

**FRANKLIN TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
RESOLUTION NO. ZB24-05**

**WHEREAS**, Kenneth Danter has applied to the Zoning Board of Adjustment of the Township of Franklin for a variance to construct an addition to a single family dwelling on a lot with less than the area and frontage required in the zone; and

**WHEREAS**, the property in question is located on Blackwood Avenue and known as Block 3707, Lots 1 and 2, on the tax map of Franklin Township, said property being in an FV (Franklinville 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. The applicant proposes construction of a 412 square foot addition to an existing residence. The lot has an area of 22,000 square feet where 30,000 square feet is required and frontage of 80 feet where 100 feet is required. These are preexisting conditions. The front yard set-back is presently non-conforming but will not be changed by construction of the addition. No one from the public appeared to comment on the application.

3. 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.

4. 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 5<sup>th</sup> day of June, 2024, confirming action heretofore taken, that the application of Kenneth Danter for a variance to construct an addition to a single family dwelling on a lot with less than the area and frontage required in the zone 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 be required to submit a grading plan for review and approval by the Township.

**FRANKLIN TOWNSHIP  
ZONING BOARD OF ADJUSTMENT**

  
**JOHN GRAVENOR, Chairman**

**ATTEST:**

  
**DESIREE M. HOGBIN, Secretary**