

**FRANKLIN TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
RESOLUTION NO. ZB 24-13**

**WHEREAS**, Paul Burgess has 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 permitted by Ordinance, for placement of the garage in the front yard and for a height of 16 feet where 15 feet is permitted; and

**WHEREAS**, the property in question is located on Proposed Avenue and known as Block 1401, Lot 25 on the tax map of Franklin Township, said property being in an R-A (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 appeared indicating that he wishes to construct a detached private garage with an area of 30 by 60 feet, 1,800 square feet where a maximum of 1,200 square feet is permitted. The garage will also be placed partially in the front yard of the residence and will have a height of 16 feet where 15 feet is permitted. The applicant testified that the garage would be for his personal use only. One person from the public appeared in opposition to the application primarily concerned with traffic and noise on Proposed Avenue. The applicant indicated that construction of the garage would not result in any increase in traffic or noise.

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 3<sup>rd</sup> day of September, 2024, confirming action heretofore taken, that the application of Paul Burgess for a variance to permit construction of a detached private garage which exceeds the area permitted by Ordinance, for placement of the garage in the front yard and for a height of 16 feet where 15 feet is permitted 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.

**FRANKLIN TOWNSHIP  
ZONING BOARD OF ADJUSTMENT**

  
**JOHN GRAVENOR, Chairman**

**ATTEST:**

  
**CHRISTINA MULFORD, Secretary**