

RESOLUTION NO. PB2402

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF FRANKLIN
CORRECTING RESOLUTION PB2402 MINOR SUBDIVISION OF LOT LINE FOR
ADJACENT PROPERTIES LOCATED AT GRANT AVENUE, SPECIFICALLY
KNOWN AS BLOCK 1802, LOTS 16 & 17, IN THE TOWNSHIP OF FRANKLIN,
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY**

WHEREAS, an application for a lot line adjustment (the "Application") was heard by the Franklin Township Planning Board on August 20, 2024, and was approved with conditions; and

WHEREAS, after the approval of the Application, it was discovered that there was a typo on the Proposed Minor Subdivision Plan which had been prepared by Ewing Associates and that certain minor corrections are necessary in the documents related to the lot line adjustment to properly identify the size of the lots and the lots that were created as a result of the adjustment, specifically, that proposed Lot 16 is 12.8 acres, not as previously identified as 12.4 acres, and Lot 17 is 5.9 acres, not as previously identified as 6.35 acres; and

WHEREAS, the corrections in question do not alter or affect the substance of the Application that was heard, reviewed, and approved by the Planning Board, nor do they impact the conclusions or determinations made by the Board during the approval process; and

WHEREAS, the corrected information is required for the accurate recordkeeping and legal identification of the lots as they were adjusted by the lot line shift, and to ensure consistency with the submitted survey and other official documents.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Franklin, located within Gloucester County, New Jersey, that the following corrections are hereby approved:

1. **Correction of Lot Sizes and Boundaries:** The previously submitted survey plans for the lot line adjustment are corrected to reflect the accurate size and boundaries of the affected lots as they were adjusted.
2. **Identification of Lots Created:** The lot line adjustment creates the following lots as reflected in the amended survey and associated documents:

Revised Proposed Lot Area, dated November 11, 2024 - Proposed Minor Subdivision Plan, Sheet 18, Block 1802, Lot 16 and 17, Grant Avenue.

Block 1802, Lot 16: 12.80 acres, as identified on the October 4, 2024, Ewing Associates, Land Surveyors, Proposed Lot 16 description.

Block 1802, Lot 17: 5.90 acres, as identified on the October 4, 2024, Ewing Associates, Land Surveyors, Proposed Lot 16 description.

3. **Confirmation of Approval:** The Planning Board confirms that the previously approved lot line adjustment application, as heard and approved on August 20, 2024, is not otherwise changed or affected by the above-mentioned corrections and that all conditions of the approval remain in full force and effect.
4. **Authorization to Resubmit Corrected Documents:** The applicant is authorized to submit the corrected survey, legal descriptions, and any other necessary documents to the appropriate municipal and county authorities for filing and recordation.
5. **Effective Date:** This Resolution shall take effect immediately upon adoption.

ADOPTED by the Planning Board of the Township of Franklin, New Jersey at a meeting held on January 21, 2025, by the following vote:

For: 5
Against: 0
Abstain: 0



Joseph Petsch
Chairperson
Franklin Township Planning Board



Christina Mulford
Secretary
Franklin Township Planning Board