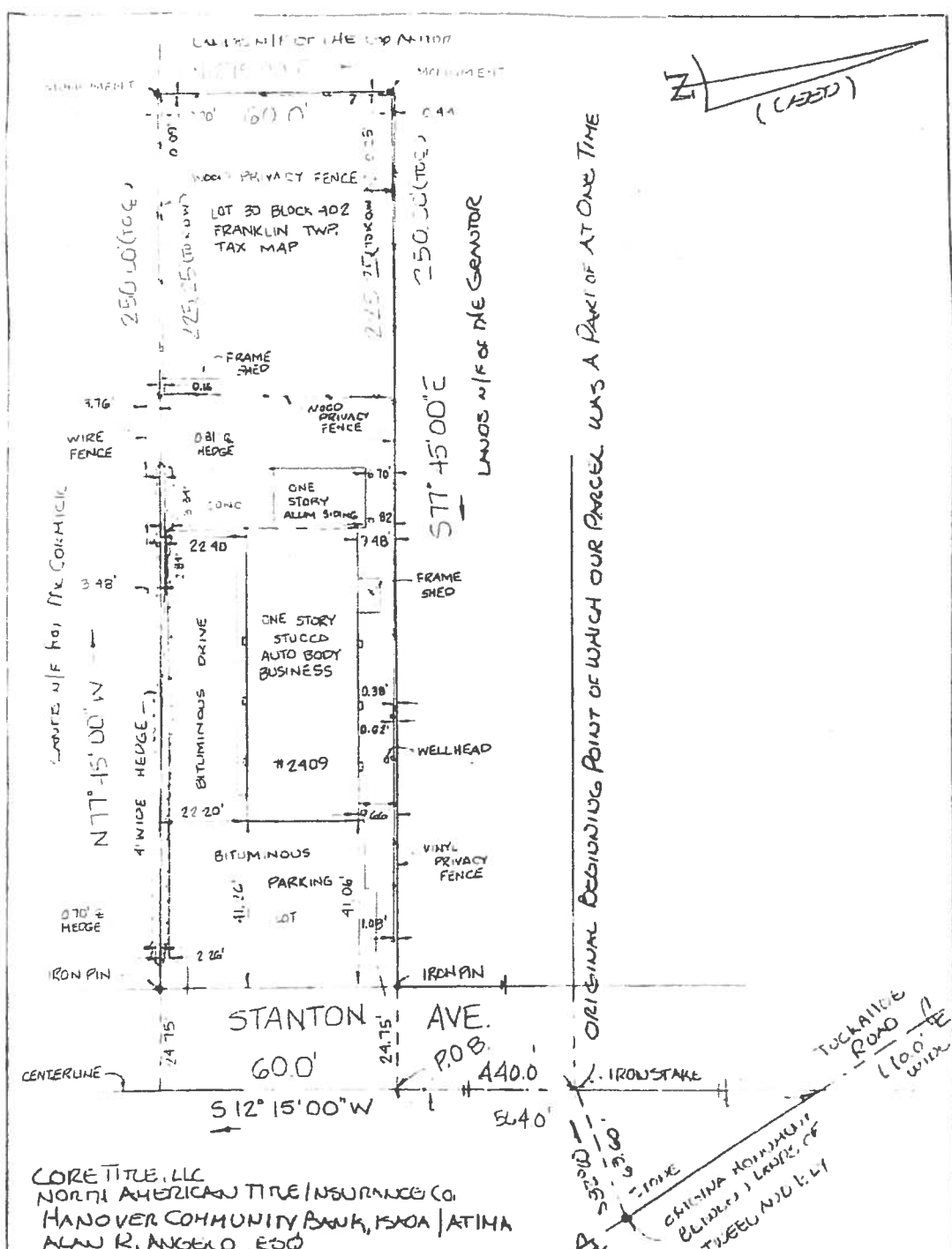
1,2

LOT 8

NING

JTED

SP21-1  
 A and F Collision  
 Center, LLC  
 Site Plan Waiver  
 to Continuallse  
 of Auto Body  
 + Reface existing  
 sign



CORE TITLE, LLC  
 NORTH AMERICAN TITLE/INSURANCE CO.  
 HANOVER COMMUNITY BANK, N.A. | ATIMA  
 ALAN R. ANGELO, ESQ.

ORIGINAL DESIGNING POINT OF WHICH OUR PARCEL WAS A PART OF AT ONE TIME  
 TUCKAHOE ROAD 100' EASEMENT  
 CHRISTINA MONTANO, ESQ. | LAWYER OF TREC NJ LLC

**A & F COLLISION CENTER, LLC**

TO  
 any holder of Title relying hereon and any other party in interest:

In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such encumbrance, 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 holder of title to insure the title to the lands and premises shown herein. Responsibility limited to current construction.

*Richard S. Humphries*

**RICHARD S. HUMPHRIES**  
 P.L.S. N.J. L.C. 34000  
 DATE OF SURVEY APRIL 1, 2021

**Walter H. Macnamara Assoc., Inc.**  
 Professional Land Surveyors  
 Certificate of Authorization 24GA28052300  
 813 Haddon Ave., Collingwood, NJ 08108

**Survey of Premises**

N°2409 STANTON AVENUE  
 FRANKLIN TOWNSHIP  
 GLOUCESTER  
 Co. New Jersey  
 Scale - 1" = 30' 595.79

856-664-5229

Block: **402** Bldg: **1S AUTOBODY** Owners Name: **BIL, KAZIMIERZ & CATHERINE** Land: **26,200** Exemption Code: **102,900** Net Taxable Value  
 Lot: **30** Lot: **.31AC** Street Address: **905 N BEECHAM RD** Impr: **102,900** Code: **129,100** Value: **129,100**  
 Qual: **M** City & State: **WILLIAMSTOWN, NJ 08094** Total: **129,100** Value: **129,100**  
 Card: **M** Property Loc: **2409 STANTON AVE** Class: **4A** FRANKLIN TWP

SALE HISTORY

ASSESSMENT HISTORY

Date	Description	Amount	Compl	Mos	Added	Year	Land	Impr	Net	Grantor	Date	Price	Nu
2021						2021	26,200	102,900	129,100				
2020						2020	26,200	102,900	129,100				

BUILDING PERMITS

LAND CALCULATIONS

UNIT METHOD: UNIT: 0.310 AC RATE: 20000 SITE: 20000 NC:100 26,200

RESIDENTIAL COST APPROACH  
COMMERCIAL OVERRID

SITE INFORMATION

Map: 04 Neigh: 101 Util: Road: A101  
 Zone: RA VCS: A101  
 Acres: 0.310 Auto: Y Topo:

SKETCH

BLDG INFORMATION

Year Built: Type/Use: Style: OWNER OCCUPIED  
 Eff Age: 99 Y Ext Siding:  
 Bldg Cla: Roof Type: Roof Matl: Foundation:  
 Num Units: Int Cond: Fndtn Const: Heat Source:  
 Condition: Row/End: Garage: Livable Area: 0

Land: 26,200 Impr: 102,900 Total: 129,100

PHOTO

Room Count	B	1	2	3	T
BEDROOMS:	0	0	0	0	0
FULL BATH:	0	0	0	0	0
HALF BATH:	0	0	0	0	0
KITCHEN:	0	0	0	0	0
LIVING RM:	0	0	0	0	0
DINING RM:	0	0	0	0	0
FAMILY RM:	0	0	0	0	0
OTHER:	0	0	0	0	0
Condition	Modern	Avg	Old		
KITCHEN:					
BATH:					

