

**FRANKLIN TOWNSHIP PLANNING BOARD
RESOLUTION NO. PB 23-13**

WHEREAS, Fiori Concrete, Inc. has applied to the Planning Board of the Township of Franklin seeking minor site plan approval for construction of a 2,175 square foot garage on an existing commercial property; and

WHEREAS, the property in question is located on Delsea Drive (State Highway Route 47), Block 4902, Lot 16 on the tax map of the Township of Franklin, said property being in an HC (Highway Commercial) 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. Douglas A. Baker, Esquire, appeared on behalf of the applicant. The applicant owns and operates a concrete business on a property in the Highway Commercial zone consisting of 2.28 acres and a 6,210 square foot building. The applicant is seeking site plan approval to construct a 2,175 square foot 3-bay garage to the rear of the site in an area presently used for open air material storage bins. A new 20 x 24-foot storage bin will be established on an existing paved area. The applicant testified that the building would be utilized for storage and for minor maintenance of equipment. The applicant presented the testimony of Professional Engineer, Gregory J. Simonds. The Board also considered the review letter of December 14, 2023 prepared by Planning Board Engineer and Planner, CME Associates. Two variances are required for preexisting conditions which will not change as a result of this application. A variance is required to allow all parking to remain in the front yard area where a maximum of 25% is permitted. A variance is required to allow a fence in the front yard of the property. The applicant submitted additional materials in response to the Planning Board Engineer's review letter of November 28, 2023 resulting in a follow-up letter of December 14, 2023 which addressed the Engineer's concerns. The applicant also clarified that the minimal increase in impervious cover would not require any modification of the existing storm water management system and confirmed that light fixtures will be directed downwards and shielded to protect an adjacent residence. Revised

plans will include the addition of downspouts and the removal of any pavement. No one from the public spoke in opposition to the proposal.

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 16th day of January, 2024, confirming action heretofore taken, that the application of Fiori Concrete, Inc. seeking minor site plan approval for construction of a 2,175 square foot garage on an existing commercial property 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. A variance is granted to allow all parking in the front yard area where a maximum of 25% is permitted.

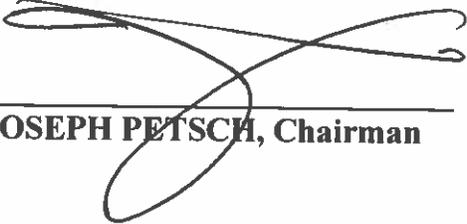
5. A variance is granted to permit a 6-foot fence in the front yard area.

6. Any lighting installed on the new building will utilize fixtures directed downwards and shielded to prevent glare and light pollution on adjoining property.

7. A revised plan shall be submitted addressing the issues raised in the

Planning Board Engineer's review letter of December 14, 2023, including, but not limited to, the addition of downspouts and removal and/or addition of impervious cover.

FRANKLIN TOWNSHIP PLANNING BOARD



JOSEPH PETSCH, Chairman

ATTEST:



CHRISTINA MULFORD, Secretary

