

**FRANKLIN TOWNSHIP
ZONING BOARD OF ADJUSTMENT
RESOLUTION NO. ZB24-04**

WHEREAS, Karen Salerno has applied to the Zoning Board of Adjustment of the Township of Franklin for a use variance to construct a self-storage facility; and

WHEREAS, the property in question is located on Old Delsea Drive and known as Lots 15, 16 & 17, Block 4732, on the tax map of Franklin Township, said property being in the MV (Malaga Village) 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. John A. Alice, Esquire, appeared on behalf of the applicant and presented the testimony of Tiffany Morrissey, Professional Planner who explained the proposed project and offered her opinion regarding satisfaction of the positive and negative criteria necessary for the granting of a use variance. The property consists of 3 lots. One is currently improved with a single family dwelling, the other 2 are vacant. The 3 lots together consist of approximately 1.5 acres with 350 feet of frontage. The application proposed retaining the single family dwelling to be utilized as a residence for the manager of the facility with part of the home to be converted into an office. At the time of the hearing the applicant indicated that they would not be retaining the single family dwelling.

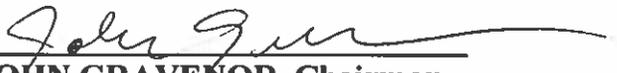
3. Self-storage facilities are not permitted in the Malaga Village Zone. In addition thereto, no commercial uses are permitted on this parcel as it fronts on Old Delsea Drive. Seven members of the public appeared in opposition to the application raising concerns regarding flooding in the area, which will be exacerbated by the paving of this parcel, the lot being too small for the proposed facility, buffering and the potential for excessive activity to be created in the residential area and the lack of space to provide the necessary buffers.

4. The Board focused primarily on site suitability and determined that the applicant had not met its burden to establish that this site is particularly suited for the proposed use. The buildings, drive isles and storm water management shown on the concept plan encompass the entire lot without taking into consideration well and septic which are not shown on the plan. Township Ordinance requires a buffer between residential and commercial uses of anywhere from 50 to 150 feet. The applicant will be unable to meet

even the minimum 50-foot buffer for this project. The Board therefore determined that the proposal would create a substantial detriment to the public good and would substantially impair the intent and purpose of the Master Plan and Zoning Ordinance which prohibits any commercial development in this area of the Malaga Village.

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 Karen Salerno for a use variance to construct a self-storage facility is hereby denied.

**FRANKLIN TOWNSHIP
ZONING BOARD OF ADJUSTMENT**


JOHN GRAVENOR, Chairman

ATTEST:


DESIREE M. HOGBIN, Secretary