

**FRANKLIN TOWNSHIP
ZONING BOARD OF ADJUSTMENT
RESOLUTION NO. ZB25-01**

WHEREAS, Paul Berry, Jr. has applied to the Zoning Board of Adjustment of the Township of Franklin for a variance to construct a 20 x 30-foot accessory building 1 foot from the side property line where 20 feet is required; and

WHEREAS, the property in question is located on Royal Avenue and known as Lot 63, Block 3001, on the tax map of Franklin Township, said property being in an RA (Residential Agricultural) 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 appeared before the Board indicating that he wishes to construct a 20 x 30-foot pole barn on the residential lot where he resides to keep his personal items. Because of the location of his home and fence, he is seeking permission to place the pole barn 1 foot from the side property line where 20 feet is required. No one from the public appeared to make comment on the application. The applicant indicates that he has or will remove the two additional metal and frame sheds from the property. The Board considered the review letter of February 25, 2025 prepared by Zoning Board Engineer, David S. Scheidegg.

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 6th day of May, 2025, confirming action heretofore taken, that the application of Paul Berry, Jr. for a variance to construct a 20 x 30-foot accessory building 1 foot from the side property line where 20 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 remove the frame and metal sheds from the property.

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JOHN GRAVENOR, Chairman

ATTEST:



CHRISTINA MULFORD, Secretary