

**FRANKLIN TOWNSHIP
ZONING BOARD OF ADJUSTMENT
RESOLUTION NO. ZB24-03**

WHEREAS, Dennis Travascio and Vincent Travascio have applied to the Zoning Board of Adjustment of the Township of Franklin for a variance to permit construction of a single family dwelling on a lot with 130.9 feet of frontage where 150 feet is required; and

WHEREAS, the property in question is located on Clearfield Avenue and known as Block 1802, Lot 34, on the tax map of Franklin Township, said property being in an RA (Residential Agricultural) Zone; and

WHEREAS, the Zoning Board of Adjustment, after carefully considering the evidence presented has made the following factual findings and statements of reason:

1. All notices of the public meeting were properly served in compliance with New Jersey State Statute and the Franklin Township Land Use Ordinance and the application was deemed complete.

2. The applicants are contract purchasers of a vacant parcel of property consisting of 3.78 acres on the corner of Clearfield Avenue and Elm Avenue, which is a paper street. The lot has 130.9 feet of frontage where 150 feet is required, therefore, the applicant is seeking a variance to permit construction of a single family home on a lot with less than the required frontage. The applicant provided confirmation that he had provided adjoining property owners with letters asking if they were interested in selling additional property or purchasing the lot but did not receive any positive responses. The applicant has not asked that Elm Avenue be vacated. However, if it was the variance would not be necessary. The lot was created in 1982. The proposed single family home will meet all set-back requirements. The applicant confirmed that the driveway will be constructed to standards suitable for emergency vehicle access. The applicant acknowledged that the neighbor's driveway is presently situated partially on this lot which is an issue that will need to be resolved between the property owners. The applicant also confirmed that the tractor/trailer body is located on the paper street. The applicants testified that they will cut as few trees as possible, only those necessary for home construction, grading, well and septic.

3. Neighboring property owners appeared opposing the application, indicating that the home would not be in line with other homes on the street and that there were environmental concerns with the impact on wildlife in the area.

4. The Board determined that the applicant has met the positive and negative criteria. The frontage for this lot has existed for a very long time, there is no land available to increase the frontage. The lot significantly exceeds the area required in the zone and the frontage is short by only 20 feet.

5. Because of the nature and configuration of the applicant's land, failure to grant the variance will work a peculiar and exceptional practical difficulty on the applicant.

6. The Board has determined that the relief requested by the applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Master Plan and Zoning Ordinance of the Township of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Franklin this 5th day of June, 2024, confirming action heretofore taken, that the application of Dennis Travascio and Vincent Travascio for a variance to permit construction of a single family dwelling on a lot with 130.9 feet of frontage where 150 feet is required is hereby granted, subject to the following conditions:

1. The applicant shall obtain all other necessary governmental approvals from State, County, Federal and Municipal governmental agencies or bodies. If the applicant fails to obtain and execute a zoning permit within six months of this approval, then this approval shall be null and void and no permit shall be issued.

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 will minimize the clearing of trees on the property.

4. The driveway shall be constructed to standards which will allow access by emergency vehicles.

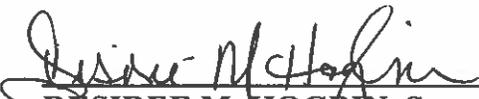
5. The applicant will submit a final grading plan subject to review and approval by the Township Engineer.

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ZONING BOARD OF ADJUSTMENT**



JOHN GRAVENOR, Chairman

ATTEST:



DESIREE M. HOGBIN, Secretary