

**FRANKLIN TOWNSHIP PLANNING BOARD
RESOLUTION NO. PB 23-14**

WHEREAS, Douglas Sparks and Jessica Slocum have applied to the Planning Board of the Township of Franklin seeking waiver of site plan review to establish a tattoo studio in an existing building on a developed site; and

WHEREAS, the property in question is located on Delsea Drive (State Highway Route 47), Lot 1, Block 3507 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. Ryan S. Hoffman, Esquire appeared on behalf of the applicant. The applicant wishes to lease a 1,400 square foot space in an existing fully developed plaza with parking, lighting, drainage and circulation which will not change based upon his occupancy. He has been a tattoo artist for 16 years and has an existing client base. He will service his customers by appointment only with hours being 10:00 a.m. to 6:00 p.m., Tuesday through Saturday. At this time, he anticipates being the only person on site with one or two additional employees possible in the future. No one from the public appeared to comment on the application. The Board reviewed the letter of December 14, 2023 prepared by Planning Board Engineers and Planners, CME Associates.

2. The Board has determined that a waiver of site plan is appropriate as no new construction is proposed and the applicant's use of the property will not impact parking, lighting, drainage, landscaping or circulation.

NOW, THEREFORE, BE IT RESOLVED, by the Township of Franklin Planning Board this 20th day of February, 2024, confirming action heretofore taken, that the application of Douglas Sparks and Jessica Slocum seeking waiver of site plan review to establish a tattoo studio in an existing building on a developed site 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.

FRANKLIN TOWNSHIP PLANNING BOARD



JOSEPH PETSCH, Chairman

ATTEST:



CHRISTINA MULFORD, Secretary