

**FRANKLIN TOWNSHIP
ZONING BOARD OF ADJUSTMENT
RESOLUTION NO. ZB 25-08**

WHEREAS, ARCR Properties, LLC has applied to the Zoning Board of Adjustment of the Township of Franklin for a variance to permit construction of a single family dwelling on a lot with 10 feet of frontage where 150 feet is required; and

WHEREAS, the property in question is located on Main Road and known as Lot 55, Block 5702, on the tax map of Franklin Township, said property being in the Residential Agricultural (RA) Zone; and

WHEREAS, the Zoning Board of Adjustment, after carefully considering the evidence presented has made the following factual findings and statements of reason:

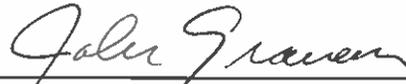
1. All notices of the public meeting were properly served in compliance with New Jersey State Statute and the Franklin Township Land Use Ordinance and the application was deemed complete.

2. Scott J. Good, Esquire appeared on behalf of the applicant. The applicant owns a vacant parcel of property consisting of approximately 12 acres. The only access to the lot is by way of a 10-foot wide street frontage which extends approximately 425 feet bordered by residential uses on each side. The applicant appeared before the Board with this same application on August 6, 2024. However, the application was tabled due to concerns that the 10-foot wide access was not sufficient for emergency vehicles and the possibility that a 50-foot wide access by way of an easement through Lot 54, Block 5702 would be more appropriate. As a result, the applicant made application seeking access by way of a 12-foot wide driveway through the 50-foot wide easement on Lot 54. That application was denied by the Board by Resolution adopted on December 3, 2024.

3. It was subsequently discovered that the proposed easement is not valid and, therefore, the only access to the lot is by way of the 10-foot wide frontage. The applicant therefore now resubmits the application previously tabled. 8 neighbors appeared expressing opposition to the proposal. None of the adjoining property owners expressed a willingness to sell additional land to the applicant or to purchase the parcel. The Board discussion centered around the access for emergency vehicles. The Board determined that the 10-foot wide access was not sufficient for emergency vehicles and that the occupant of a home constructed on the site would not have adequate protection in the event of an emergency. The Board therefore determined that although the applicant does indeed have a hardship, he failed to satisfy the negative criteria as granting the variance would result in a substantial detriment to the public good.

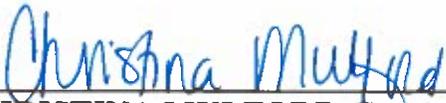
NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Franklin this 2nd day of September, 2025, confirming action heretofore taken, that the application of ARCR Properties, LLC for a variance to permit construction of a single family dwelling on a lot with 10 feet of frontage where 150 feet is required is hereby denied.

**FRANKLIN TOWNSHIP
ZONING BOARD OF ADJUSTMENT**



JOHN GRAVENOR, Chairman

ATTEST:



CHRISTINA MULFORD, Secretary