

**FRANKLIN TOWNSHIP
ZONING BOARD OF ADJUSTMENT
RESOLUTION NO. ZB 25-09**

WHEREAS, Gregory Avis has applied to the Zoning Board of Adjustment of the Township of Franklin for a variance to construct a single family home on a lot with 25 feet of frontage where 150 feet is required and an area of 1.35 acres where 1.5 acres is required; and

WHEREAS, the property in question is located on Taylor Road and known as Block 3102, Lot 2.01, on the tax map of Franklin Township, said property being in a 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.

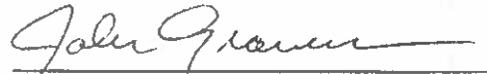
2. John Kosylo, Esquire appeared on behalf of the applicant. The applicant is a contract purchaser of a lot with 25 feet of street frontage where 150 feet is required and an area of 1.35 acres where 1.5 acres is required. The applicant intends to construct a single family home on the lot. The lot presently is occupied by 2 mobile homes which are now vacant, as well as sheds and some debris, all of which will be removed. This parcel was created by Planning Board approval in 1989. The Board considered the review letter of June 17, 2025 prepared by Planning Board Engineer and Planner, David S. Scheidegg. No one from the public appeared to comment on the application.

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 Gregory Avis for a variance to construct a single family home on a lot with 25 feet of frontage where 150 feet is required and an area of 1.35 acres where 1.5 acres 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.

**FRANKLIN TOWNSHIP
ZONING BOARD OF ADJUSTMENT**


JOHN GRAVENOR, Chairman

ATTEST:


CHRISTINA MULFORD, Secretary