

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF FRANKLIN  
GRANTING APPLICATION PB2410, A MINOR SUBDIVISION ON THE PROPERTY  
LOCATED AT 1751 STANTON AVENUE , KNOWN AS BLOCK 905, LOT 1 WITHIN  
THE TOWNSHIP OF FRANKLIN, COUNTY OF GLOUCESTER, STATE OF NEW  
JERSEY**

WHEREAS, the Applicant, Scott Skuzinsky, owner of Lot 1, in the Township of Franklin, County of Gloucester, State of New Jersey, which is 23.7 acres in area, on the southwest side of Stanton Avenue at the intersection with Sheridan Avenue. Lot 1 is partially wooded in the southwest side, and used as a farm and farmhouse in the north and east sides of the lot, with the home being near the intersection. A circular driveway provides access to each street near the farmhouse. The site is not within the Pinelands.

WHEREAS, after a public hearing held on April 15, 2025, the following initial findings of facts were made, to wit:

1. The applicant is proposing to subdivide the 23.7 acre lot into four total properties. One lot will remain a wooded area, one lot will remain a farm, and two parcels appear to be proposed for new single family homes:
  - a. Proposed Lot 1 - 14.40 acres total area, 600 feet of frontage on Stanton Ave, 698.9 feet of frontage on Sheridan Ave, to be used as farmland and retain existing farmhouse structures.
  - b. Proposed Lot 1.01 - 6.36 acres area, 400 feet of frontage on Stanton Avenue, to remain as wooded area. No development proposed at this time.
  - c. Proposed Lot 1.02 - 1.5 acre parcel, 150 feet of frontage on Stanton Avenue, 436 feet of depth which may be developed with a single family home.
  - d. Proposed Lot 1.03 - 1.5 acre parcel, 150 feet of frontage on Stanton Avenue, 436 feet of depth which may be developed with a single family home.
2. No changes are proposed to the existing structures.
3. It does not appear that any improvements or alterations are proposed for the proposed lots at this time, other than the minor subdivision.
4. The subject property is located in the RA Residential Agricultural District.
5. The application was considered complete as per the CME Associates February 11, 2025, review letter.
6. The Applicant has requested a variance waiver pursuant to N.J.S. A. 40:55D-70C (2) for the following relief:
  - a. §253-107.8(4) - The minimum required front yard setback is 75 feet, where the home on Lot 1 is setback 72.2 feet from Stanton Avenue. This is an existing non-conforming condition.
7. The Applicant represented that the taxes on the subject property are current.
8. The Applicant was not represented by Counsel.
8. In support of the application, Scott Skuzinsky 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 February 11, 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 February 11, 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, the Applicant was the first and only witness to testify. Scott Skuzinsky was duly sworn and testified. Mr. Skuzinsky testified that he owns Lot 1 which he plans to subdivide into 4 lots. The farm will remain. He intends to divide off the woods which his neighbor is interested in and because he wanted to do that subdivision, he decided to include the other two lots for potential residential lots. He further testified that he would comply with the requirements set forth in the Planner and Engineer's review letter.

WHEREAS, the Applicants 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 by property owner, Scott Skuzinsky, for a Minor Subdivision with associated bulk variance for approval and waiver of **§253-107.8(4) the minimum required front yard setback is 75 feet, where the home on Lot 1 is setback 72.2 feet from Stanton Avenue, as this an existing non-conforming condition as**

described herein is hereby **GRANTED** by a vote of eight (8) 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: 8  
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

  
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RALPH TRAVAGLIONE, VICE CHAIRMAN

ATTEST:

  
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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: May 20, 2025

  
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Christina Mulford, Secretary  
TOWNSHIP OF FRANKLIN PLANNING BOARD