

**FRANKLIN TOWNSHIP
ZONING BOARD OF ADJUSTMENT
RESOLUTION NO. ZB24-14**

WHEREAS, Vincent Angelus, Jr. has applied to the Zoning Board of Adjustment of the Township of Franklin for a variance to construct 3 additions to an existing single family dwelling on a lot with less than the area required in the zone and for a front yard set-back less than required in the zone; and

WHEREAS, the property in question is located on Salem Avenue and known as Lot 7, Block 6302, on the tax map of Franklin Township, said property being in a PR-R (Pinelands Rural Residential) 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 before the Board indicating he wishes to make 3 additions to his home. A 25 x 15-foot addition will be added to each side of the home in order to enlarge the size of bedrooms and an 8 x 8 addition will be added to the front of the home. A variance for lot area is required as an area of 3.4 acres is required in the zone and the lot consists of 1.081 acres. This is a preexisting non-conforming condition. The front addition will result in a 47.4-foot front yard set-back where 50 feet is required. The applicant indicated that he is not adding any bathrooms as part of the additions. The Board reviewed the Zoning Board Engineer's letter of July 29, 2024. No one from the public appeared to comment on the application.

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.

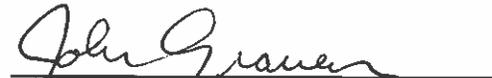
NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Franklin this 1st day of October, 2024, confirming action heretofore taken, that the application of Vincent Angelus, Jr. for a variance to construct 3 additions to an existing single family dwelling on a lot with less than the area required in the zone and for a front yard set-back less than 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.

**FRANKLIN TOWNSHIP
ZONING BOARD OF ADJUSTMENT**


JOHN GRAVENOR, Chairman

ATTEST:


CHRISTINA MULFORD, Secretary