

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF FRANKLIN  
GRANTING SITE PLAN REVIEW APPLICATION SP25-03, ON THE PROPERTY  
LOCATED ON BLOCK 6103 LOTS 1, 2, 9, 10 & 11 TOWNSHIP OF FRANKLIN,  
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY**

WHEREAS, Sahara Sand of Franklin, Inc. has applied to the Planning Board of the Township of Franklin seeking amended preliminary and final site plan approval for their existing resource extraction operation; and

WHEREAS, the property in question is located on Coles Mill Road and Blue Bell Road, Block 6103, Lots 1, 2, 9, 10 and 11, on the tax map of the Township of Franklin, said property being in the PRR Zone; and

WHEREAS, the Planning Board of the Township of Franklin, has had an opportunity to review the application submitted and determined that such application substantially complies with the requirements of the Township of Franklin Ordinance and is deemed complete; and

WHEREAS, all notices of the public meeting were properly served in compliance with New Jersey State Statute and the Franklin Township Land Use Ordinance and a public hearing having been held; and

WHEREAS, the Township of Franklin Planning Board has made the following factual findings:

1. Peter Chacianas, Esquire appeared on behalf of the applicant. The applicant operates a resource extraction business on property located in both Franklin and Monroe Townships. The operation has been ongoing for many years.
2. In 2019, the applicant received site plan approval and a soil removal permit valid through October 15, 2024. The applicant is seeking approval to continue resource extraction.
3. The applicant represented that there is no expansion or change in the soil removal and extraction operations.
4. No part of the site in Franklin Township is currently being mined at this time. All extraction is occurring in the Monroe Township part of the site. The Franklin site is used for processing only currently.
5. There will be no increase in the number of employees nor will there be any increase in the number of trucks entering and exiting the property.
6. The Applicant's engineer Bruce Jacobs was sworn and testified for the applicant. He has previously testified on behalf of the applicant before this Board. Mr. Jacobs has significant experience as a Licensed Professional Engineer and Planner, including on behalf of boards and applicants. His licenses are in good standing and he was offered as an expert. The Board accepted Mr. Jacobs as an expert. He explained that the site is a 256-acre parcel which includes

Block 6103, Lots 1, 2, 9, 10 and 11. He described where the trucks accessed the property and that the processing is done in Franklin, while all of the mining is done on the Monroe side. There are some reserves in the Franklin side that could be mined but there is no current plan to do so.

7. Mr. James Graf testified on behalf of the applicant. He is responsible for land acquisitions for the applicant. The Applicant has not received Certificate of Filing from the Pinelands Commission. He testified that the applicant has been waiting for Pineland Commission for 8 months. The NJDEP Water Allocation permit is among the permits that the Applicant has. It was not included in the application. The Applicant will provide it. He further testified that the site is estimated to be mined for another 5 to 10 years before it is reclaimed. There may be additional resources that will be mined on the Frankn side of the site but no plan has been made to do so.

8. The Planning Board Engineer, CME Associates, provided a completeness review letter dated April 28, 2025 recommending submission waivers for items not submitted with the application.

9. The Planning Board Engineer, CME Associates, provided a planning and engineering review dated May 12, 2025. Christopher Dochney explained that the Site Plan renewal is more of a check-in with the Board as there are no performance criteria in the ordinance. He explained that the items not included in the application, specifically the approval from the Architectural Review and Landscape Advisory Board, is not needed.

10. The public comment included one witness who was sworn in. Nora Craig 4448 Coles Mill Rd testified that she resides near the Site and the operators are excellent neighbors and maintain the area as well as can be expected. She added that one neighbor complains about trucks that cut the corner as they go from Coles Mill to Malaga which she said is a route that is prohibited. She wanted to bring that issue to the Board's attention to refer it to the police. She asked questions of the applicant about future plans which the applicant answered. She asked if the Applicant was done mining where the water is it would be important for the area to do the reclamation on an expedited basis.

11. The Board has determined that the applicant's request will have a minimal impact upon the Township of Franklin, is consistent with current operation and will not be detrimental to the Township of Franklin.

12. The applicant was asked about a prior approval it received for a solar array and the current status of that project. The applicant advised that it intends to build the solar array once it receives all of its approvals.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township of Franklin Planning Board this 20TH of May 2025 confirming action heretofore taken, that the application of Sahara Sand of Franklin, Inc. seeking amended preliminary and final site plan approval to continue the current operation is hereby granted, subject to the following conditions:

1. 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.
2. The applicant shall satisfy all outstanding fees and escrows prior to the proceeding with additional mining.
3. The applicant will comply with all requirements of their prior approval which expired on October 15, 2024.
4. The applicant will provide permits as and when they are renewed after expiration.
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.

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

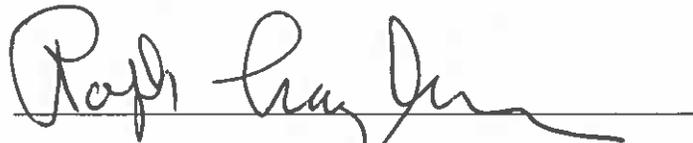
THOSE IN FAVOR: 5

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

  
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RALPH TRAVAGLIONE, VICE-CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
Christina Mulford, Secretary

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



**TOWNSHIP OF FRANKLIN**  
County of Gloucester  
State of New Jersey  
1571 Delsea Drive  
Franklinville, New Jersey 08322  
(856) 694-1234

# SOIL REMOVAL PERMIT

In accordance with Section 253-82. Resource Extraction.

Permit required of the Township Code.

## Five (5) Year Permit

Block: 6103 Lots: 1, 2, 9, 10 & 11 Zoning District: PRR – Pinelands Rural Residential

Initial Application  Renewal Application

Applicant: Sahara Sand, Inc. t/a Sahara Sand of Franklin, Inc.

Address: 355 Newbold Road, Fairless Hills, PA 19030

Phone Number: (215) 295-0777 Email: jgraf@silvi.com

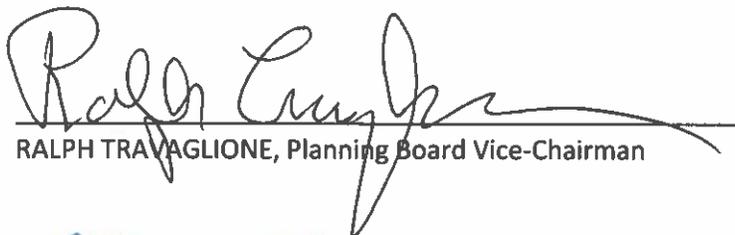
Planning Board meeting date: May 20, 2025

Resolution Number: SP25-03

Soil Removal Permit – 5 years from Resolution Date: June 17, 2025 Expiration Date: June 17, 2030

Attach the following:

- Application
- Approving Resolution
- Engineer Report
- Planning Board Minutes
- Township Solicitor letter approving Bond or Letter of Credit
- Copy of Bond or Letter of Credit

  
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RALPH TRAVAGLIONE, Planning Board Vice-Chairman

Date: June 17, 2025

  
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Christina Mulford, Board Secretary

Date: June 17, 2025