

**FRANKLIN TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
RESOLUTION NO. ZB24-09**

**WHEREAS**, Christie Ann Mercado has applied to the Zoning Board of Adjustment of the Township of Franklin for a variance to construct a single family home on a lot with less than the frontage and area required in the zone; and

**WHEREAS**, the property in question is located on Fries Mill Road and known as Block 2002, Lot 22.01, 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 applicant is the owner of a vacant parcel of property and indicates that she wishes to construct a single family home for her personal use. The parcel has an area of 1.42 acres where 1.5 acres is required and frontage of 130 feet where 150 feet is required. The applicant testified that she sent letters to adjoining property owners inquiring as to their interest in selling additional frontage or purchasing the lot but received no positive responses.

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 Christie Ann Mercado for a variance to construct a single family home on a lot with less than the frontage and area 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.

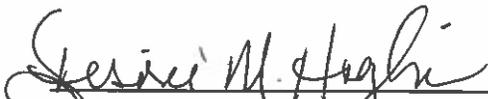
2. The applicant shall satisfy all outstanding fees and escrows prior to the granting of construction permits or issuance of a Certificate of Occupancy.

3. The applicant shall submit a grading plan subject to review and approval by the Township.

**FRANKLIN TOWNSHIP  
ZONING BOARD OF ADJUSTMENT**

  
**JOHN GRAVENOR, Chairman**

**ATTEST:**

  
**DESIREE M. HOGBIN, Secretary**