

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

5.I. Resolution: ZB21-03 Fidelity Asset Mgmt. LLC Block 401 Lot 15 Bulk Variance

6. Applications

6.I. Application: Bulk Variance Marshall Mill Road

Documents:

[ZB21-04 BONANNO BLOCK 5702 LOT 26 BULK VARIANCE \(PDF\).PDF](#)

7. Correspondence

8. Adjourn

In the Matter of the Appeal of: )  
Name John and Jamie Bonanno  
Mailing 1258 Marshall Mill Rd  
Address Franklinville, NJ 08322

TOWNSHIP OF FRANKLIN  
ZONING BOARD OF ADJUSTMENT

ZB21-04



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) 5702 Lot(s) 26 on the Tax Map of the Township of Franklin and the following street address 1258 Marshall Mill Rd Franklinville, NJ 08322. The premises are owned by John and Jamie Bonanno.  
Applicant's interest in property if other than owner is \_\_\_\_\_

2. The land has frontage on Marshall Mill Rd street of 225 Feet and a depth of 1692 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:

Single-family residential dwelling

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

I desire to construct a 44'x80'x18' pole barn garage in the backyard along the western side of the property (see drawing). The purpose of the barn is to house a 44 ft trailer that is currently on property along with a tractor and other equipment that will be acquired for personal use. Internally 25 x 80' will include A partially finished second story to increase available storage area. Seeking C Bulk variance for size 44'x80'x18' (height).

6. An appeal is hereby made for a variance from or an exception according to the terms of Section 253-106 of the Zoning Ordinance, where as, 1200 square feet maximum accessory structure permitted. A bulk Variance is required.

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

Check one or more

TYPE	"A" ( )	Sub-Division ( )	Site Plan Approval ( )
VARIANCE	"8" ( )	Conditional	Other ( )
	"C" <input checked="" type="checkbox"/>	Use Permit ( )	
	"O" ( )	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 purpose of the barn is to house several pieces of equipment including a trailer, tractor and other equipment used to maintain the property. The front of our house sits 261 feet off of Marshall Mill Road and the front of the garage will be approximately 350 feet from Marshall Mill Road along the western side of the property. With the abundant trees on the property the barn will be nearly invisible to passing traffic and neighbors. The barn exterior will be neatly finished with white walls and black trim in a traditional modern farmhouse style. The plan is to update the exterior of the home in a couple of years to match the look of the barn.

This barn is intended for private use only. It will not be used for commercial applications.

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

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone number ( ) \_\_\_\_\_ Facsimile II \_\_\_\_\_

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 September 7, 2021 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: 08-03-2021

X [Signature]  
Applicant or Attorney  
(Attorney) Phone Number \_\_\_\_\_

### AFFIDAVIT OF APPLICANT

STATE OF NEW JERSEY )  
COUNTY OF Gloucester ) <sup>ss.</sup>

John Bonanno 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

4 day of August 2021  
Stefania Garofolo

A Notary Public of the State of New Jersey

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

X John Bonanno  
Applicant

### AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY )  
COUNTY OF Gloucester ) <sup>ss.</sup>

John Bonanno of full age, being duly sworn according to law, on oath deposes and says, that deponent resides at 1258 Marshall Mill Rd in Franklinville, NJ, Township of Franklin, in the County of Gloucester and State of New Jersey, that John & Jamie Bonanno 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

4 day of August 2021  
Stefania Garofolo

A Notary Public of the State of New Jersey

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

X John Bonanno  
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  
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 X
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?  
YES \_\_\_ NO X
- C. Is this application for approval of a site or sites to be used for commercial purposes?  
YES \_\_\_ NO X

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

- D. Is the applicant a corporation or partnership?  
YES \_\_\_ NO X

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

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- 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.)

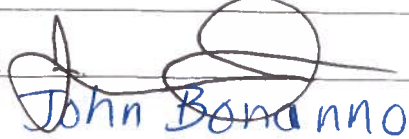
N/A

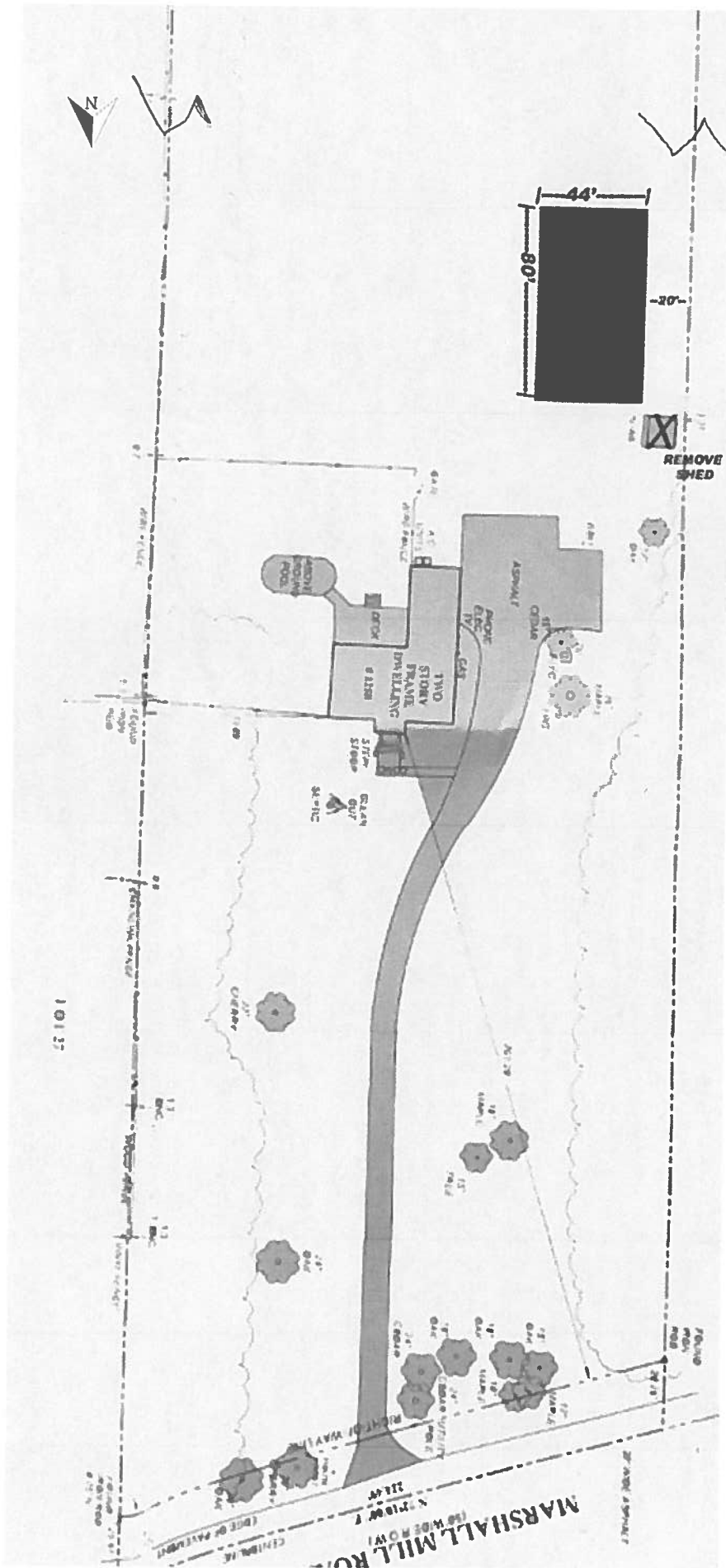
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DATE 8/4/2021

APPLICANT SIGNATURE X  
  
John Bonanno



**Notes:**

- Front of house is 261 feet from road
- Front of barn will be approx. 350 ft from Marshall Mill Road
- Total property is 8.1 acres
- Rear of property is not shown because the scale would be too small, but it extends about 1,000 feet the barn.
- Intent is to remove/relocate small shed shown in drawing.
- Driveway will extend to the front of the barn
- Concrete will extend along side of barn covered by lean to
- Property faces north as indicated

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

Date: 06/22/2021  
Re:Application#: 5392

To:  
JOHN BONANNO  
1258 MARSHALL MILL RD  
FRANKLINVILLE NJ 08322

Voucher/Receipt#	
Check #:	360
Amount collected	\$ 20.00

Your application for a permit to:  
PERSONAL POLE BARN ( GARAGE) 44' X 80' TO PARK HOME TRAILER AND WORKSPACE

on the property at 1258 MARSHALL MILL RD Franklin Block : 5702 Lot : 26  
has been denied for noncompliance with provisions of Article (s) : **253-106** Sections : of the Municipal Zoning Ordinance for the following reasons:

**1200' square feet maximum accessory structure permitted. A use variance is required.**

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

**FRANKLIN TOWNSHIP ENVIRONMENTAL COMMISSION**  
**Application and Project Comments**

E.C. Review Date: 8/23/2021		File Name: John and Jaime Bonanno	
Zoning Board Application #: ZB21-04		Board Meeting Date: 9/07/2021	
Planning Board application #:		Board Meeting Date:	
Project/Applicant Name (if Different from file name) & Address: 1258 Marshall Mill Rd Franklinville, NJ 08322			
Block(s) 5702	Lot(s): 26	Frontage: 225ft	
Project Location:			
Project Description: Oversized garage/barn. 44'x80' (3520 sq ft) with extended concrete pad and extending paved driveway to structure			
Proposed Action: C variance			
Major Subdivision Lots:		Minor Subdivision Lots:	
<b>NO COMMENT</b>			
<b>X ALERTS TO BOARD OF POTENTIAL ISSUES</b>			
<b>Wetlands Issues:</b>			
DEP Letter of Interpretation (LOI) needed	DEP Letter of Interpretation (LOI) Recommended	DEP Gen. Permit/ Wetlands Transition Area Waiver Required	
<b>Other Wetlands issues:</b>			
<b>Septic System issues</b> (e.g. seasonal High Water Table; distance to Potable Wells):			
<b>Water Related Issues</b> (e.g. quality; quantity; stormwater detention):			
The NJDEP Stormwater Regulations are required when an increase of ¼ acre(10,890sq ft) of impervious cover is added. The proposed barn, extended asphalt driveway and extended concrete pad of barn must equal less than 10,890sq ft of impervious surface to avoid stormwater regulations.			
<b>Natural Resources issues</b> (e.g. forest; protected species; cultural resources):			
<b>Other Issues</b> (e.g. air quality; hazardous waste):			
<b>Additional Comments/Specific Concerns:</b>			



# OATH OF PUBLICATION

STATE OF NEW JERSEY, GLOUCESTER COUNTY, ss:

Cynthia Merckx being duly sworn on her oath, says she is the Editor and Publisher of The Sentinel of Gloucester County, a weekly newspaper printed and published in Malaga, Township of Franklin, County of Gloucester, State of New Jersey, and that a legal notice of which the annexed is a true copy, was published in "The Sentinel" for a period of.... 1 week, once a week successively, to wit:

August 26th, 2021

Sworn and subscribed before me on this

26th day of August, 2021



Melissa Merckx ID#50027221

My Commission Expires 11/16/2025

Melissa A Merckx  
NOTARY PUBLIC  
State of New Jersey  
ID # 50027221

My Commission Expires 11/16/2025

## PUBLIC NOTICE TOWNSHIP OF FRANKLIN COUNTY OF GLOUCESTER STATE OF NEW JERSEY

The TOWNSHIP OF FRANKLIN ZONING BOARD OF ADJUSTMENT will hold a PUBLIC HEARING on Tuesday, September 7th, 2021 in the Municipal Hall, 1571 S. Delsea Drive, Franklinville for John & Jamie Bonanno, located on 1258 Marshall Mill Road, Franklinville. Block 5702, Lot 26. ZB21-04 is seeking a variance to construct a 44' x 80' x 18' pole barn for personal storage/non-commercial workspace area, where as, section 253-106 states 1200 sq ft maximum accessory structure permitted-garage space and any variance or waiver required. Internally, 25' x 80' will include a partially unfinished second story to increase available storage options. Seeking C-Bulk Variance for the size 44' x 80' x 18' (height). All documents relating to this matter have been filed with the Secretary and are available for inspection during regular business hours. John Bonanno, 1258 Marshall Mill Rd., Franklinville, NJ 08322  
The Sentinel 8/26/2021  
Printers Fee \$12.75

TOWNSHIP OF FRANKLIN  
COUNTY OF GLOUCESTER



1571 DELSEA DRIVE • FRANKLINVILLE, N.J. 08322

**200 FOOT ADJACENT PROPERTY OWNER LIST**

Attached is the list of property owners within 200 ft of Block- 5702 Lot # 26  
That was requested by:

Fee \$10.00

Copy  
to  
Lynne

Name: John + Jamie Bonanno  
Company: 1258 Marshall Mill Rd  
Address: Franklinville, N.J 08322

Cash: \_\_\_\_\_  
Check #: \_\_\_\_\_  
Date: \_\_\_\_\_

Phone #: (856) 217-2019 Fax #: (\_\_\_\_) \_\_\_\_\_

Please include the following on the list:

Manager of R/E & R/W ✓  
Atlantic City Electric  
5100 Harding Highway, Suite 399  
Mays Landing, NJ 08330-9902

Engineering Manager ✓  
South Jersey Gas Co.  
1 South Jersey Plaza  
Hammonton, NJ 08037

Comcast ✓  
Construction Dept.  
Attention: Jim Parkinson  
1846 North West Blvd.  
Vineland, NJ 08360

Public Service Electric and Gas Company ✓  
Manager-Corporate Properties  
80 Park Plaza, T6B  
Newark, NJ 07102

If the above property listed also fronts on any Railroad, State or County Highway  
you must also notify the authorities below:

NJ State D.O.T. ✓  
Planning Division  
PO Box 600  
Trenton, NJ 08625-0600

Gloucester County D.P.W. ✓  
Planning Division  
1200 N. Delsea Drive  
Clayton, NJ 08312

P.R.S.L. c/o Conrail ✓  
Tax Department  
PO Box 8499  
Philadelphia, PA 19101

If the property is within 200 feet of another municipality, you must also notify the Clerk of the Municipality and also obtain a listing of properties within that municipality.

Date Certified \_\_\_\_\_



# Gloucester County - Office of Taxation

Created On 8/10/2021

Certified Adjoining Property List

**This table is a listing of adjoining properties within 200' of the subject property.**

Prepared by: Craig Black, CTA \_\_\_\_\_

**Selected Parcel(s)**

Municipality	Block	Lot	Qualifier	Address	Owner Name	Owner Address	Owner CSZ	Additional Lots
Franklin Township	5702	26		1258 MARSHALL MILL RD	BONANNO, JAMIE L & JOHN F JR	546 SAXON DR	THOROFARE, NJ 08086	

**Adjoining Properties (11)**

Municipality	Block	Lot	Qualifier	Address	Owner Name	Owner Address	Owner CSZ	Additional Lots
Franklin Township	1101	5		MARSHALL MILL RD	BENIQUEZ, CARLOS E & CONROY, DAVID	197 KINGS HWY	MT ROYAL, NJ 08061	✓
Franklin Township	1101	6		1271 MARSHALL MILL RD	CONROY, DAVID J	1271 MARSHALL MILL RD	FRANKLINVILLE, NJ 08322	✓
Franklin Township	1101	7		1251 MARSHALL MILL RD	EVANS, WILLIE LEE	1251 MARSHALL MILL RD	FRANKLINVILLE, NJ 08322	✓
Franklin Township	1101	15		1237 MARSHALL MILL RD	JONES, FANNY ANDERSON	1237 MARSHALL MILL RD	FRANKLINVILLE, NJ 08322	✓
Franklin Township	5702	25		1248 MARSHALL MILL RD	BRADFORD, MICHAEL T	1248 MARSHALL MILL RD	FRANKLINVILLE, NJ 08322	✓
Franklin Township	5702	27		1280 MARSHALL MILL RD	ANGELASTRO, JOSEPH & SHARON	1280 MARSHALL MILL RD	FRANKLINVILLE, NJ 08322	✓
Franklin Township	5702	28		1310 MARSHALL MILL RD	REMENTERIA, JOSEPH F	800 WILLIS PL	ROSELLE PARK, NJ 07204	✓
Franklin Township	5702	66		1251 DUTCH MILL RD	GAETANO, FRANK & ELIZABETH	1269 DUTCH MILL RD	NEWFIELD, NJ 08344	✓
Franklin Township	5702	71	QFARM	DUTCH MILL RD (BACK)	GUETENS, M & TOTORO, J & MACHULSKYA	28 BELLS LAKE DR	TURNERSVILLE, NJ 08012	✓
Franklin Township	5702	73	QFARM	DUTCH MILL RD	MECHOLSKY-DEJONG, KATHY L	51 TAYLOR RD	NEWFIELD, NJ 08344	✓
Franklin Township	5702	87	QFARM	MARSHALL MILL RD	FRATTAROLI, BRIAN	1320 MARSHALL MILL RD	FRANKLINVILLE, NJ 08322	✓