

**FRANKLIN TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
RESOLUTION NO. ZB-25-04**

**WHEREAS**, Steven Cox has applied to the Zoning Board of Adjustment of the Township of Franklin for a variance to permit construction of a detached private garage with an area of 2,620 square feet where only 1,200 square feet is permitted and a height of 19.5 feet where only 15 feet is permitted; and

**WHEREAS**, the property in question is located on Blue Bell Road and known as Lot 65.04, Block 6002, on the tax map of Franklin Township, said property being in a Pinelands Rural Residential (PRR) 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 resides on the property consisting of 3.41 acres which includes a single family home and customary accessory residential uses. The applicant proposes to construct a 40 x 55-foot garage with a 12 x 35 foot covered patio area. The applicant requires variances for the size and height of the structure. The garage will be located to the rear of all other structures on the property. No one from the public appeared to comment on the application. The Board considered the review letter of April 17, 2025 prepared by Zoning Board Engineer, David S. Scheidegg. The applicant testified that the garage will be for his personal use only and not for any commercial or business use.

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.

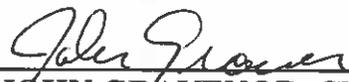
4. The Board has determined that the relief requested by the applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Master Plan and Zoning Ordinance of the Township of Franklin. The applicant has shown the special reasons 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 June, 2025, confirming action heretofore taken, that the application of Steven Cox for a variance to permit construction of a detached private garage with an area of 2,620 square feet where only 1,200 square feet is

permitted and a height of 19.5 feet where only 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.
4. The garage shall be for the personal use of the applicant only and shall not be utilized for any business or commercial use.
5. 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.

**FRANKLIN TOWNSHIP  
ZONING BOARD OF ADJUSTMENT**

  
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**JOHN GRAVENOR, Chairman**

**ATTEST:**

  
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**CHRISTINA MULFORD, Secretary**