



COMMUNITY DEVELOPMENT DEPARTMENT
TOWNSHIP OF FRANKLIN

1571 DELSEA DRIVE
FRANKLINVILLE, NJ 08322-0300
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PLANNING BOARD
ZONING BOARD
HOUSING ENFORCEMENT
ZONING ENFORCEMENT

Procedure for applying for a Zoning Permit for Accessory Uses such as the following: additions, sheds, garages, fences, roof & ground mount solar, barns, decks, docks, patios, driveways, above-ground/in-ground pools, hot tubs, etc.

1. Applications are available at the Community Development Department.
2. Completely fill out the application.
3. Enclose a copy of deed.
4. Attach a copy of the survey, with the proposed change indicated on the survey:
 - a. Make sure dimensions and property line setbacks of the proposed changes are indicated on survey; and
 - b. State proposed use or change of use.
5. Take application to Tax Collector's office and check to see if taxes are current.
6. Submit the completed application & survey to Community Development office. It will be checked out for completeness.
7. Incomplete applications will be denied.

FEES:

All accessory uses: \$20.00

Single-Family House (Primary Use): \$50.00 see new home forms

Please Note:

Upon review of your application, the Zoning Officer may need additional information and you will be contacted.

The Zoning Officer has 10 business days to review and take action of the application.

ZONING PERMIT APPLICATION

Zoning permits shall hereafter be secured from the administrative officer prior to the construction, erection, or alteration of any principal or accessory structure or part of a structure, whether or not a construction permit is required, or upon a change in the use of land or a structure. (§253-194.A.)

OFFICE USE ONLY
DATE RECEIVED _____ RECEIVED BY _____ FEE _____ CHECK # _____
RECEIPT # _____ CASH _____ DATE REVIEWED _____

Applicant's Name _____

Mailing Address _____
State _____ Zip _____

Tel. # Home () _____ (Check if unlisted ___) Work () _____

Name of Property Owner(s) (if other than applicant) _____

Mailing Address _____
State _____ Zip _____

Project Description (Briefly describe the proposed use, its size, height, # of bedrooms, etc.) _____

Property Location: Street/Road _____
Block # _____ Lot # _____ Tax Map Sheet No. _____
Zoning District _____ Lot Area (Acres) _____ (sq.ft) _____

Present use of the land and/or structure _____

Proposed development / reason for application (check all that apply):

Type of Use: Residential _____ Commercial _____ Industrial _____

Type of Construction: New Construction _____ Addition _____ Renovation _____

Accessory Structures or Elements: Detached Garage _____ Deck/Porch/Patio _____ Fence _____ Pool _____

Parking Lot _____ Sign _____ Other (Describe) _____

Building information: (Attach a floor plan and elevation of the building/structure)

Height: Feet _____ Stories _____ Building Envelope Area*: _____ sq.ft. Total Coverage+: _____ sq.ft.

Does the property have a garage and/or carport? Yes ___ No ___ Area: _____ sq.ft.

Site Plan/Plot Plan of Project:

Attach a copy of the property survey (preferred) or a neatly drawn plot plan, with the date and scale clearly indicated, containing the following information:

- _____ The zoning district in which the property is located;
- _____ The location and dimensions of all property lines, easements affecting the property, and streets abutting the property;
- _____ The location and dimensions of all yards and setbacks required by the Land Development Ordinance (Chapter 253);
- _____ The location, use and disposition of all existing structures and improvements on the property;
- _____ A building envelope in which the proposed structure is to be located (Note: this should be larger than the building size);
- _____ The location and dimensions of the proposed driveway, any proposed accessory structures, any impervious areas (e.g. sidewalks, concrete pads, decks, patios, etc.)
- _____ The location and dimensions of the septic system, including the disposal field;
- _____ The location of any proposed water supply well
- _____ A copy of the resolution pertaining to a variance or temporary use permit affecting the property, if any.

TAX COLLECTORS CERTIFICATION: Taxes Paid per _____ Date _____
(Authorized signature)

(This section is to be completed by all applicants)

I hereby certify that the information furnished on this application form and all supplemental materials is accurate and true knowing that the Zoning Officer will rely upon its accuracy. I accept all responsibility for any grading, water or drainage issues.
NO STRUCTURES/CONSTRUCTION SHALL BE PERMITTED IN ANY WETLAND AREAS, RIGHT OF WAYS, BUFFERS OR EASEMENTS.

Signature of Applicant _____ Date _____ Signature of Property Owner _____ Date _____

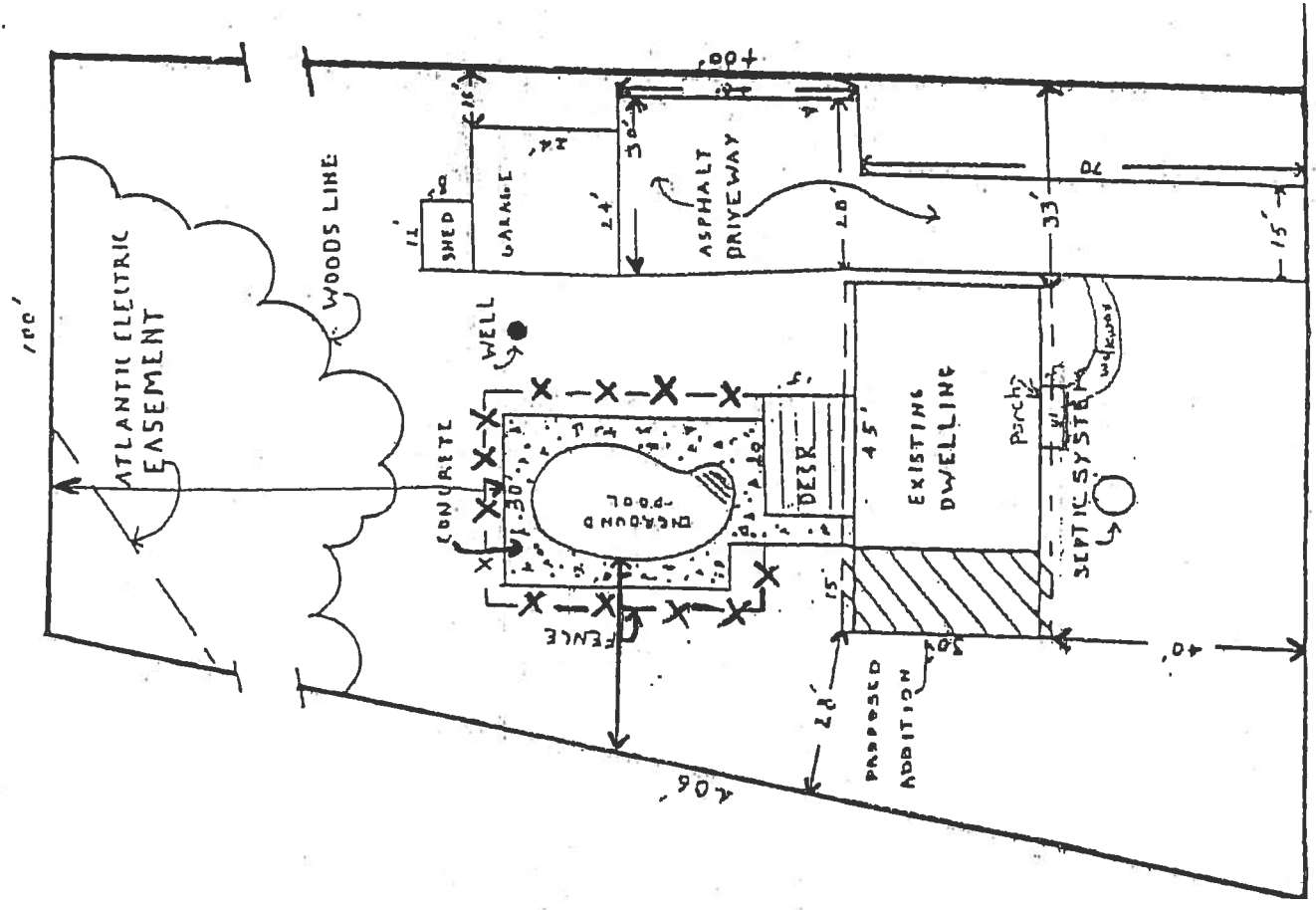
* Building Envelope calculation should include an additional 3 – 4 ft beyond the foundation area to account for overhangs and projections.
+ Includes all buildings, structures, paving and other impervious surfaces.

Applicants should check with the Construction Department for any additional permits that may be required.
CALL BEFORE YOU DIG FOR UTILITY LOCATIONS 1-800-272-1000

Any building within or adjacent to Atlantic Electric Company easements must first be reviewed and approved by Atlantic City Electric Co. These easements include any easements as shown on the property owner's current survey or plot plan. All inquiries should be addressed to: Atlantic City Electric Co., 5100 Harding Highway, Mays Landing, NJ 08330.

SAMPLE: SKETCH PLAT

FLOOR PLAN



135'
COLES MILL RD.

