

**FRANKLIN TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
RESOLUTION NO. ZB24-06**

**WHEREAS**, Madeline and Shaun Clark have applied to the Zoning Board of Adjustment of the Township of Franklin for a variance to permit construction of a detached private garage which exceeds the area and height permitted by ordinance; and

**WHEREAS**, the property in question is located on Willow Grove Road and known as Lot 7, Block 2701, 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 reside in a single family dwelling on a lot consisting of approximately 4.67 acres. The applicant wishes to construct a detached private garage which will be 50 by 60 feet with a 12-foot lean-to and 8-foot covered porch. As a result, the total square footage will be 3,728 where a maximum of 1,200 square feet is permitted. The building will also require a variance for height as it is proposed to be 22.83 feet in height where a maximum of 15 feet is permitted. The applicant testified under oath that the garage will be used for his personal use only for storage of vehicles and other personal items. The building includes a loft which the applicant testified will be utilized for storage. The Board considered the review letter of May 7, 2024 prepared by Zoning Board Engineer, David S. Scheidegg. No one from the public appeared to comment on the application.

3. 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. The applicant has shown the special reasons necessary to grant the variance.

**NOW, THEREFORE, BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Franklin this 6<sup>th</sup> day of August, 2024, confirming action heretofore taken, that the application of Madeline and Shaun Clark for a variance to permit construction of a detached private garage which exceeds the area and height permitted by ordinance 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 garage shall be for the personal use of the applicant only and shall not be utilized for any business or commercial use.

4. The loft will be utilized for storage.

**FRANKLIN TOWNSHIP  
ZONING BOARD OF ADJUSTMENT**

  
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**JOHN GRAVENOR, Chairman**

**ATTEST:**

  
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**CHRISTINA MULFORD, Secretary**