

**FRANKLIN TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
RESOLUTION NO. ZB25-15**

**WHEREAS**, Michael and Mary Coviello have 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 less than the frontage required in the zone and to allow the structure to exceed the height permitted by ordinance; and

**WHEREAS**, the property in question is located on Strawberry Avenue and known as Lot 8.01, Block 6902, on the tax map of Franklin Township, said property being in an 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. The applicants are the owner of a vacant parcel of property consisting of approximately 2.82 acres. They wish to construct a single family dwelling on the lot. The lot has 145 feet of frontage where 150 feet is required. The Zoning Board granted a variance for the undersized frontage by way of Resolution ZB18-07 in 2018. However, by the terms of the Resolution of approval, the approval expired. The applicants submitted elevations and floor plans for the proposed home which appear to indicate it may exceed the maximum height permitted by ordinance. The Board considered the review letter of August 11, 2025 prepared by Zoning Board Engineer and Planner, David S. Scheidegg. No one from the public appeared to comment on the application.

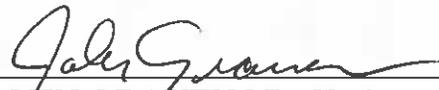
3. Because of the nature and configuration of the applicant's land, failure to grant the variance will work a peculiar and exceptional practical difficulty on the applicant.

**NOW, THEREFORE, BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Franklin this 7<sup>th</sup> day of October, 2025, confirming action heretofore taken, that the application of Michael and Mary Coviello for a variance to permit construction of a single family dwelling on a lot with less than the frontage required in the zone and to allow the structure to exceed the height permitted by ordinance 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 one year of this approval, then this approval shall be null and void and no permit shall be issued.

2. The height of the single family home will be as shown on the plans submitted with the application.

**FRANKLIN TOWNSHIP  
ZONING BOARD OF ADJUSTMENT**

  
**JOHN GRAVENOR, Chairman**

**ATTEST:**

  
**CHRISTINA MULFORD, Secretary**