

**FRANKLIN TOWNSHIP PLANNING BOARD
RESOLUTION NO. PB23-11**

WHEREAS, Vargo Properties, LLC has applied to the Planning Board of the Township of Franklin seeking minor site plan approval for construction of a 173 square foot addition to a commercial building, along with variances and waivers for preexisting conditions; and

WHEREAS, the property in question is located on Delsea Drive, State Highway Route 47, Block 2103, Lot 43 on the tax map of the Township of Franklin, said property being in a Highway Commercial (HC) 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. Tara L. Vargo, Esquire appeared on behalf of the applicant. The applicant is the owner of a 2½ story office building presently utilized as a law office and surveyor's office. The applicant is seeking to construct a one-story, 173 square foot addition to be utilized by the existing businesses. There are several variances and waivers, all of which are for preexisting conditions which will not change as a result of construction of the addition. The color and materials of the addition will match the existing building. There will be no net increase in impervious coverage as there will be the removal of paving in an adjacent parking area which exceeds the area of the addition. The roof leader drain shall be located so as to not impact the existing building. The Board considered the review letter of October 12, 2023 prepared by the Planning Board Engineer/Planner, CME Associates. No one from the public appeared to comment on the application.

2. The application submitted by the applicant substantially complies with the requirements of the Township of Franklin Land Use Ordinance. The request by the applicant can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Township of Franklin Land Use Ordinance or Master Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Township of Franklin Planning Board this 19th day of December, 2023, confirming action heretofore taken, that the application of Vargo Associates, LLC seeking minor site plan approval for construction of a 173 square foot addition to a commercial building, along with variances and waivers for preexisting conditions 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 granting of construction permits or issuance of a Certificate of Occupancy.

3. The applicant shall be responsible for the payment of any and all development fees due pursuant to Franklin Township Ordinance, Chapter 138 within the time required by the Ordinance.

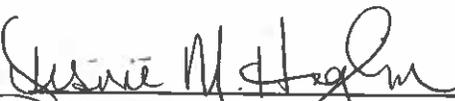
4. The following variances and waivers are granted:

- a. A lot area of 1.2 acres where 1.5 acres is required,
- b. Frontage of 120 feet where 150 feet is required,
- c. Parking set back of 3.6 feet where a minimum of 10 feet is required,
- d. A waiver from providing sidewalks along the street frontage,
- e. A waiver from providing curbing along the street frontage.

FRANKLIN TOWNSHIP PLANNING BOARD

JOSEPH PETSCH, Chairman

ATTEST:


DESIREE M. HOGBIN, Secretary