

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF FRANKLIN
GRANTING APPLICATION PB25-01, A MINOR SUBDIVISION ON THE PROPERTY
LOCATED ON GRANT AVENUE KNOWN AS BLOCK 1802, LOT 16, WITHIN THE
TOWNSHIP OF FRANKLIN, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY**

WHEREAS, the Applicant, Patriot Homes LLC, purchaser of Lot 16, Block 1802, in the Township of Franklin, County of Gloucester, State of New Jersey, which is 12.8 acres in area, on Grant Avenue where it intersects with East Washington Avenue, seeks a minor subdivision for the purpose of constructing two single family homes.

WHEREAS, after a public hearing held on May 20, 2025, the following initial findings of facts were made, to wit:

1. The Applicant is proposing to subdivide the property into two (2) lots, with a line drawn down the middle of the lot from Grant Avenue.
 - a. Proposed Lot 16 would be a 6.09-acre lot with 147.89 feet of frontage on Grant Avenue
 - b. Proposed Lot 16.01 would be 6.71 acres having 147.9 feet of frontage on Grant Avenue
 - c. Each lot is proposed to have a new two-story single-family home constructed near the Grant Avenue frontage.
2. The subject property is located in the R-A Residential Agricultural Zoning District Surrounding the site is a mixture of single-family residential uses and wooded areas.
3. The application was considered complete as per the CME Associates April 21, 2025, review letter.
4. The Applicant has requested a variance waiver pursuant to N.J.S. A. 40:55D-70C (2) for the following a bulk variance for the minimum lot frontage
 - a. §253-107B(3) - The minimum lot frontage is 150 ft. whereas the proposed Lot 16 will have a lot frontage of 147.89 feet and Proposed Lot 16.01 will have a lot frontage of 147.90.
5. The Applicant represented that the taxes on the subject property are current.
6. The Applicant was represented by Counsel, Dale Taylor, Esquire.
7. Attorney for the Applicant made a presentation regarding the proposed minor subdivision.
8. In support of the application, testified.
9. A complete list of the plans and documents submitted by the Applicant in support of its application is specified on page 6 of the review letter dated April 21, 2025, issued by Christopher Dochney, P.P., Planning Board Planner, and Edward F. D'Armiento, PE, CFM, of CME Associates, the Planning Board Engineer.
10. Christopher Dochney, P.P., AICP, of CME Associates, the Planning Board Planner, submitted a comprehensive review letter dated April 21, 2025. Additionally, Edward F. D'Armiento, P.E., of CME Associates, the Planning Board Engineer, submitted his comments within the same review letters as indicated herewith. Said letters are on file with the Planning Board Secretary and are incorporated by reference herein.

11. The Planning Board considered the testimony of Christopher Dochney, P.P, the Planning Board Planner, who testified with regard to and consistent with his respective review letters.

12. Public notice of the hearing was provided in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-12.

WHEREAS, in addition to the presentation of the attorney, the property owner Mike Miller testified that the property the property next to this property was previously the subject of a lot line adjustment, which permitted the property next to lot 16 to meet the 150-foot lot frontage requirement. As a result, this minor subdivision was necessitated by the prior subdivision, which left the neighboring lot more conforming than it was previously. He further testified that there are no homes on the property currently.

WHEREAS, the Applicant addressed the issues raised by the Township Planner including positive and negative criteria.

WHEREAS, the Board Planner, Chris Dochney, P.P. AICP, testified consistent with his review letter. Mr. Dochney indicated he took no exception to the testimony provided by the Applicant.

WHEREAS, the Board Engineer, Edward F. D'Armiento, PE, CFM, CME, was excused.

WHEREAS, the development plans have been reviewed by the Planning Board Professionals (whose findings and reports are incorporated herein and made a part hereof) and have been found to be in compliance with the Development Regulations of the Township, except as noted previously where variances or waivers were requested.

WHEREAS, no residents and members of the public testified at the public hearing on this application.

NOW, THEREFORE, based upon the foregoing findings of facts and conclusions of law, including all of the testimony and evidence presented at the public hearing, **BE IT RESOLVED** by the Planning Board of the Township of Franklin that the Application of Patriot Homes, LLC, for a Minor Subdivision with associated bulk variance for approval and waiver of **§253-107B(3) minimum required lot frontage of 150, where Lot 6 will have lot frontage of 147.89 feet and lot 16.01 will have lot frontage of 147.90.** as described herein is hereby **GRANTED** by a vote of eight (5) in favor and none (0) opposed, for the reasons set forth on the record in this matter and subject to the following terms and conditions:

1. The Applicant *shall be bound by all agreements and/or representations made by or on behalf of the Applicant as set forth at the hearing in this matter* and the Applicant shall be bound by all exhibits introduced, all representations made and all testimony given on its behalf before the Planning Board, except as otherwise noted on the record.
2. The Applicant shall satisfy all outstanding fees and escrows.
3. The Applicant shall provide all Planning Board professionals with an electronic copy of the files with each submission.

4. The Applicant shall obtain any other applicable governmental approvals which the Applicant may be required to obtain from any local, county, state, or federal governmental agency or body, which may include but not be limited to:
 - a. Gloucester County Planning Board
 - b. Gloucester County Soil Conservation District
 - c. Gloucester County Health Department
 - d. Township of Franklin Fire Marshall
 - e. Township of Franklin Police Department
 - f. Gloucester County Utilities Authority
 - g. Franklin Township Tax Assessor
 - h. New Jersey Pinelands CommissionEvidence of these approvals must be submitted to the Planning Board Secretary, Planning Board Planner, Planning Board Engineer, and Planning Board Attorney prior to the issuance of any permits.
5. Applicant will draft deed documents with meets and bounds descriptions and submit to the Planning Board Secretary, Planning Board Planner, Planning Board Engineer, and Planning Board Attorney for review.
6. Applicant will revise the subdivision plat to provide at least three (3) coordinate values around the tract.
7. The Applicant shall address all issues and comments raised in the review letters as prepared by the Board's professional planner and engineer and agrees to comply with any and all recommendations.
8. The Applicant shall submit for approval subdivision deeds within 190 days from the date of approval.
9. All conditions of approval must be satisfied by the Applicant prior to any permits.
10. The failure of the Applicant to comply with any of the conditions contained in this Resolution will permit the Planning Board, at its sole option, to rescind the approvals being granted by this Resolution and/or to advise the Townships to revoke any permits which have been issued to the Applicant.

BE IT FURTHER RESOLVED that Notice of Decision of this Resolution will be published by the Planning Board Secretary within ten (10) days of the date of the adoption of this Resolution in the South Jersey Times or the Sentinel of Gloucester County, which are designated as the official newspapers of publication of the Township of Franklin Planning Board.

ROLL CALL VOTE

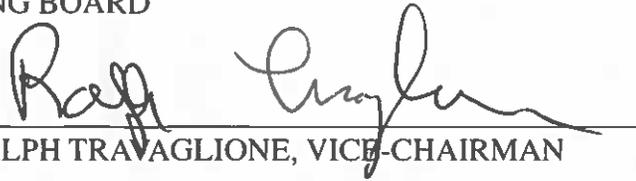
THOSE IN FAVOR: 5

THOSE OPPOSED: 0

THOSE ABSTAINING: 0

Adopted at a regular meeting of the Planning Board of the Township of Franklin held on May 20, 2025.

TOWNSHIP OF FRANKLIN PLANNING BOARD


RALPH TRAVAGLIONE, VICE-CHAIRMAN

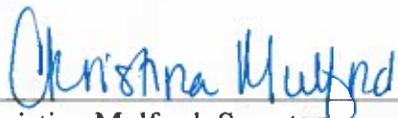
ATTEST:


Christina Mulford, Secretary

CERTIFICATION

I hereby certify that this foregoing Resolution is a true memorialization resolution, as adopted by the Planning Board of the Township of Franklin in accordance with its decision at a regular meeting held on May 20, 2025.

DATED: June 17, 2025


Christina Mulford, Secretary
TOWNSHIP OF FRANKLIN PLANNING BOARD