

**FRANKLIN TOWNSHIP
ZONING BOARD OF ADJUSTMENT
RESOLUTION NO. ZB-25-05**

WHEREAS, Citywide Holdings, LLC has applied to the Zoning Board of Adjustment of the Township of Franklin for a variance to permit the construction of single family homes on 2 lots, each with 99 feet of frontage where 100 feet is required; and

WHEREAS, the property in question is located on Coles Mill Road and known as Lots 16 and 17, Block 3801, on the tax map of Franklin Township, said property being in the (FV) Franklinville Village 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. Benjamin P. Ojserkis, Esquire appeared on behalf of the applicant. The applicant proposes the construction of 2 2-story single family dwellings on 2 adjacent lots, each having 99 feet of frontage where 100 feet is required. The applicant presented the testimony of Kyle Denny, P.E. The lots are currently vacant. Adjacent lots are developed with single family homes, one with 99 feet and one with 100 feet of frontage. Therefore, acquiring adjacent frontage is not possible. The majority homes in the area are on similar sized lots and, therefore, approval of the application will not have a detrimental effect upon the neighborhood. The deficiency of one foot of frontage is de minimis. The Board considered the review letter of April 17, 2025 prepared by Zoning Board Engineer, David S. Scheidegg who noted that the applicant is required to present architectural plans to the Architectural and Landscape Advisory Board. However, such board does not exist at this time. Also, the applicant fulfilled its requirement to submit a completed New Jersey Department of Environmental Protection Permit Identification Form. The applicant agreed to identify the proposed landscaped area for each lot in order to comply with the minimum permitted landscaped area required by ordinance. Three members of 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 3rd day of June, 2025, confirming action

heretofore taken, that the application of Citywide Holdings, LLC for a variance to permit the construction of single family homes on 2 lots, each with 99 feet of frontage where 100 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.

3. The applicant shall be responsible for the payment of any and all Affordable Housing Development Fees due pursuant to Franklin Township Ordinance, Chapter 138 within the time required by the Ordinance.

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JOHN GRAVENOR, Chairman

ATTEST:



CHRISTINA MULFORD, Secretary