

**FRANKLIN TOWNSHIP PLANNING BOARD
RESOLUTION NO. PB-2309**

WHEREAS, Christopher Previtera has applied to the Planning Board of the Township of Franklin seeking minor subdivision approval to create one new lot plus the remainder; and

WHEREAS, the property in question is located on Catawba Avenue, Block 7002, Lot 11 on the tax map of the Township of Franklin, said property being in an RA (Residential Agricultural) zone; and

WHEREAS, the Planning Board of the Township of Franklin, has had an opportunity to review the application submitted and determined that such application substantially complies with the requirements of the Township of Franklin Ordinance and is deemed complete; and

WHEREAS, all notices of the public meeting were properly served in compliance with New Jersey State Statute and the Franklin Township Land Use Ordinance and a public hearing having been held; and

WHEREAS, the Township of Franklin Planning Board has made the following factual findings:

1. Victoria L. Cascio, Esquire appeared on behalf of the applicant and presented the testimony of the owner, Christopher Previtera and Professional Land Surveyor, Edward J. Constantine, Jr. The applicant is the owner of a parcel of property consisting of 24.8 acres which is improved with a single family dwelling and accessory structures. The applicant is seeking minor subdivision approval which will result in two lots, one 3-acre lot will include the existing single family dwelling and the remainder lot of 21.8 acres, undeveloped. No variances are required and the preexisting front yard of 59.6 feet where 75 feet is required will remain unchanged. The applicant testified that he presently does not have plans in place for development of the vacant lot. He understands that he will need to obtain whatever approvals may be necessary for future development. No one from the public appeared in opposition to the application. The applicant submitted revised plans dated September 12, 2023 addressing the comments set forth in the Planning Board Engineer letter of September 5, 2023.

2. The application submitted by the applicant substantially complies with the requirements of the Township of Franklin Land Use Ordinance.

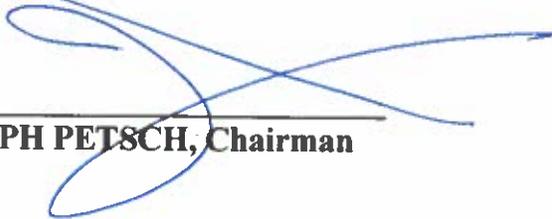
NOW, THEREFORE, BE IT RESOLVED, by the Township of Franklin

Planning Board this 17th day of October, 2023, confirming action heretofore taken, that the application of Christopher Previtera seeking minor subdivision approval to create one new lot plus the remainder is hereby granted, subject to the following conditions:

1. The applicant shall obtain any other applicable governmental approvals which the applicant may be required to obtain from any local, county, state, or federal governmental agency or body.
2. The applicant shall satisfy all outstanding fees and escrows prior to the signing of subdivision deeds.
3. This approval shall expire in 190 days unless the applicant files a plat or records deeds within such time pursuant to the statute.
4. The subdivision shall be based upon the revised plans submitted by the applicant dated September 12, 2023.
5. Agricultural buffers as shown on the plan shall be provided and described by metes and bounds in the subdivision deeds.
6. Pursuant to Township Ordinance Section 253-101 "Right to Farm", each deed of conveyance of any of the subject lots shall contain the following notice:

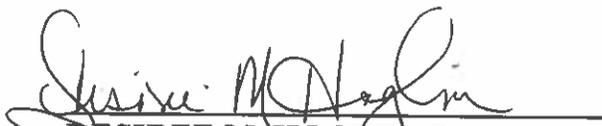
Notice: On the date of creation of this lot, Franklin Township permitted and may continue to permit by Ordinance farming activities which some may deem offensive such as, but not limited to, aerial and ground application of pesticides, use of power driven equipment, such as tractors and irrigation pumps, grazing of livestock, etc. Use of this parcel shall be subject to the "Agricultural Buffers" as set forth in Township Ordinance

FRANKLIN TOWNSHIP PLANNING BOARD



JOSEPH PETSCH, Chairman

ATTEST:



DESIREE M. HOGBIN, Secretary