

**FRANKLIN TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
RESOLUTION NO. ZB25-02**

**WHEREAS**, Vincent and Ashlee Angelus have applied to the Zoning Board of Adjustment of the Township of Franklin for a variance to construct an addition to an existing single family dwelling on a lot with less than the area required in the zone; and

**WHEREAS**, the property in question is located on Salem Avenue and known as Lot 7, Block 6302, on the tax map of Franklin Township, said property being in a PR-R (Pinelands Rural Residential) 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 previously appeared before the Board at which time he was granted a variance to construct 3 additions to the home and for front yard set-back relief. The variance was necessary as the lot consists of approximately 1 acre where 3.4 acres is required. The applicant now wishes to construct an additional 15 x 30 foot addition to the rear of the home which once again requires a variance due to the undersized lot. The applicant presented proof that he had attempted to purchase additional land from adjacent property owners. The applicant also indicates that there will be no additional bedrooms or bathrooms created as a result of this addition. The Board considered the review letter of March 10, 2025 prepared by Zoning Board Engineer, 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 6<sup>th</sup> day of May, 2025, confirming action heretofore taken, that the application of Vincent and Ashlee Angelus to construct an addition to an existing single family dwelling on a lot with less than the area required in the zone 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**