

**FRANKLIN TOWNSHIP
ZONING BOARD OF ADJUSTMENT
RESOLUTION NO. ZB24-10**

WHEREAS, ARCR Home Builders, LLC has 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 30 feet of frontage where 150 feet is required; and

WHEREAS, the property in question is located on Sheridan Avenue and known as Lot 23.01, Block 802, 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. Scott J. Good, Esquire appeared on behalf of the applicant, who is a contract purchaser. The lot in question consists of 3.82 acres where a minimum of 1.5 acres is required. However, the lot has 30 feet of frontage where 150 feet is required. The lot with the 30 feet of frontage was approved by way of subdivision approval by the Franklin Township Planning Board on May 14, 1985. The applicant presented the testimony of Kyle A. Denny, Professional Engineer, as well as Richard Rosenberg, a principal of ARCR Home Builders, LLC. The Board considered the review letter of May 13, 2024 prepared by Zoning Board Engineer, David Scheidegg, who inquired as to a possible drainage easement on the property. The current owner of the lot testified that the title report for the property did not show any encumbrances other than the PSE&G right-of-way. No one from the public appeared to comment on the application. The applicant provided as additional exhibits, an updated variance plan dated June 5, 2024 marked as A-1 in evidence and the Deed whereby the current owner acquired the property which was marked as A-2 in evidence.

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. 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 6th day of August, 2024, confirming action heretofore taken, that the application of ARCR Home Builders, LLC for a variance to permit construction of a single family dwelling on a lot with 30 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.

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JOHN GRAVENOR, Chairman

ATTEST:



CHRISTINA MULFORD, Secretary