

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF FRANKLIN
GRANTING APPLICATION SP25-01, PRELIMINARY AND FINAL MAJOR SITE
PLAN FOR THE PROPERTY LOCATED ON DELSEA DRIVE KNOWN AS BLOCK
1306, LOT 34, WITHIN THE TOWNSHIP OF FRANKLIN, COUNTY OF
GLOUCESTER, STATE OF NEW JERSEY**

WHEREAS, the Applicant, Plains Farm, LLC, owner of Lot 34, Block 1306, in the Township of Franklin, County of Gloucester, State of New Jersey, which is approximately 2.41 acres on Delsea Drive seeks a preliminary and final site plan review;

WHEREAS, currently, the site is undeveloped consisting of open space, woods, and a gravel driveway;

WHEREAS, the Applicant is proposing to construct eight (8) flex space office contractor storage units within four buildings on the site along with parking lots, and three (3) pervious pavement systems;

WHEREAS, surrounding the property is a mix of residential, commercial, and agricultural land uses. To the north of the site is single-family residential, to the east is agricultural uses, to the south are commercial uses, and to the west is commercial uses with woods beyond.

WHEREAS, the subject property is located in the HC Highway Commercial Zoning District which permits business and commercial uses, as well as personal service establishments, as principal uses.

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:

WHEREAS, after a public hearing held on November 18, 2025, the following initial findings of facts were made, to wit:

1. The Applicant is Plains Farm LLC c/o George Maalouf, managing member, 43 Jericho Road, Quinton NJ 08079.
2. The Applicant is seeking the following variances:
 - a. §253-101.D Agricultural Buffer A 100-foot-wide agricultural buffer and easement is required in the rear yard when adjacent to any QFarm lands that are in the RA district. A 25-foot-wide buffer is proposed.
 - b. §253-93.C Loading A loading/unloading space is required for all commercial properties.
3. The Applicant is seeking the following design exceptions/waivers:
 - a. §253-50.A(2) Sidewalk - All site developments and major subdivisions shall have sidewalks. No sidewalks are proposed for the Delsea Drive frontage.
 - b. §253-138.H(1) Building Design - Building facades greater than 100 feet shall have projections or recesses along at least 20% of the façade. Buildings with flat facades of 140 feet are proposed.
 - c. §253-138.H(4) Building Design - Pre-fabricated metal panels, or aluminum siding are prohibited as primary building facade materials. Applicant proposes a form of prefabricated metal panels as the primary material for each of the four buildings.

6. Christopher Dochney, P.P., AICP, of CME Associates, the Planning Board Planner, submitted two comprehensive review letters dated April 3, 2025 and October 14, 2025. Additionally, Edward F. D'Armiento, P.E., of CME Associates, the Planning Board Engineer, submitted his comments within the same review letters as indicated herewith. Said letters are on file with the Planning Board Secretary and are incorporated by reference herein.

7. A complete list of the plans and documents submitted by the Applicant in support of its application is specified on page 12 of the review letter dated October 14, 2025, issued by Christopher Dochney, P.P., Planning Board Planner, and Edward F. D'Armiento, PE, CME, CFM, of CME Associates, the Planning Board Engineer.
8. The Planning Board considered the testimony of its professionals, Planner and Engineer, who testified with regard to and consistent with the review letter.
9. Public notice of the hearing was provided in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-12.
10. The Applicant was represented by Counsel, Tara L. Vargo, Esquire.

11. Attorney for the Applicant made a presentation regarding the proposed site plan and project.
12. All witnesses were sworn and testified.
13. In support of the application, William Gilmore, PE Site Civil Engineering and George Maalouf, managing member testified.
14. Mr. Gilmore testified that the Applicant proposes constructing four buildings with two units each. Each unit would have a man door and overhead door. Each would be serviced by well and septic for purposes of an office and bathroom. The plans have 30 parking spots, and only 9 nine are required based on proposed use. There is a 25-foot buffer proposed on the side of the lot which abuts a farm. There are residential neighbors to the north and south of the property. Pervious paving is proposed which is regulated by the DEP. It is a form of open graded friction course asphalt, which is geo-engineered on-site, rated for 75,000 lbs. It cannot be seal coated and must be vacuumed and maintained at least for times each year. The Applicant will submit the maintenance plan for the pervious paving. The septic field is designed and calculated as recommended by engineering. The HVAC will probably be roof mounted. Air conditioning will be installed in the office areas only; forced air heat will be used in the larger units. Electric service will be underground. The landscaping plan includes two rows of evergreens, Cedar and Sassafras. There will be three EV stations for each building
15. Mr. George Maalouf testified that each unit building will be divided into two units, unless the tenant leases the entire building. In each building with two units, the walls dividing the units will be built to code, and there will be a fire wall between the units. The areas between and around the buildings will accommodate a fire truck. The building facing Delsea Drive will be built with a partial stone façade for visual interest. The others will be built with a facade that is not siding. The typical tenant will use the unit to store equipment and have office space, while performing their work on site elsewhere. Examples provided included landscapers, permitted retail and contractors for storage and office space. There will be no outside storage permitted. The Applicant intends to retain ownership. The Applicant explained that a waiver of the dedicated loading zone is requested since each unit will have its own loading and unloading designated by appropriate striping. There will be two dumpsters situated in a fenced area, one for recycling, for use by the tenants. The dumpsters

will be serviced by an independent contractor, rather than Township. The tenants will not be permitted to have their own dumpsters. There will be one ID sign; each building will be identified; tenants will have signs near their respective doors only. The buildings will have pretreatment devices for roof leaders and gutters with leaf guards will be installed. The Applicant testified that it is willing to comply with all requirements of the Township Planning Board and its Engineer. The size of the trucks will be box trucks, pick-up trucks, vans and the like.

16. The applicant also agreed to revise the plan to comply with the comments in section H of the review letter.
17. The Applicant addressed the issues raised by the Township Planner including positive and negative criteria required for the granting of a bulk variance. The applicant offered testimony that supported the negative and positive criteria explaining that there was a practical hardship in conforming to the standards of the code. The testimony is that the variance can be granted without causing substantial detriment to the public good, and without substantially impairing the intent and purpose of the zoning code.

WHEREAS, the Board Planner, Richard Asirifi, PP, testified consistent with CME's review letter. Mr. Asirifi indicated he took no exception to the testimony provided by the Applicant.

WHEREAS, the Board Engineer, Kate Wade, PE, addressed the issues raised with the pervious paving and her inquiries were satisfied by the applicant. It was further noted that the applicant may not remove trees in the rear of the property, and that the twenty-five-foot buffer was after the septic field and that the location of the septic field may have to be shifted. The Applicant agreed to this condition.

WHEREAS Applicant agreed to the conditions required by the Board which included

- (1) Applicant shall not remove trees in the rear of the property, and the location of the septic field may have to be adjusted. Applicant will provide revised plans in the event the location of septic field shifts;
- (2) Applicant will provide maintenance plan for pervious paving;
- (3) Applicant will update plans to show loading and unloading areas for each unit with designated striping;
- (4) Applicant will install a partial stone facade for visual interest on the building walls facing Delsea Drive;

- (5) Applicant shall reduce illumination levels of lighting after 10 P.M.
- (6) Applicant and all tenants shall comply with Township noise ordinance, Ch. 272-1.
- (7) Applicant shall provide dumpsters for tenant waste disposal. One dumpster shall be designated for recycling waste.
- (8) To the extent not already completed, Applicant shall comply with all requirements set forth in the review letters issued by Township Engineer and Planner.
- (9) All interior walls separating units shall be built to code and shall be fire walls.
- (10) The site plans shall be revised to include the roof leader locations and if the roof leaders are discharging into the pervious pavement systems.
- (11) A pipe sizing calculation for the pipe run between proposed manhole #10 and inlet #12 and the pipe run between proposed manhole #13 and inlet #14 shall be submitted.
- (12) Groundwater recharge calculations shall be corrected and resubmitted.

WHEREAS, the site plans have been reviewed by the Planning Board Professionals (whose findings and reports are incorporated herein and made a part hereof) and have been found to be in compliance with the Regulations of the Township, except as noted previously where variances or waivers were requested.

WHEREAS, no residents and members of the public testified at the public hearing on this application.

NOW, THEREFORE, based upon the foregoing findings of facts and conclusions of law, including all of the testimony and evidence presented at the public hearing, **BE IT RESOLVED** by the Planning Board of the Township of Franklin that the Application of Plains Farm, LLC, for Preliminary and Final Site Plan Review with associated bulk variance for approval of § 253-101.D Agricultural Buffer and §253-93.C Loading and Design Exceptions and Waivers for §253-50.A(2) Sidewalk, §253-103.M(3) Buffer, §253-138.H(1) Building Design, and §253-138.H(4) Building Design described herein is hereby **GRANTED** by a vote of eight (8) in favor and none (0) opposed, for the reasons set forth on the record in this matter and subject to the following terms and conditions:

1. The Applicant *shall be bound by all agreements and/or representations made by or on behalf of the Applicant as set forth at the hearing in this matter* and the Applicant shall be

bound by all exhibits introduced, all representations made and all testimony given on its behalf before the Planning Board.

2. The Applicant shall satisfy all outstanding fees and escrows.
3. The Applicant shall provide all Planning Board professionals with an electronic copy of the files with each submission.
4. 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, which may include but not be limited to:
 - a. Gloucester County Planning Board
 - b. State of New Jersey Department of Transportation
 - c. Gloucester County Soil Conservation District
 - d. Gloucester County Health Department
 - e. Township of Franklin Fire Marshall
 - f. Township of Franklin Police Department
 - g. Gloucester County Utilities Authority
 - h. Franklin Township Tax Assessor
 - i. New Jersey Pinelands Commission

Evidence of these approvals must be submitted to the Planning Board Secretary, Planning Board Planner, Planning Board Engineer, and Planning Board Attorney prior to the issuance of any permits.

5. The Applicant shall address all issues and comments raised in the review letters as prepared by the Board's professional planner and engineer and agrees to comply with any and all recommendations.
6. All conditions of approval must be satisfied by the Applicant prior to issuance of any permits.
7. The failure of the Applicant to comply with any of the conditions contained in this Resolution will permit the Planning Board, at its sole option, to rescind the approvals being granted by this Resolution and/or to advise the Townships to revoke any permits which have been issued to the Applicant.

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: **6**

THOSE OPPOSED: **1**

THOSE ABSTAINING:

Adopted at a regular meeting of the Planning Board of the Township of Franklin held on December 16, 2025.

TOWNSHIP OF FRANKLIN PLANNING BOARD



JOSEPH PETSCH, CHAIRMAN

ATTEST:



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 December 16, 2025.

DATED: December 16, 2025



Christina Mulford, Secretary
TOWNSHIP OF FRANKLIN PLANNING BOARD