

From: Community Development Director <cdd@franklintownship.com>
Sent: Tuesday, May 18, 2021 10:12 AM
To: Stefanie Garofolo
Subject: Fwd: just an FYI

report

----- Forwarded message -----

From: Community Development Director <cdd@franklintownship.com>
Date: Tue, Apr 7, 2020 at 9:02 AM
Subject: Fwd: just an FYI
To: John Bruno <jbruno@franklintownship.com>

----- Forwarded message -----

From: Community Development Director <cdd@franklintownship.com>
Date: Tuesday, April 7, 2020
Subject:
To: "prattell@delsearegional.us" <prattell@delsearegional.us>

Hi, Pat! Hope all is well! I am helping the Township apply for a grant involving the senior lunches and I was wondering if you could think of anything that would make it easier for the food to be transported. As it involves a grant, wish list items are fine, and I figured you would be the expert. If you can think of anything at all that would improve the program that we could purchase, I would appreciate you sharing when you get an opportunity. Thank you again and stay safe.
Nancy Kennedy

Community Development Director, Twp of Franklin

--

Nancy Kennedy Brent, Esq.
Community Development Director
Township of Franklin

--

Nancy Kennedy Brent, Esq.
Community Development Director
Township of Franklin

sgarofolo@franklintownship.com

From: Community Development Director <cdd@franklintownship.com>
Sent: Tuesday, May 18, 2021 10:11 AM
To: Stefanie Garofolo
Subject: Fwd:

report

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From: Community Development Director <cdd@franklintownship.com>
Date: Thu, Apr 16, 2020 at 9:43 AM
Subject:
To: John Bruno <jbruno@franklintownship.com>, Louis J Moffa <Moffa@comcast.net>

Good morning! Jake, if I can help with any public relations for you (for the Township of course) during this time, please let me know. Not sure what you already have in the works but just let me know if you need me! Thank you!

--

Nancy Kennedy Brent, Esq.
Community Development Director
Township of Franklin

sgarofolo@franklintownship.com

From: Community Development Director <cdd@franklintownship.com>
Sent: Tuesday, May 18, 2021 10:10 AM
To: Stefanie Garofolo
Subject: Fwd:
Attachments: support for grant.docx

report

----- Forwarded message -----

From: Community Development Director <cdd@franklintownship.com>
Date: Mon, Apr 13, 2020 at 10:51 AM
Subject:
To: John Bruno <jbruno@franklintownship.com>

For your review....thanks, Jake.

April 13, 2020

E. Christina Velázquez, Senior Program Analyst

Gloucester County Planning Department Housing and Community Development

1200 N. Delsea Drive

Clayton, NJ 08312

Re: USDA Housing Preservation Grant Program

Dear Ms. Velázquez:

Please accept this letter of support for the USDA Housing Preservation Grant Program. On behalf of myself and the Township Committee, we very much appreciate that our township has been selected as one of the targeted municipalities for the grant funding cycle. Thank you for submitting the application so that our residents may benefit.

The Township of Franklin has long participated in the CDBG/HOME Investment Partnership Program, and residents are able to make improvements they would not have been able to make because of this assistance. The safety of those living in the Township of Franklin continues to be the highest priority of our governing body, and we thank you, Gloucester County, USDA, and USHUD for all you do to ensure the success of funding.

Please contact me with any questions, and thank you again.

Very truly yours,

Mayor John Bruno

From: Community Development Director <cdd@franklintownship.com>
Sent: Tuesday, May 18, 2021 10:07 AM
To: Stefanie Garofolo
Subject: Fwd:

report

----- Forwarded message -----

From: Community Development Director <cdd@franklintownship.com>
Date: Wed, Mar 25, 2020 at 12:41 PM
Subject:
To: Community Development Director <administrator@franklintownship.com>, Tim Doyle <tdoyle@franklintownship.com>, Heather Flaim <hflaim@franklintownship.com>

Dear Mr. Salvatore:

I recently learned that Bill Trampe is no longer working for the Township. Committeeman Doyle asked me to send violations to you so that you may issue summonses. I had asked Bill to send a summons to Family Dollar in Malaga, as they continually have large amounts of trash and debris on their property, but the Court does not have a record of a summons being filed.

§ 295-4 Obnoxious debris prohibited would serve as an Ordinance they have violated, and they have been given notice. Thank you very much for your assistance, and I will be in touch in the near future with more notifications and/or summonses.

Sincerely,
Nancy Kennedy

From: Community Development Director <cdd@franklintownship.com>
Sent: Tuesday, May 18, 2021 10:06 AM
To: Stefanie Garofolo
Subject: Fwd:

report

----- Forwarded message -----

From: **Community Development Director** <cdd@franklintownship.com>
Date: Thu, Apr 9, 2020 at 4:23 PM
Subject:
To: Tim Doyle <tdoyle@franklintownship.com>, Heather Flaim <hflaim@franklintownship.com>

I've been reviewing the letters that Bill Trampe sent out in the context of the letter that John Armano and I drafted for use by the administrator. It is my recommendation that we resend the letters with some minor edits. If that's OK I will send you some next week for review, the properties I visited that were targeted by Bill still have some issues. Thank you both very much and happy Easter

--

Nancy Kennedy Brent, Esq.
Community Development Director
Township of Franklin

From: Community Development Director <cdd@franklintownship.com>
Sent: Tuesday, May 18, 2021 10:05 AM
To: Stefanie Garofolo
Subject: Fwd:

report

----- Forwarded message -----

From: Community Development Director <cdd@franklintownship.com>

Date: Mon, Apr 13, 2020 at 11:08 AM

Subject:

To: E. Lynne Rafuse <lrafuse@franklintownship.com>, Tim Doyle <tdoyle@franklintownship.com>, Community Development Director <administrator@franklintownship.com>, Heather Flaim <hflaim@franklintownship.com>

Lynne, Bill had sent me copies of letters he was sending to several properties (please see below) and they all had asked for contact back from the parties. Has anything come in that he shared with you? If so, could you please forward to my email? I am preparing another wave of letters and just need to ascertain whether there were any acknowledgements of notice. Thanks, Nancy

940 Delsea Drive
520 Penny Street
1791 West Blvd
1986 Delsea Drive
53 & 59 Woodland Ave.
1018 Swedesboro Road

From: Community Development Director <cdd@franklintownship.com>
Sent: Tuesday, May 18, 2021 10:04 AM
To: Stefanie Garofolo
Subject: Fwd:
Attachments: welcome basket committee letter.docx

----- Forwarded message -----

From: **Community Development Director** <cdd@franklintownship.com>
Date: Tue, Feb 25, 2020 at 3:39 PM
Subject:
To: Tim Doyle <tdoyle@franklintownship.com>, Dave Deegan <ddeegan@franklintownship.com>, Heather Flaim <hflaim@franklintownship.com>, Mary Petsch-Wilson <mpetsch-wilson@franklintownship.com>, John Bruno <jbruno@franklintownship.com>

For your review! Once approved, I will start contacting businesses. Thank you.
Nancy Kennedy, Esq.

TOWNSHIP OF FRANKLIN

COUNTY OF GLOUCESTER

State of New Jersey

1571 Delsea Drive

FRANKLINVILLE, NEW JERSEY 08322

856-694-1234

www.franklintownshipnj.org

**Community
Development
Director**
Nancy Kennedy
Brent

Mayor
John Bruno

Deputy Mayor
Heather Flaim

Township Committee
Mary Petsch-Wilson
David Deegan
Timothy Doyle

2020

Hello, Neighbor! We are so very excited that you have chosen to call the Township of Franklin home. Along with Mayor John (Jake) Bruno and the rest of the Township Committee, we welcome you to our outstanding community!

Enclosed please find some items we thought would be helpful and that might make your transition a little easier. You will find a community calendar with important dates and contact information, as well as some recycling information, "give-away items," and coupons from some of our local businesses. We are very proud of our business community, and they join us in welcoming you.

If you have any questions at all or if we can help in any way, please do not hesitate to contact us. We hope for the opportunity to meet you and your family as soon as possible!

Very truly yours,

Heather M. Flaim
Deputy Mayor

Timothy Doyle
Township Committeeman

From: Community Development Director <cdd@franklintownship.com>
Sent: Tuesday, May 18, 2021 10:04 AM
To: Stefanie Garofolo
Subject: Fwd:
Attachments: IMG_4702.jpg

----- Forwarded message -----

From: Community Development Director <cdd@franklintownship.com>

Date: Thu, Mar 5, 2020 at 3:52 PM

Subject:

To: Heather Flaim <hflaim@franklintownship.com>, Mary Petsch-Wilson <mpetsch-wilson@franklintownship.com>, Dave Deegan <ddeegan@franklintownship.com>, Tim Doyle <tdoyle@franklintownship.com>, John Bruno <jbruno@franklintownship.com>

As discussed, for your review. Thank you

COMMUNITY DEVELOPMENT DEPARTMENT
TOWNSHIP OF FRANKLIN
1571 DELSEA DRIVE
FRANKLINVILLE, NJ 08328-0300
Telephone (856) 694-1234
Fax (856) 694-2823
www.franklintownshipnj.org
Zoning Dept. William Trampe Report

Complaint: 3-2-20

Monday: Complaint on Hall and Delsea Dr draining water on highway from basement Sump pump. Notified owner of house to re-route the drain pipe to new location and filed a complaint to NJ Highway Maintenance dept. requested inspection of closed culvert on corner of Hall St and Delsea Dr.

Complaint: 3-2-20

Monday: Notified Larry DPW to help clean up trash under power lines on Marshall Mill Rd. Twp Property.

Complaint: 3-3-20

Tuesday:

Inspected site on 3-3-20 / 3079 Dutch mill rd., vacant house with obnoxious trash on site around property. Sent out violation notice on 3-3-20 to owner of property.

1 COT Inspection

Complaint: Ordinance Zoning Violation sent out to owner.

1744 Autumn Dr. Occupying sheds as living quarters by complaint.

Complaint: 3-4-20

Wednesday

2034 Piney Hollow Rd. Storing large tractors and cargo trailers on Q farm.

Violation sent out on 03-05-2020

1 COT Inspection

Complaint 3-5-20

Thursday

Setting up appointments for COT inspections.

Sent our violation notice to 2034 Piney Hollow Rd (Certified Mail)

1 COT Inspection

Office work: 3 COT Applications

Friday:

From: Community Development Director <cdd@franklintownship.com>
Sent: Tuesday, May 18, 2021 10:03 AM
To: Stefanie Garofolo
Subject: Fwd:

----- Forwarded message -----

From: Community Development Director <cdd@franklintownship.com>

Date: Mon, Feb 24, 2020 at 9:39 AM

Subject:

To: Larry Snodgrass <lsnodgrass@franklintownship.com>, William Trampe <wtrampe@franklintownship.com>, Tim Doyle <tdoyle@franklintownship.com>, John Bruno <jbruno@franklintownship.com>

Good morning! Over the weekend I received a complaint from Jim Kelly regarding 3079 Dutch Mill Road. I was able to visit the property today and obtain some pictures. It looks like there is a decent amount of trash and debris that was placed for pickup, and Larry, I am hoping you can help with the removal. Bill, there are items further back which the DPW should not touch, and we need to send a letter asap. I will send you a draft for your approval. Thank you all very much, and have a great day!

Best,
Nancy Kennedy, Esq.

From: Community Development Director <cdd@franklintownship.com>
Sent: Monday, May 17, 2021 4:56 AM
To: John Bruno

Good morning! Last week, I worked on gathering OPRA responses, attempted to finalize the LEAP grant, and researched grants. Please let me know when we can discuss the Atlantic City Electric Grant, and thank you!

Nancy Kennedy, Esq.

From: Community Development Director <cdd@franklintownship.com>
Sent: Monday, May 10, 2021 10:37 AM
To: John Bruno

Jake, last week I coordinated some issues for the EDC, met with Committeewoman Flaim and Donnie Davis, reviewed your suggested grant, worked on LEAP distribution and searched new grants. Thank you!

--

Nancy Kennedy Brent, Esq.
Community Development Director
Township of Franklin

From: Community Development Director <cdd@franklintownship.com>
Sent: Monday, April 26, 2021 11:35 AM
To: John Bruno; Community Development Director

Good morning! Last week, I attempted to coordinate some EDC activity with an upcoming presenter, met with the Chief to work on the body camera grant and reviewed progress, communicated with Committeewoman Flaim about the upcoming veteran's meeting, checked in on the NEEF grant to see if we qualified or should reapply, and compiled additional research on the bulk trash issue repeated in the Township.

Hope you have a great week!

Nancy Kennedy, Esq.

From: Community Development Director <cdd@franklintownship.com>
Sent: Monday, May 03, 2021 9:56 AM
To: John Bruno
Subject: Re: FW: Atlantic City Electric Sustainable Communities Grants

I know Heather and Dave had talked about making a playground/walking trail at the little league fields. Malaga also gets a lot of press for needing new equipment. I will do whatever you want, just let me know. Thanks, Nancy

On Fri, Apr 30, 2021 at 2:04 PM John Bruno <jbruno@franklintownship.com> wrote:

I got this and figured it might be worth a shot at applying for. Let me know what you think. If we have a good plan to spruce up some open space or something else you think is worth while. I might be able to pull some strings.

Thanks Nancy

----- Forwarded message -----

From: DiGiambattista, Bridget <bdigiambattista@co.gloucester.nj.us>

Date: Fri, Apr 30, 2021 at 1:45 PM

Subject: FW: Atlantic City Electric Sustainable Communities Grants

To:

CC: Bianco, Thomas A. <tbianco@co.gloucester.nj.us>, Shirey, Michelle <mshirey@co.gloucester.nj.us>, O'Brien, Shannon <sobrien@co.gloucester.nj.us>, Jones, Tammy <tjones@co.gloucester.nj.us>, Gangloff, Michele <mgangloff@co.gloucester.nj.us>, Spence, Daniele <dspence@co.gloucester.nj.us>

Good Afternoon,

Last year, Atlantic City Electric's Sustainable Communities Grant Program provided \$75,000 in grants to fund open space and environmental projects and resiliency projects across the company's South Jersey service area. We are excited to announce the application period has opened for our second year of the program! The grant request period runs from April 28 to June 30, 2021.

In partnership with Sustainable Jersey, an organization that researches best practices for what communities could and should do to contribute to a sustainable future, Atlantic City Electric provided grants to the following municipalities in 2020:

- **Cape May City (\$10,000)** - The grant will be used for conducting a study around Cape Island Creek to identify the causes of nuisance flooding and develop a citizen early warning system in order to reduce property loss.
- **Egg Harbor City (\$10,000)** - The grant will be used for repairs needed at Lake Dam including replacing missing fence along the secondary spillway, repairing a tilted pedestrian bridge railing at primary spillway, and repairing abutment walls including removing and replacing fractured concrete at ends of spillway.
- **Hamilton Township (\$10,000)** - The grant will be used for incorporating green infrastructure to address stormwater issues and enhance emergency management related to flooding events.
- **Medford Township (\$10,000)** - The grant will be used for creating an intelligent weather station for monitoring, modeling and visualization in order to enable timely preparation and implementation of emergency plans.

- **Clementon Borough (\$5,000)** - The grant will be used for reinventing Clementon's Open Space and Recreation Plan to ensure the preservation of natural spaces including the community's lakes and almost 200 acres of dedicated open space.
- **Downe Township (\$5,000)** - The grant will be used for making Raybins Beach, a currently untamed coastal wilderness ecosystem, accessible to residents and visitors.
- **Hammonton (\$5,000)** - The grant will be used for planning responsible development and preservation of open space by updating Hammonton's Open Space and Recreation Plan.
- **Middle Township (\$5,000)** - The grant will be used for updating Middle Township's Open Space and Recreational Plan, which will promote responsible public recreation, preserve and enhance historic and cultural resources, conserve land for wildlife, enhance water quality, protect open space lands and promote health and wellness in the community.
- **Salem City (\$5,000)** - The grant will be used for redeveloping Salem's West Playground, making the park a safe place where children can play and be active.
- **Waterford Township (\$5,000)** - The grant will be used to build a bike path between two of the Township's primary recreational facilities and two schools, lessening the dependence on motor vehicles and acting as a safe route for kids to take to schools.
- **Wenonah Borough (\$5,000)** - The grant will be used for repairing and renovating the Clay Hill trails of the Wenonah Conservation Area that supports residents, school students and visitors throughout the county for hiking and learning.

Interested organizations can learn more about the 2021 Sustainable Communities Grant Program and how to submit a grant request at atlanticcityelectric.com/SustainableCommunities.

Local Municipalities Encouraged to Apply for Atlantic City Electric Sustainable Communities Grants

Open space, environmental and resiliency projects to receive \$75,000 in grant funding

MAYS LANDING, N.J. (April 28, 2021)) – Atlantic City Electric is offering grants of up to \$10,000 to local municipalities for projects focusing on open space preservation, improvements to parks and recreation resources, and environmental conservation. The company's Sustainable Communities Grant Program, which was launched last year and is facilitated by Sustainable Jersey, provides \$75,000 in grants annually to fund open space and environmental projects and resiliency projects across the company's South Jersey service area. The grant request period runs from April 28 to June 30, 2021.

The program will provide \$50,000 in grants of up to \$10,000 each for projects focusing on open space preservation, improvements to parks and recreation resources, and environmental conservation. Projects include the development of recreation trails, the purchase of open space, and the planting of trees and other vegetation. The program also will provide grants, totaling \$25,000, to support resiliency projects that demonstrate innovation in providing a safe and reliable resource for a community during a time of emergency.

In 2020, the Sustainable Communities Grant Program supported 11 local projects, including the installation of an intelligent weather station in Medford Township, helping to make Raybins Beach in Downe Township more accessible to residents and visitors, expanding open space and support for Hammonton's Open Space and Recreation Plan, a new bike path in Waterford Township and redeveloping Salem's West Playground.

Municipalities in the Atlantic City Electric service area can apply for a Sustainable Communities grant each year. A committee with representatives from Atlantic City Electric and Sustainable Jersey reviews each application and selects the projects to receive funding.

For Atlantic City Electric, and its parent company Exelon, diversity, equity and inclusion is a core foundational value both in the workplace and in outreach to the people it serves. The company strongly encourages underrepresented communities to apply for the Sustainable Communities grant.

Interested organizations can learn more about the Sustainable Communities Grant Program and how to submit a grant request at atlanticcityelectric.com/SustainableCommunities.

Readers are encouraged to visit *The Source*, Atlantic City Electric's online news room. For more information about Atlantic City Electric, visit atlanticcityelectric.com. Follow the company on Facebook at facebook.com/atlanticcityelectric and on Twitter at twitter.com/aceleconnect. Our mobile app is available at atlanticcityelectric.com/mobileapp.

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About Atlantic City Electric:

Atlantic City Electric is a unit of Exelon Corporation (Nasdaq: EXC), the nation's leading energy provider, with approximately 10 million customers. Atlantic City Electric provides safe and reliable energy service to approximately 560,000 customers in southern New Jersey.

About Sustainable Jersey:

Sustainable Jersey is a non-profit that provides tools, training and financial incentives to support communities as they pursue sustainability programs. Currently, 81 percent or 459 of New Jersey's 565 municipalities are participating in the municipal certification program and 353 school districts and 969 schools are participating in the Sustainable Jersey for Schools certification program.

Bert Lopez | External Affairs Manager

Atlantic City Electric | Governmental & External Affairs

428 East Ellis Street | Glassboro, NJ 08028

o: 856-863-7945 | c: 609-513-1543

atlanticcityelectric.com



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Thomas Bianco
Director Gloucester County
Department of Economic Development
856-384-6930 office

856-417-6632 cell
tbianco@co.gloucester.nj.us

From: Community Development Director <cdd@franklintownship.com>
Sent: Monday, April 12, 2021 12:09 PM
To: John Bruno; Community Development Director

Good morning! I was able to successfully schedule a presentation for the next EDC meeting, and continue to work with Committeewoman Flaim on her veteran's project. Please let me know if I may meet with the Zoning Officer to assist in any way with ongoing projects related to the corridor, or if you would like follow up letters drafted. Thank you and have a great week!

Nancy Kennedy, Esq.

From: Community Development Director <cdd@franklintownship.com>
Sent: Monday, April 19, 2021 5:19 AM
To: John Bruno; Community Development Director; Heather Flaim
Attachments: 123_1.jpeg

Good morning! Last week, following our meeting, Donnie Davis made tremendous improvements to his property on RT 47. Heather, he is also excited to meet at your convenience to discuss the Veterans, and asked me to thank you for your continued support. I will continue this week to explore grants, schedule follow up on behalf of Committeewoman Flaim with Pastor Davis, and research EDC issues as requested. Thank you, Nancy Kennedy, Esq.



From: Community Development Director <cdd@franklintownship.com>
Sent: Wednesday, April 07, 2021 5:43 AM
To: John Bruno; Community Development Director

Last week, I met with the EDC, and provided correspondence regarding same at the request of the Chairman. Prior to the meeting, I had attempted to schedule a presentation to be heard at the meeting, but due to a scheduling conflict, the parties were unable to attend. They are hoping to appear at the next meeting.

As reported, there is activity taking place on the police body camera grant, and Committeewoman Flaim and I spoke about potential meeting dates with Donnie Davis. If you have any questions, please let me know. Thanks, Nancy Kennedy, Esq.

From: Community Development Director <cdd@franklintownship.com>
Sent: Monday, March 29, 2021 12:07 PM
To: John Bruno; Community Development Director; Heather Flaim; Brian Zimmer; Dave Deegan
Subject: Body Camera Grant

I have copied three members of the Township Committee, so please do not respond as a group to this email, as same would violate the Sunshine Law. Just wanted to make sure that everyone is aware the Body Camera grant has posted, and Chief Zimmer and I (as well as Lieutenant Gonzalez) have already started reviewing the grant at length. It is my understanding that Chief Zimmer reached out with some questions, and he and I will meet to brainstorm further once those answers are provided. Thank you!

From: Community Development Director <cdd@franklintownship.com>
Sent: Tuesday, March 23, 2021 11:43 AM
To: John Bruno; Community Development Director
Subject: Report

As you know, I switched my days this week, so please accept this week's report today. In addition to corresponding with a resident about potential grant opportunities and researching grants at length for the Township, I toured the corridor, reviewed past correspondence related to various properties, and spoke at length with Committeewoman Flaim about her desire to seek funding for Veterans/potential Veteran's issues.

Please contact me with any questions, and as always, please forward me action taken so that I may follow up accordingly pursuant to advice previously given. Have a great day!

Nancy Kennedy, Esq.

From: Community Development Director <cdd@franklintownship.com>
Sent: Thursday, March 18, 2021 11:36 AM
To: Nkbrent5@yahoo.com
Subject: Fwd:

----- Forwarded message -----

From: Community Development Director <cdd@franklintownship.com>
Date: Tue, Jan 19, 2021 at 5:33 AM
Subject:
To: John Bruno <jbruno@franklintownship.com>, Community Development Director
<administrator@franklintownship.com>

Good morning! Last week, I researched some properties provided to the Mayor, and was able to update a report previously submitted for review. I also forwarded some unfortunate news regarding the EDC, researched grants, and toured the corridor and Meredith Farms.

Additionally, I conducted sme research regarding a boundary census and communicated with the Mayor regarding same. I hope this week is wonderful for both of you, and as soon as I receive the information discussed last week, I will provide further follow up on the properties referenced.

Thank you!

Nancy Kennedy, Esq.

From: Community Development Director <cdd@franklintownship.com>
Sent: Thursday, February 18, 2021 5:24 AM
To: Community Development Director
Subject: Re:

Will do! Thank you!

On Tue, Feb 16, 2021 at 12:54 PM <administrator@franklintownship.com> wrote:

Hi Nancy:

The environmental Chair for 2021 is Jonathan Stippick, 856-993-3361 jonstippick@gmail.com . The liaisons are Tim and Heather. You should reach out to Jon to see if they meet the criteria to submit such a grant and if so assist them in the prep of same as long as matching funds are not required.

John

From: Community Development Director <cdd@franklintownship.com>
Sent: Tuesday, February 16, 2021 5:43 AM
To: John Bruno <jbruno@franklintownship.com>; Community Development Director <administrator@franklintownship.com>
Subject:

I'm not sure who the environmental chair is, but this should be reviewed by their organization. Any thoughts, please let me know. It's up to \$2,500-

- - May 15, 2021
 - Applications must be submitted by 11:59 pm on April 1, 2021 to be considered
 - July 15, 2021
 - Applications submitted by 11:59 pm on June 1, 2021 to be considered

Only ONE application can be submitted per submission period. Entities that oversee multiple landsites can submit one application per landsite, per submission period.

STRONG APPLICATIONS WILL INCLUDE THE FOLLOWING

- Applicants can request up to \$2,500 to be spent over six (6) months.
- Applicants must clearly describe the impact of the COVID-19 pandemic on the public land site (e.g., wear and tear on trails due to increased public use, increased litter, postponed projects such as planting/invasive species removal, etc.)*
- Applicants must clearly describe a project (or projects) they will implement to address the impact of the pandemic.

*"Public lands" includes **parks, nature areas, and other green spaces** that are publicly accessible. Publicly accessible property means public or private property to which the public or patrons have a reasonable expectation of relatively unrestricted access.

The following are the types of projects NEEF will support:

CONSERVATION PROJECTS

Conservation projects are designed to address environmental concerns. Projects in this category should aim to help to protect biodiversity, wildlife, wild places, or endangered species. Projects may include specific activities such as tree planting, invasive species removal, data collection, and/or environmental monitoring. These types of projects typically produce conservation outcomes such as area of invasive species removed, number of native plants planted, or area of habitat created or enhanced.

ACCESSIBILITY PROJECTS

These are projects that are designed to increase access to public lands. This project type may seek to increase access for the general public or for a specific population, such as people with physical disabilities. Projects can focus on increasing access to public lands via the built environment such as trails, boat ramps, and other public access points, as well as inclusive programming designed to break down social barriers to access.

MAINTENANCE PROJECTS

Maintenance projects restore or enhance park infrastructure. Park infrastructure includes any of the basic facilities (e.g., buildings, fences) and physical amenities (e.g., restrooms, picnic tables) utilized on the public land space. Specific activities include repairs or maintenance on roads and buildings, and/or enhancements to facilities such as nature centers, pavilions, etc.

CULTURAL AND HISTORICAL PRESERVATION PROJECTS

Projects that are focused on preserving public land sites that hold historic and/or cultural value. Preservation projects include a wide range of activities from brick-and-mortar rehabilitation to neighborhood surveys and documentation efforts.

If the project will include volunteers, applicants must describe the following:

- How will volunteers be recruited? (**PLEASE NOTE:** Staff members and program-funded AmeriCorps members do not count as volunteers).
- How applicants will ensure the safety of volunteers (social distancing, providing instructions for solo service projects, etc.)
 - Applicants will need to review and approve a disclaimer in the application related to in-person volunteer activities.
- How the project will benefit visitors and the surrounding community when complete.

If the project will not include volunteers, please explain why.

If funds are going to a Friends Group/community nonprofit, official documentation of the partnership with the public land served is required (e.g., letter, MOU, etc.). Applicants must also present an appropriate and detailed project budget.

IF SELECTED FOR FUNDING

If your proposal is selected for funding, your organization (or fiscal agent) will need to provide the following within a week.

- Required financials:
 - Conflict of interest policy
 - A list of the Board of Directors
 - Annual organizational budget
 - Audit for the 2019 fiscal year, or if an audit is not available, a Balance Sheet and Profit and Loss Statement for prior fiscal year

EXPECTATIONS IF FUNDED

- Commitment to collect and report on relevant key performance indicators (KPIs).

- The full list of KPIs can be [downloaded here](#) (PDF).
- As needed, collaborate with NEEF's Marketing & Communications team on press releases, stories, and other external communications related to funded projects.

All applications must be submitted through our online system. If you have any questions related to the fund, please consult our [FAQ page](#). For all other questions or problems, please contact us at grantsadmin@neefusa.org(link sends e-mail).

From: Community Development Director <cdd@franklintownship.com>
Sent: Monday, December 14, 2020 5:20 AM
To: John Bruno; Community Development Director
Subject: report

Good morning! Last week, I continued to act as the liaison between the attorney for the potential PA Avenue project and the EDC.. Additionally, I was the conduit by which our newest prospective solar panelist finally provided an electronic overview of his plans for Franklin Township. In addition to searching for grants and monitoring progress on the corridor, I also engaged in some professional development, and thank the Township for the opportunity. As always, please contact me if I can be of any assistance in any area.

This will be my last report until 2021, (John, to that end, I put in for the last 8 hours of vacation to be used on the 17th, just wanted to make sure it went through), but if there is anything I can do even while off, please do not hesitate to call me or text me. I am more than happy to help in any way,, and will usually be 3 minutes down the road! I am also hoping to attend the wrap up meeting.

Thank you both for your kindnesses and assistance (and patience!) throughout this year, and please accept my best wishes and prayers for a very safe and blessed Christmas for you and your families..

Nancy Kennedy, Esq.

From: Community Development Director <cdd@franklintownship.com>
Sent: Thursday, January 14, 2021 11:44 AM
To: Community Development Director; John Bruno
Subject: Fwd:
Attachments: Doyle Prioritized Properties - Copy.pdf

Initial report, Doyle Prioritize

----- Forwarded message -----

From: Community Development Director <cdd@franklintownship.com>
Date: Thu, May 7, 2020 at 9:53 AM
Subject:
To: Heather Flaim <hflaim@franklintownship.com>, Mary Petsch-Wilson <mpetsch-wilson@franklintownship.com>, John Bruno <jbruno@franklintownship.com>, Tim Doyle <tdoyle@franklintownship.com>, Dave Deegan <ddeegan@franklintownship.com>

I know Mary and Tim received the attached, but want to make sure everyone has access to their copy sent on April 2, 2020. Thank you.

REVIEW OF PRIORITIZED CORRIDOR PROPERTIES

Mr. Doyle asked me to research several specific properties situated on the "corridor" of Routes 40 and 47 and forward any zoning violations to our administrator, Mr. Salvatore. I am happy to prioritize the concerns of individual committee persons to the extent I can, especially given our temporary lack of an available zoning officer. (My understanding is that Bill Trampe, who was acting zoning officer during the illness of Bill DiMatteo, has resigned from that position.)

I am giving my opinions as Community Development Director, as I am not the Zoning Officer or Solicitor. My opinions are tailored to address the objectives of my position. I hope you find them helpful. I have researched and thoroughly analyzed all of the requested properties, except the two with storage container issues (1152 Delsea Drive and across from 1707 Harding Highway). I have run into address issues with both and will require some additional time.

If you have any questions, please let me know. Also, I am happy to assist with any revisions or additions to the current ordinances that may be helpful. Finally, I would recommend some consideration be given to all as far as timelines are concerned, as there may be serious financial or logistical problems resulting from the coronavirus pandemic that would inhibit remediation of the noted violations.

1640 Harding Highway (Block 7202, Lot 19) is owned by 1640 Harding Highway Associates, whose address is 959 Elk Rd., Monroeville, NJ 08343. The adjacent lot known as 1664 Harding Highway (Block 7202, Lot 20) is also owned by 1640 Harding Highway Associates.



Both lots are situated in the Light Manufacturing zone of the Township. Permitted uses in Light Manufacturing are as follows:

- Food and associated industries.
- Fabrication and assembly of paper and wood products.
- Biological, chemical, electronic and pharmaceutical laboratories and scientific laboratories devoted to research, design and experimental operation of equipment.
- Fabrication and assembly of computers and related peripheral equipment.
- Manufacturing and assembly of electronic products.
- Fabrication and assembly of metal products, excluding the processing of metals from raw materials.
- Limited manufacture of light machinery.
- Printing and publishing.
- Instruments and related products including laboratory instruments, medical instruments, photographic equipment, measuring instruments, etc.
- Hydroponics and greenhouses as part of a commercial operation for wholesale purposes.
- Special trade contractors.
- Municipal facilities deemed necessary and appropriate by the governing body of Franklin Township.
- Administrative and business offices.
- Warehousing and distribution facilities.
- Self-storage facilities.
- Outdoor storage of building supplies, contractor's equipment or crated and baled material in conjunction with a wholesale establishment not to exceed 10% of the

developed portion of the site. Excluded are junk, scrap metals and materials, automobiles and other machinery or vehicles intended for dismantlement or demolition. All areas used for the storage of material are to be paved as per standards enumerated in § 253-50A(1). Area is to be screened with a six-foot opaque fence and landscaped.

It appears that the original lot is operated by A G Truck Logistics LLC. I believe the operation would fall under the warehousing and distribution facilities use, and is, therefore, an approved use. As a warehouse and distribution facility, there is no provision limiting outdoor storage of trailers.

As far as the business expanding onto an adjoining lot, which is owned by the same company and is also zoned Light Manufacturing, there is nothing to prohibit this. Outdoor storage of contractor's equipment on this lot may be limited in the last section of the approved uses (above). However, it is very unclear whether the construction equipment is being used to do work on the lot or whether it is simply being stored there. Even if it is being stored there, it is difficult to say that it violates the limitation above, as it is not a wholesale establishment.

In addition to the construction equipment, there are also several stacked trailers on the property at 1664 Harding Highway, as well as a few cars.



If these, or the construction equipment, are intended for dismantlement or demolition, these would fall into one of the prohibited uses under this zoning which include:

- Outdoor storage of junk, scrap metals and materials, automobiles and other machinery or vehicles intended for dismantlement or demolition.

- Asphalt plants.
- Concrete plants.
- Foundries.
- Oil refining facilities.
- Chemical production facilities.
- Metal finishing and production.
- Steel manufacturing.
- Recycling facilities.
- Animal slaughtering.



There are several other Ordinances that appear by their title to apply, but there are issues with each. **§295-3 Obnoxious growths prohibited** applies to “any developed lot or lots or any lot or lots approved for development and/or under construction within the Township of Franklin.” This lot is neither developed nor approved for development or under construction. Therefore, §295-3 does not apply.

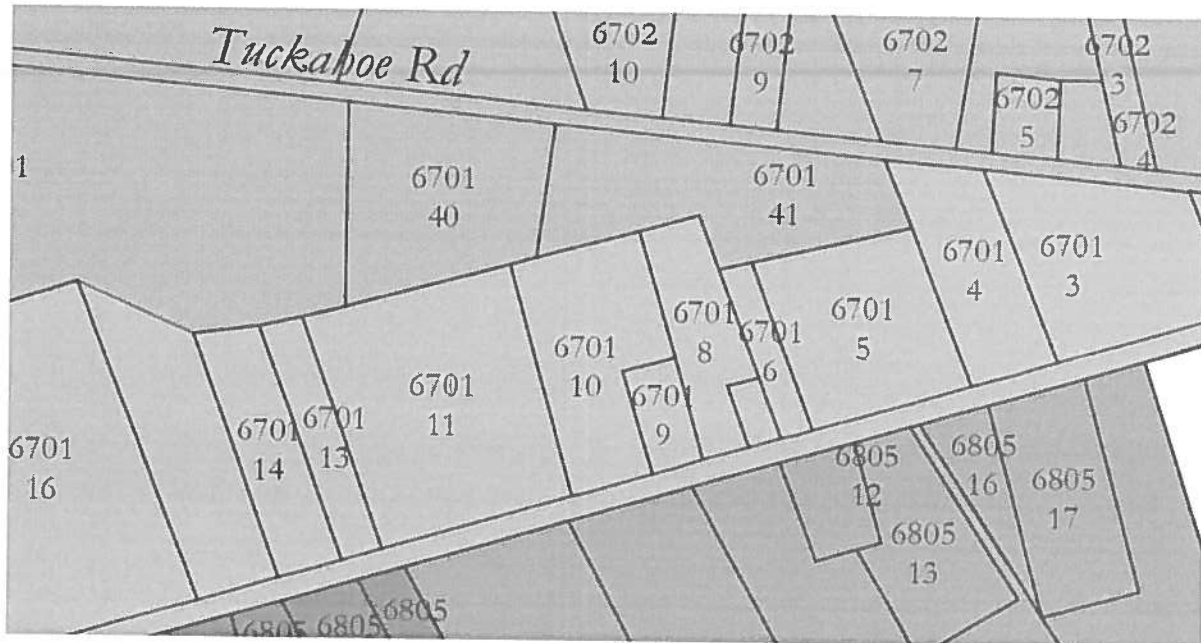
There may be violations of **§295-4 Obnoxious debris prohibited** and **§295-5 Unregistered vehicles**. Each comes with its own potential issue. §295-4 prohibits “filth, garbage, trash, debris, junk vehicles or bulky waste.” It is unclear whether the items at issue are junk vehicles. Even if they are junk vehicles, they would also have to create “an adverse effect or impairment of visual or aesthetic scenes or vistas” or “interfere with the overall enjoyment or general well-being of the public.” This is a very subjective standard and would be difficult to prove beyond a reasonable doubt in court given the rather unappealing aesthetic even without the junk vehicles. §295-5 may apply if the vehicles on this property are, in fact, unregistered. However, this section specifically excludes “unregistered vehicles and equipment incidental to a permitted use and utilized as part of normal business operations, whereby the same may not be required to be registered to accomplish the purpose they serve.”

Overall, I believe the best approach would be to ask that a six-foot opaque fence and landscaping be installed, if this would address the issue of concern related to appearance. I don't believe this is required in this situation, but I would be happy to reach out to the Anthony Guglietti to see if he is willing to proceed in this direction rather than enter into what could become a lengthy and possibly expensive court exercise, if the committee or administrator were to choose to go forward.

Alternatively, Mr. Salvatore can issue a notice of a zoning violation for the storage of construction equipment and for obnoxious debris and unregistered vehicles on the 1664 Lot. A notice of violation could also be sent related to the storage of any automobiles and other machinery or vehicles intended for dismantlement or demolition. But again, if complaints are made following the notice of violation, it is unclear whether any of them would be successful. Further, even if the Township were successful, it may only serve to impede the development that we seek on the corridor and further cement the Township's reputation as being anti-business.

For information purposes, the 13.5-acre lot with offices and other buildings at 1640 Harding Highway is assessed at \$475,000 and taxes are currently \$16,772.25 per year. The 8-acre lot at 1664 Harding Highway is assessed at \$114,600 and taxes are \$4,046.52 per year. It does not appear that the taxes have been adjusted to reflect the recent demolition of a small residence that was on this property.

350 Harding Highway (Block 6701, Lot 10) is owned by Macs Auto Electric, whose address is PO Box 16, Landisville, NJ 08326.



This property is situated in the Pinelands Highway Commercial zone of the Township. Permitted uses in Pinelands Highway Commercial are as follows:

- Agriculture.
- Agricultural equipment sales and service.
- Agricultural commercial and processing facilities.
- Garden centers.
- Nurseries and greenhouses.
- Building materials and garden supplies.
- Automotive repair shops, including auto body repair.
- Restaurants, excluding drive-through restaurants.
- Convenience commercial.
- Government buildings.
- Public utility substations.
- Child-care centers.
- Veterinary hospitals and clinics.

There are no specifically prohibited uses for this Pinelands Highway Commercial Zoning.

It appears that the lot is operated by Mac's Auto Electric. I believe the operation would fall under the automotive repair shop use, and is, therefore, an approved use. The issue at hand is whether three trailers on the side of the repair shop are in violation of the zoning ordinances. The three trailers appear to be used for storage, as they have been in place for more than a year and two of the trailers appear to have steps in place. I was not able to get a license plate number to confirm that they are not registered, but it is likely that they are not, given the length of time they have been stationary.



The Property Maintenance Ordinance (Chapter 295) address unregistered vehicles (including trailers) and reads as follows (*bold added*):

§ 295-5 Unregistered vehicles; registered vehicles; exceptions.

A. It shall be unlawful for any owner or owners, occupant or occupants of any lot within the Township of Franklin to keep or store **more than one unregistered vehicle that is outside of an enclosed building**, and, also, **no unregistered vehicle shall be used for storage** or stored on vacant land. Also, any such area whereby any unregistered vehicle is kept or stored **shall be located in the rear yard, and such area shall be properly screened** from adjacent property owners and the general public in order to eliminate or reduce an adverse effect or impairment of visual or aesthetic scenes or vistas and to prevent such area from becoming a nuisance or annoyance or interference with the enjoyment or general well-being of any resident of this municipality.

B. Registered vehicle trailers and coaches stored on a property are strictly prohibited unless the Township Committee has approved the same by way of temporary permit for limited duration set forth in a Resolution. This section shall not apply to vehicle trailers and coaches registered to the property owner and temporarily parked or stored on the property.

C. **This section shall not apply to unregistered vehicles and equipment incidental to a permitted use and utilized as part of normal business operations, whereby the same may not be required to be registered to accomplish the purpose they serve.**



There appear to be three problems with the assumed unregistered trailers. The first is that there are more than one of them, the second is that they are probably used for storage (although we do not know this to be the case), and the third is that they are not located in the rear yard and shielded. However, subsection C, specifically excludes from this section unregistered vehicles and equipment incidental to a permitted use. The automotive repair shop clearly is a permitted use as explained above. The owner would likely argue that the trailers are incidental (def: "accompanying but not a major part of something") to that use.

I do not believe there is anything that can be done here under the current language other than again asking the owner to move and/or screen the trailers.

For information purposes, the 4.57-acre lot with garage at 350 Harding Highway is assessed at \$147,700 and taxes are currently \$5,215.29 per year. There is also a billboard on the property assessed at \$2,000 and taxes for that are currently \$70.62 per year.

1523 Harding Highway (Block 7203, Lot 19) is owned by Frank, Mildred, Lucy and Edith Capozzi according to current tax records, whose address is 1523 Harding Highway, Newfield, NJ 08344. The named owners are known to be deceased; however, a search of Gloucester County Property Records did not show any deeds transferring title as of now. This property is situated in the Highway Commercial zone of the Township, but has been used for residential and farming purposes until the recent demolition of the residence. The issue Mr. Doyle would like addressed with this property is the debris. Specifically, there is a large pile of debris resulting from the demolition of the residence on the property.



This debris pile is in violation of Property Maintenance Ordinance (Chapter 295), which reads as follows:

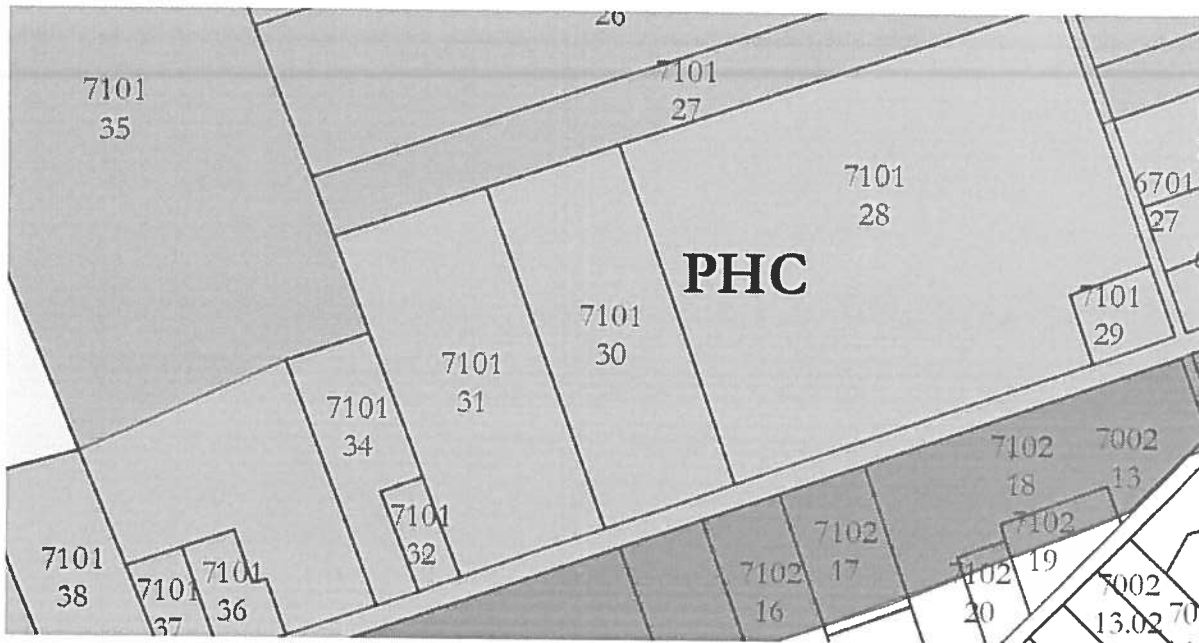
§ 295-4 Obnoxious debris prohibited.

It shall be unlawful for any owner or owners, occupant or occupants of any lot or lots within the Township of Franklin to allow, store or keep the accumulation of filth, garbage, trash, debris, junk vehicles or bulky waste which will prevent free or uninterrupted passage or become a public health, safety or fire hazard thereon or which is an adverse effect or impairment of visual or aesthetic scenes or vistas or is a nuisance or annoyance or interference with the overall enjoyment or general well-being of the public.

This is a large pile of obvious debris contrasted against the open field/landscaped pond surrounding it and would likely meet the standard for this ordinance if the administrator wants to issue a notice of violation. The solicitor may need to become involved to ensure proper notice is made to the correct parties given that the named owners are all deceased and the person who may have been responsible for the trust or estate has had some legal difficulties. I do not know his status, the status of the property or who would be need to be noticed.

For information purposes, the parcel appears to have 11.8 acres farmland assessed at \$7,000, with current annual taxes of \$254.23 and 15.8 acres not farmland assessed at \$333,900, with current annual taxes of \$11,790.01. It does not appear that the taxes have been adjusted to reflect the demolition of the residence on the property.

870 Harding Highway (Block 7101, Lot 30) is owned by Gerald J Truster, whose address is 2406 Delsea Drive, Franklinville, NJ 08322.



This property is situated in the Pinelands Highway Commercial zone of the Township. Permitted uses in Pinelands Highway Commercial are as follows:

- Agriculture.
- Agricultural equipment sales and service.
- Agricultural commercial and processing facilities.
- Garden centers.
- Nurseries and greenhouses.
- Building materials and garden supplies.
- Automotive repair shops, including auto body repair.
- Restaurants, excluding drive-through restaurants.
- Convenience commercial.
- Government buildings.
- Public utility substations.
- Child-care centers.
- Veterinary hospitals and clinics.

There are no specifically prohibited uses for this Pinelands Highway Commercial Zoning.

The property consists of a residence and two other buildings. A previous owner applied for and was granted a use variance to allow storage of seal coating and line striping equipment, continuation of the preexisting non-conforming residential use, and a variance to allow three uses, namely the two previously mentioned and farming. The variance was granted with certain conditions. A copy is attached at the end of this section.



It does not appear that all of the conditions were complied with, as the driveway does not appear to be paved and all vehicles are not stored inside. The above photograph is from 2018. The use variance was approved in 2016. The property was foreclosed upon by Newfield National Bank and subsequently sold to the current owner on July 9, 2019. The facility now appears to be used as a swimming pool sales lot, with parts still residential and parts still farmed. The use of the property is now different from that for which the variance was granted and two additional conditions of the variance appear to be violated, being the prohibition of retail sales and the removal of at least one of the two trees specified to remain. Although, at the present time because the use has changed, the conditions of the variance are no longer at issue. The current use is not the specific use for which the variance was granted.



Further, unless swimming pool sales are considered building materials, this is not a permitted use in this zoning and a notice of violation can be sent.

Also, if the pools are used, the owner or tenant would be required to be licensed under the Used Merchandise Sales Ordinance (Chapter 368), which reads in part as follows:

§ 368-1 License required.

No person or persons, firm or corporation shall engage in the business of buying and/or selling used merchandise, antiques, equipment, building materials and other personal property; that is to say, no person or persons, firm or corporation shall keep and maintain a building, yard, space or place in the Township of Franklin for the purpose of buying or selling used secondhand merchandise, antiques, equipment, furniture, toys, household appliances, lumber and building materials, including any article used in the building and construction of a home or other building, plumbing fixtures, heating plants of any nature and parts thereof, automobile parts and equipment, pipe, electric fixtures or any other used or secondhand or personal property of every kind and nature whatsoever without being licensed so to do by the Township Committee of the Township of Franklin. However, this chapter shall not apply to persons who are displaying and selling used merchandise totally within the confines of a building or other structure. Any display or sale of used merchandise outside the confines of said structure shall be within the purview of this chapter.

Additional information would need to be confirmed (whether the pools are used and whether the operator is licensed) before a notice of violation is sent for a Chapter 368 violation.

I do not believe there is any ordinance that would prohibit the clearing, grading and fill work that was done.

For information purposes, the parcel appears to have 6.71 acres farmland assessed at \$5,200, with current annual taxes of \$0 and 2.65 acres with a residence not farmland assessed at \$240,500, with current annual taxes of \$10,148.10.

Township of Franklin

Zoning Permit

Application #: **3203** Permit No: **20160007.000** Issue Date: **01/11/2016**
Construction Control Number :
Block: **7101** Lot: **30** Qualifier: **QFARM**
Work Site: **870 HARDING HWY** Zone: **R-A**
Owner: **BELARMINO, JIMENO L & ETALS** Agent: **ED CLARK**
Address: **870 HARDING HWY** Address: **30 ARBUTUS AVENUE**
City/State/Zip: **NEWFIELD NJ 08344** City/State/Zip: **PITMAN NJ 08071**
Telephone: **-** Telephone: **856 2971172**
Fax: **()- -** Fax: **()- -**
Email: Email :
Tenant:

Voucher/Receipt #: **13483**
Check #: **13483**
Amount collected: **\$20.00**

This is to certify that the above-described premises together with any building thereon, are approved for use as indicated below and as depicted on the Plot Plan:

USE - DETACHED GARAGE - STORAGE - PERSONAL/BUSINESS EQUIPMENT & SECOND GARAGE FOR MATERIALS STORAGE. HOME OFFICE FOR PAPER WORK AND PHONE CALLS.

Which is a:

- ☐ Use permitted by Zoning Ordinance, Article - Section -
- ☒ Use permitted by variance approved on 01/05/2016, # ZB15-12 subject to any special conditions attached to the grant thereof.
- ☐ Valid nonconforming use as established by () findings of the Zoning Board of Adjustment or by () the undersigned zoning officer or by () Planning Board on the basis of evidence supplied by applicant. Conditions, if any:

☐ There is a nonconforming structure on the premises by reason of insufficient

☐ Other:

ADDITIONAL PERMITS REQUIRED. SEE CONSTRUCTION OFFICE.

Zoning Official

This is NOT a Construction Permit

FRANKLIN TOWNSHIP
ZONING BOARD OF ADJUSTMENT
RESOLUTION NO. ZB15-12

WHEREAS, Edgar Clark, III has applied to the Zoning Board of Adjustment of the Township of Franklin seeking a use variance to permit storage of seal coating and line striping equipment, continuation of a pre-existing non-conforming residential use, a variance to permit three uses on one lot consisting of a residential use, storage of seal coating and line striping equipment and farming and for waiver of formal site plan review and approval; and

WHEREAS, the property in question is located on Harding Highway/State Highway Route 40 and known as Lot 30, Block 7101, on the tax map of Franklin Township, said property being in a PHC 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. Robert J. Wiltsee, Esquire appeared on behalf of the applicant who is a contract purchaser of the property. The applicant presented the testimony of Steven L. Filippone, PE, PP. The applicant is under contract to purchase the parcel which consists of approximately 9.3 acres and includes a single family dwelling, a 2,780 square foot garage and a 370 square foot storage building. The remainder of the parcel is active farmland.

3. The applicant has operated a seal coating, line striping business for approximately four years. He proposes to reside in the single family dwelling on the property and utilize the garage to house his vehicles and equipment for his business. He proposes to pave the driveway which has access to the garage and to install four parking spaces for four employees. The employees will only be present on site for a short time when they arrive in the morning to take the vehicles and equipment to the job site and when they return at the end of the day.

4. All work and cleaning of equipment and vehicles will take place at the job site. Any sealer or paint to be stored at the property is water based. There will be no customers or retail sales at the property. An in home office will be utilized for paper work and phone calls. There will be no well or septic service at the garage. The garage will be improved with stucco and paint, the two large trees in the front of the property will remain and the existing lights on the premises and on the garage will remain.

5. The Board carefully considered the Zoning Board Engineer's review letter of November 23, 2015. No one from the public appeared at the meeting to comment on the application. The applicant obtained a Pineland's Certificate of filing on August 4, 2015. The Board determined that a waiver of site plan review and approval was appropriate based upon the applicant addressing the comments set forth in the Zoning Board Engineer's review letter.

6. The Board has determined that the relief requested by the applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Master Plan and Zoning Ordinance of the Township of Franklin. The applicant has shown the special reasons necessary to grant the variance.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Franklin this 5th day January of 2016, confirming action heretofore taken, that the application of Edgar Clark, III seeking a use variance to permit storage of seal coating and line striping equipment, continuation of a pre-existing non-conforming residential use, a variance to permit three uses on one lot consisting of a residential use, storage of seal coating and line striping equipment and farming and for waiver of formal site plan review and approval 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.

3. All vehicles, equipment and supplies shall be stored inside. There shall be no outside storage.

4. The site shall be utilized by employees only with no public or retail use.

5. The residence shall be occupied by the owner of the business and shall not be a rental unit.

6. The applicant shall make aesthetic improvements to the exterior of the garage and shall pave the driveway and provide the four employee parking places as proposed on the plan.

7. The two large trees on site shall be maintained and the existing building mounted and pole lighting shall remain. The applicant shall comply with any requirements of the Township Fire Marshall.

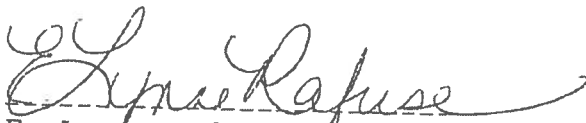
8. Cleaning of the vehicles and equipment and disposal of debris shall take place off site.

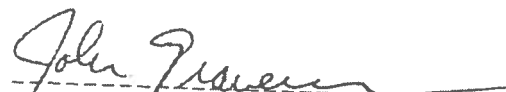
9. In lieu of posting a performance guarantee and inspection fees, the applicant's engineer shall provide a certification that all improvements have been completed as set forth on the plan submitted with the application.

10. The applicant shall comply with all comments set forth in the Zoning Board Engineer's review letter dated November 23, 2015 if not already addressed herein.

FRANKLIN TOWNSHIP
ZONING BOARD OF ADJUSTMENT

ATTEST:

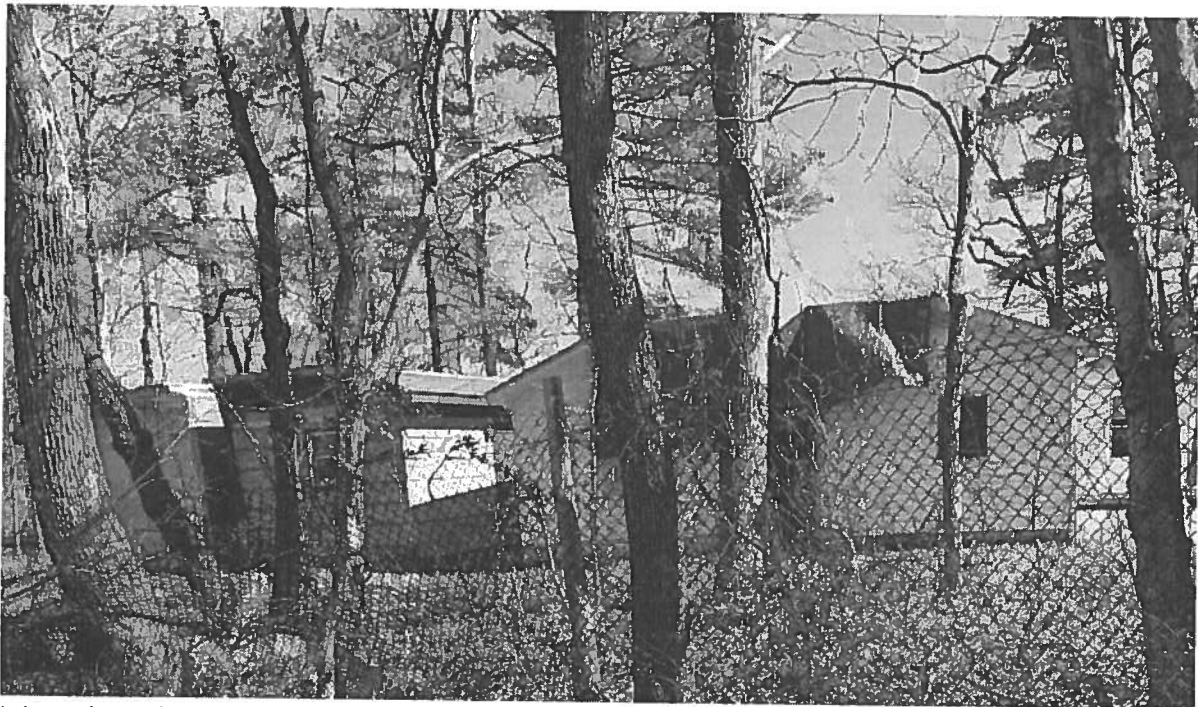

E. Lynne Rafuse, Secretary


John Gravenor, Chairman

1664 Delsea Drive (Block 1401, Lot 102) is owned by Amazing Grace Community Church, whose address is 325 Pennsylvania Avenue, Franklinville, NJ 08322.



This is one of a number of parcels owned by Amazing Grace Community Church. The others include Block 1401, Lots 69 (Q-Farm), 77 (mostly Q-Farm), 80 (Exempt – Parsonage), 87, 89, 104 (Q-Farm), 105 (Q-Farm), 107 (Q-Farm), 111 (Q-Farm and Exempt - Veterans Housing), 112 (Q-Farm), and 115 (Q-Farm).



It is unclear whether the trailers and mobile homes in question are on Lot 102, or Lots 104 or 105 or 87. Lots 104 and 105 are partially zoned Highway Commercial and partially zoned Residential/Agricultural. Lots 102 and 87 are completely within the Highway Commercial zone. Permitted uses in the Highway Commercial zone are as follows:

A. Principal uses.

- Business and commercial uses (including but not limited to building materials, hardware, garden centers, general merchandise stores, food stores, apparel and accessory stores, furniture, home furnishings and equipment, miscellaneous retail, special trade contractors).
- Professional and business offices (depository institutions, nondepository credit institutions, security, commodity brokers and services, insurance carriers, real estate, holding and other investment offices, business services, health services, legal services, educational services, engineering and management services).
- Personal services establishments.
- Funeral homes, provided that each funeral home shall be entitled to a residential accessory use.
- Diners and restaurants, including drive-through restaurants.
- Bars, pubs and taverns.
- Government buildings.
- Public utilities and public utility substations.
- Mass transit stations and depots.
- Child-care centers.
- Houses of worship.
- Clubs, lodges and fraternal organizations.
- Pet care services.
- Self-storage facilities.

B. Accessory uses.

- Indoor storage of goods that are sold on site (not warehousing).
- Limited manufacturing and assembly incidental to the on-site retail business such as, but not limited to, bakery, silk screening, etc.
- Parking.
- Signs.
- Enclosures for the storage of trash and recyclable materials.
- Fencing.

C. Conditional uses.

- Automobile fueling stations when part of a larger planned development.
- New automobile sales and service facilities.
- Kennels.
- Local communications facilities when part of a larger planned development.
- Assisted living centers, nursing homes and convalescent centers.
- Planned villages: Residential uses are permitted as part of a planned village and, in no case, shall any residential use be permitted within 200 feet of the street lines of Delsea Drive or Harding Highway. Villages may include single-family detached, semidetached, townhouses and multifamily dwellings, provided that they are

designed in accordance with the conservation subdivision standards provided for in this plan in § 253-107G. Up to 25% of the developed land in a village may be used for nonresidential purposes. A minimum tract area of 50 acres shall be required for a village.

Although the storage of mobile homes (not set up) is not a specifically excluded use, there is nothing to indicate that it would be a permitted use unless, perhaps, the mobile homes were part of a business operation, i.e. they were being offered for sale to the public, in which case they would likely require a used merchandise license, as at least some of them appear to be used.

The Used Merchandise Sales Ordinance (Chapter 368) reads in part as follows:

§ 368-1 License required.

No person or persons, firm or corporation shall engage in the business of buying and/or selling used merchandise, antiques, equipment, building materials and other personal property; that is to say, no person or persons, firm or corporation shall keep and maintain a building, yard, space or place in the Township of Franklin for the purpose of buying or selling used secondhand merchandise, antiques, equipment, furniture, toys, household appliances, lumber and building materials, including any article used in the building and construction of a home or other building, plumbing fixtures, heating plants of any nature and parts thereof, automobile parts and equipment, pipe, electric fixtures or any other used or secondhand or personal property of every kind and nature whatsoever without being licensed so to do by the Township Committee of the Township of Franklin. However, this chapter shall not apply to persons who are displaying and selling used merchandise totally within the confines of a building or other structure. Any display or sale of used merchandise outside the confines of said structure shall be within the purview of this chapter.

It does not appear, however, that the mobile homes or trailers are part of any commercial business. Likewise, the storage of trailers would not be permitted under Residential-Agricultural Zoning. In R-A Residential Agricultural Districts, land may be used and buildings or structures erected, altered or used for any of the following purposes and no other:

- A. Single-family detached dwellings.
- B. Open space land in accordance with § 253-109 as hereinafter provided.
- C. Nonresidential uses as follows:
 - Agricultural uses, including horticultural, wholesale nurseries, and the raising of crops and livestock, except as otherwise restricted, and buildings related to the same. Forestry in accordance with an approved woodland management plan, vacant woodlots and other similar silvicultural uses.

- Woodland preserve, game preserve, wildlife sanctuary, wildlife management or other similar conservation use including hunting, trapping and fishing in accordance with applicable fish and game regulations.
- Municipal building, police station, municipal park, municipal recreation area, garage for storage and repair of municipal or School Board equipment, municipal library, fire station, emergency medical services building, private or parochial school or School Board office, municipal sewage plant and other municipal uses.
- Privately owned outdoor recreation area such as parks, picnic grounds, equestrian academy, natural swimming area, golf course and golf driving range, provided that:
 - The minimum lot size is 15 acres.
 - The use and its design are compatible with the natural character of the site and developed areas surrounding the proposed use.
 - The uses include any accessory structures required for the operation of such outdoor activity.
 - Any such commercial activity as is permitted or parking area shall be screened or separated from a public street or from an adjoining property by a buffer strip of not less than 100 feet in width if grass or 50 feet in width if wooded or at the option of the applicant by a fifty-foot wide landscaped buffer with a fence six feet in height at the point of the buffer nearest the commercial activity, to assure that the proposed use shall not detract from or adversely affect the surrounding properties.
- Accessory uses customarily incidental to the principal uses, such as follows:
 - An office or studio of a physician, dentist, lawyer, musician, architect, engineer or other professional person, when located within or directly connected to the dwelling used by such professional person as his private dwelling.
 - Home occupations as defined by Franklin Township Ordinance § 253-190.10.
 - A private garage for not more than three vehicles, provided that such garage is located at the rear of the lot or is directly connected to the dwelling.
 - Signs as permitted in Article XXXIV of this chapter.
 - Fences and swimming pools in accordance with Franklin Township ordinances.
 - Farm labor facilities, customary farm buildings for livestock, for the storage of farm products or equipment or for the processing of farm products excepting therefrom the processing of livestock or as otherwise permitted by New Jersey statutes regarding agricultural uses.
 - Private noncommercial athletic courts and sports fields provided that no outdoor lighting shall be permitted. Athletic courts and fields shall be buffered from adjoining residential properties by either a fifty-foot buffer or a six-foot high opaque fence.

- Parking lot, including driveway.

D. The following uses when authorized as a conditional use by the Planning Board:

- Houses of worship.
- Cemeteries, provided that the lot area for such use shall not be less than 20 acres.
- Hospital.
- Public utility installation.
- Mass transit station, rail or bus.
- Convalescent home.
- Club or lodge organized for fraternal or social purposes, provided that the chief activity shall not be one which is customarily carried on as a business and provided that the buildings and services shall be for the members and their guests.
- Accessory uses shall be permitted on the same lot with and incidental to any principal use.

Furthermore, if the mobile homes are being stored on one of the properties that is currently farmland assessed, this could jeopardize the farmland assessment and would not be permitted. A notice of violation can be sent related to the storage of the mobile homes and trailers (these are not the type of trailers that would require registration). As a word of caution, though, this may be opening a hornets' nest, as it will bring into question the entire veteran's housing issue, which is not a permitted use in any zoning and is not a pre-existing non-conforming use, as has been suggested.



As far as the partially demolished building is concerned, the debris is in violation of Property Maintenance Ordinance (Chapter 295), which reads as follows:

§ 295-4 Obnoxious debris prohibited.

It shall be unlawful for any owner or owners, occupant or occupants of any lot or lots within the Township of Franklin to allow, store or keep the accumulation of filth, garbage, trash, debris, junk vehicles or bulky waste which will prevent free or uninterrupted passage or become a public health, safety or fire hazard thereon or which is an adverse effect or impairment of visual or aesthetic scenes or vistas or is a nuisance or annoyance or interference with the overall enjoyment or general well-being of the public.

There is a significant amount of debris remaining, along with orange plastic fencing, and while there may be some issue proving the effect beyond a reasonable doubt, it would likely meet the standard for this ordinance if the administrator wants to issue a notice of violation. A sample notice of violation for this property is attached to the end of this section. The solicitor has reviewed and approved the letter.

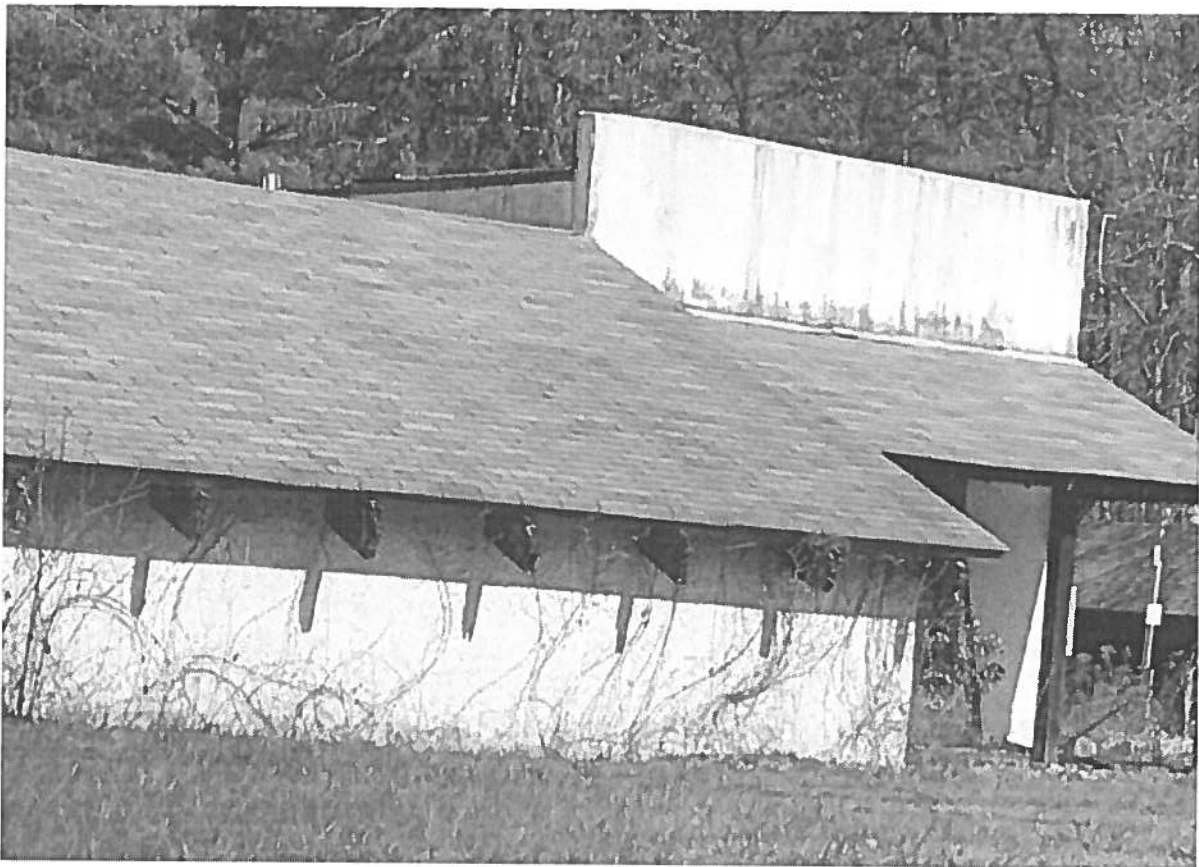


For information purposes, the 1-acre lot with an office at 1664 Delsea Drive is assessed at \$150,000 and taxes are currently \$5,247 per year. It does not appear that the taxes have been adjusted to reflect the recent demolition of a portion of the building that was on this property.

Prior to demolition:



After demolition:



TOWNSHIP OF FRANKLIN
1571 DELSEA DRIVE
FRANKLINVILLE, NJ 08328-0300
Telephone (856) 694-1234
Fax (856) 694-2823
www.franklintownship.com

Amazing Grace Ministries
c/o Donnie Davis
1664 Route 47
Franklinville, NJ 08322

Re: 1664 Route 47

Dear Mr. Davis:

I am writing to inform you that there is great concern about the dilapidated property at 1664 Route 47, which is not being maintained. Franklin Township has Ordinances to protect the safety and well-being of its residents. The property at 1664 Route 47 is in violation of several Township Ordinances.

Specifically, Franklin Township Code§ 295-13 Public nuisance states:

All abandoned real property is hereby declared to be a public nuisance, the abatement of which pursuant to the police power is hereby declared to be necessary for the health, welfare and safety of the residents of the Township.

Franklin Township Property Maintenance Code defines "Blighted Property" as:

- A. Properties that have broken or severely damaged windows, doors, walls, or roofs which create hazardous conditions and encourage trespassing; or
- B. Properties whose maintenance is not in conformance with the maintenance of other neighboring properties causing a decrease in value of the neighboring properties; or
- C. Properties cited for a public nuisance pursuant to the Township Code; or
- D. Properties that endanger the public's health, safety, or welfare because the properties or improvements thereon are dilapidated, deteriorated, or violate minimum health and safety standards or lack maintenance as required by the Township and Zoning Codes

Additionally, pursuant to § 295-3, "Obnoxious growths are prohibited", whereby it provides:

"It shall be unlawful for any owner or owners, occupant or occupants of any developed lot or lots or any lot or lots approved for development and/or under construction within the Township of Franklin to allow any brush, tall uncultivated grass, weeds or other obnoxious growths or impediment to grow thereon or to allow dead or dying trees which if left in the natural state will

prevent free or uninterrupted passage and said growth or decay is likely to become a public health, safety or fire hazard or has an adverse effect or impairment of visual or aesthetic scenes or vistas or is a nuisance, annoyance or interference with the overall enjoyment or general well-being of the public.”

The structures on the property noted are dilapidated to the point of collapse, and there are innumerable piles of rubble and debris.

These issues must be cleaned up immediately.

Specifically, please allow this letter to serve as Notice that you must address the problem and clean the property within ten (10) days. If you fail to clean the property, please be advised that charges will be filed against you in Municipal Court for violations of Township Ordinances.

Please be further advised that if you fail to address the problems with the property Franklin Township may address the issues with the property detailed above and assess the cost as a lien against the property according to Township Code.

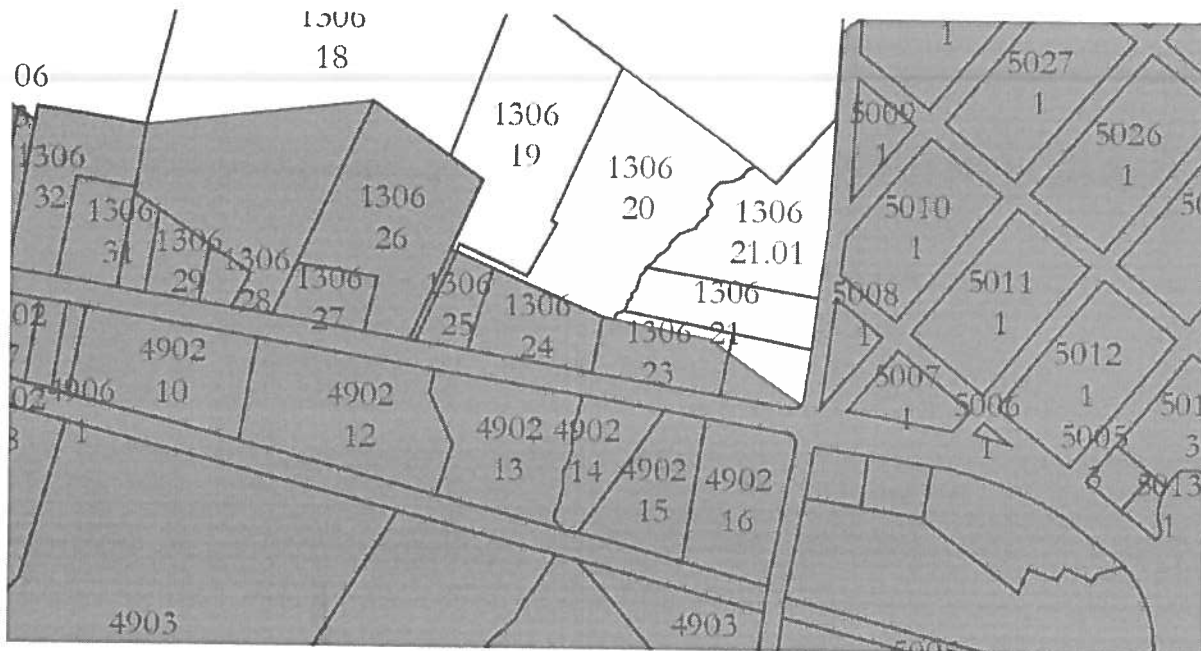
Franklin Township Code Section 295-8 provides:

“Upon the failure of any owner or owners, occupant or occupants of any premises to remove brush, tall uncultivated grass, weeds, dead or dying trees or other obnoxious growth, filth, garbage, trash or other obnoxious debris, junk vehicles, bulky waste, unregistered vehicles, vehicle trailers or trailer coaches within 10 days after notification, the public officer shall cause the same to be removed.”

If you have any questions or will agree to a schedule to remediate please contact me at 856-694-1234. Thank you in advance for your cooperation.

John Salvatore, Administrator

880 Delsea Drive (Block 1306, Lot 24) is owned by Lisabeth Gonzalez, whose address is 880 Delsea Drive, Franklinville, NJ 08322.



The property is situated in the Highway Commercial zone of the Township. Permitted uses in Highway Commercial are as follows:

A. Principal uses.

- Business and commercial uses (including but not limited to building materials, hardware, garden centers, general merchandise stores, food stores, apparel and accessory stores, furniture, home furnishings and equipment, miscellaneous retail, special trade contractors).
- Professional and business offices (depository institutions, nondepository credit institutions, security, commodity brokers and services, insurance carriers, real estate, holding and other investment offices, business services, health services, legal services, educational services, engineering and management services).
- Personal services establishments.
- Funeral homes, provided that each funeral home shall be entitled to a residential accessory use.
- Diners and restaurants, including drive-through restaurants.
- Bars, pubs and taverns.
- Government buildings.
- Public utilities and public utility substations.
- Mass transit stations and depots.
- Child-care centers.
- Houses of worship.
- Clubs, lodges and fraternal organizations.

- Pet care services.
- Self-storage facilities.

B. Accessory uses.

- Indoor storage of goods that are sold on site (not warehousing).
- Limited manufacturing and assembly incidental to the on-site retail business such as, but not limited to, bakery, silk screening, etc.
- Parking.
- Signs.
- Enclosures for the storage of trash and recyclable materials.
- Fencing.

C. Conditional uses.

- Automobile fueling stations when part of a larger planned development.
- New automobile sales and service facilities.
- Kennels.
- Local communications facilities when part of a larger planned development.
- Assisted living centers, nursing homes and convalescent centers.
- Planned villages: Residential uses are permitted as part of a planned village and, in no case, shall any residential use be permitted within 200 feet of the street lines of Delsea Drive or Harding Highway. Villages may include single-family detached, semidetached, townhouses and multifamily dwellings, provided that they are designed in accordance with the conservation subdivision standards provided for in this plan in § 253-107G. Up to 25% of the developed land in a village may be used for nonresidential purposes. A minimum tract area of 50 acres shall be required for a village.

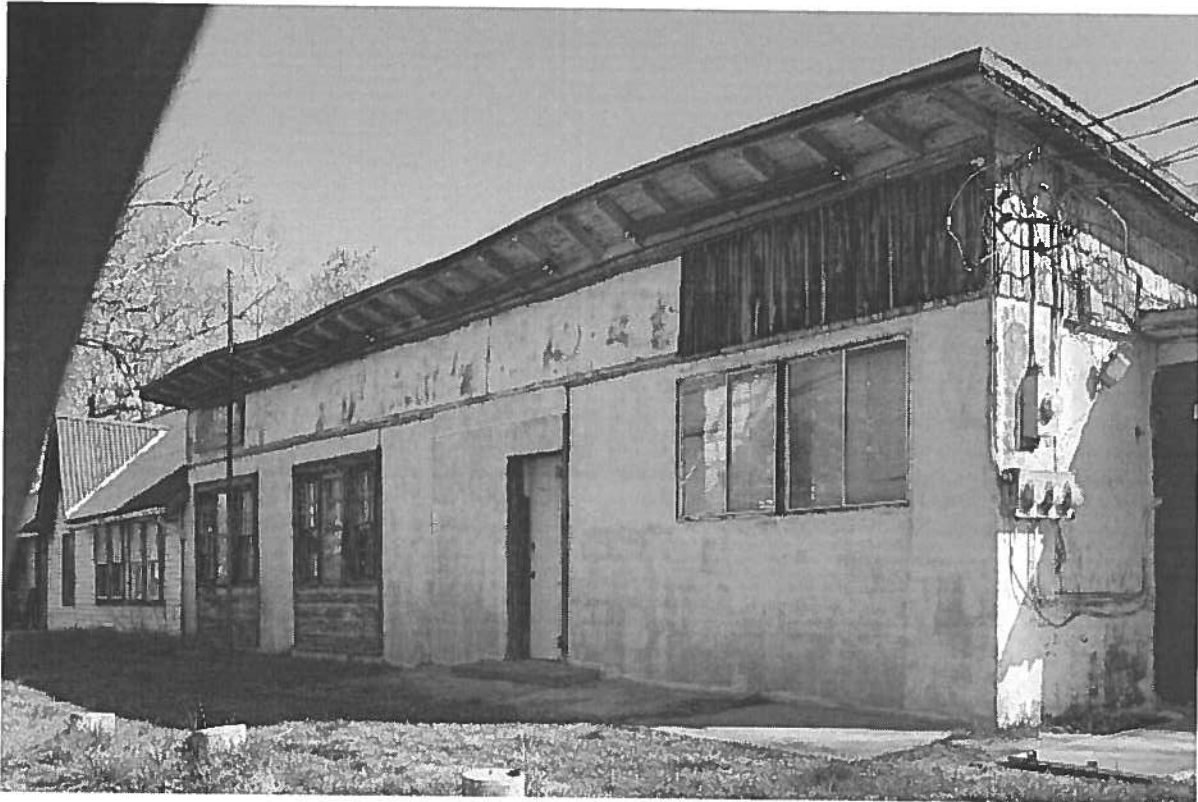


The current use, which appears to be a four-apartment building, is not an approved use in this zoning. However, the use may be a pre-existing non-conforming use. A notice of violation can be sent and if this is a pre-existing, non-conforming use, the owner can provide that information in response to the notice.

I understand that there may be some structural concerns, as well. I would advise the Committee to consult the Solicitor as to any obligations of the Township to provide housing for those evicted if action is taken in this regard. I believe that was a concern in the past.

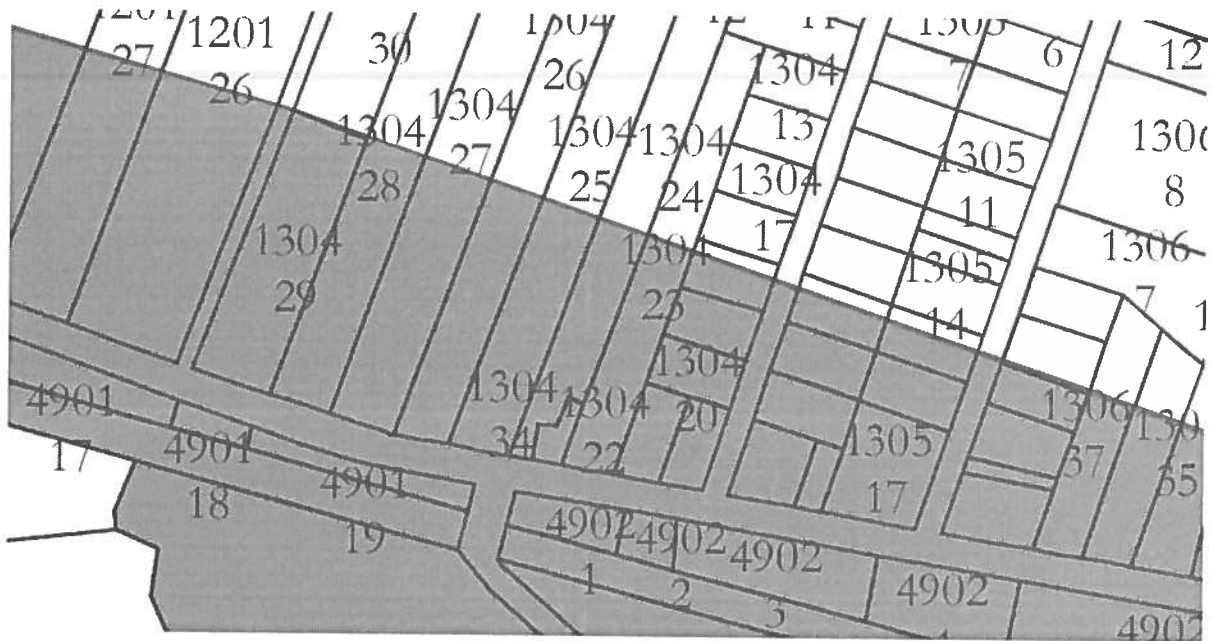
Lynn Rafuse has informed me that there have been no applications or approvals of any type related to this property. I have notified the County as to Mr. Doyle's concerns related to well and/or septic issues.

Lastly, as far as the boat is concerned, I do not believe there is any violation related to storing a boat in the back yard of a residential property (even if its pre-existing non-conforming use as a residential property does not extend to all four units). I did not see any particular debris that would rise to the level of a violation. At this point, it is mostly the condition of the house itself that is in need of improvement, which the construction official will address.



For information purposes, the 1.38-acre lot with a single floor "apartment building" at 880 Delsea Drive is assessed at \$257,100 and taxes are currently \$8,977.93 per year.

1176 Delsea Drive (Block 1304, Lot 34) is owned by Jesse Brandimarto, whose address is 1182 Delsea Drive, Franklinville, NJ 08322.



The property in question is the tiny lot to the right of the notation 1304, 34. The property appears to have been abandoned prior to its purchase in 2018 by the present owner for \$50,000. The present owner had also purchased the neighboring foreclosed house in 2016.



It appears that the building is being renovated as the house on the left side of the building also was, which is great for the Township.

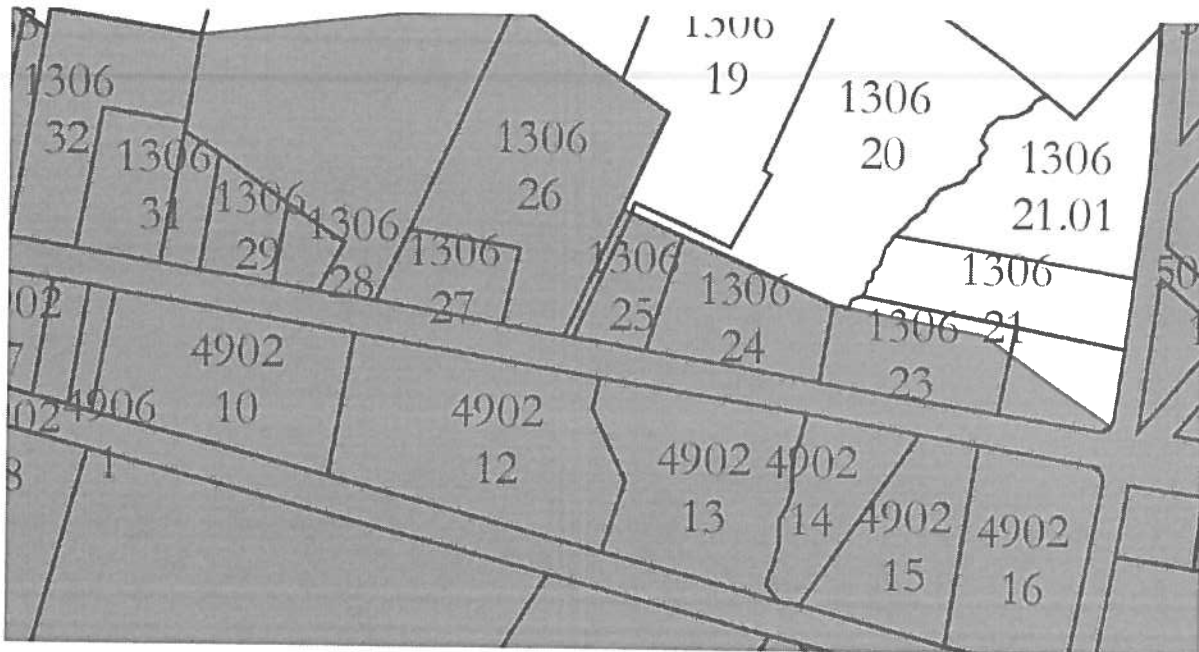
I do not see any falling down building, storage containers or scrap piles or the other issues Mr. Doyle would like addressed. There did appear to be some equipment, maybe a trailer, behind the property

(this would be on a different property), but I do not find any ordinance violation. Maybe this is not the correct address for the property in question??



For information purposes, the .14-acre lot with a retail store at 1182 Delsea Drive is assessed at \$138,400 and taxes are currently \$4,832.93 per year.

940 Delsea Drive (Block 1306, Lot 27) is owned by Malaga Car Wash & Service Station, whose address is 747 Carter Hill Rd., West Deptford, NJ 08066.



The property is situated in the Highway Commercial zone of the Township. Permitted uses in Highway Commercial are as follows:

A. Principal uses.

- Business and commercial uses (including but not limited to building materials, hardware, garden centers, general merchandise stores, food stores, apparel and accessory stores, furniture, home furnishings and equipment, miscellaneous retail, special trade contractors).
- Professional and business offices (depository institutions, nondepository credit institutions, security, commodity brokers and services, insurance carriers, real estate, holding and other investment offices, business services, health services, legal services, educational services, engineering and management services).
- Personal services establishments.
- Funeral homes, provided that each funeral home shall be entitled to a residential accessory use.
- Diners and restaurants, including drive-through restaurants.
- Bars, pubs and taverns.
- Government buildings.
- Public utilities and public utility substations.
- Mass transit stations and depots.
- Child-care centers.
- Houses of worship.
- Clubs, lodges and fraternal organizations.

- Pet care services.
- Self-storage facilities.

B. Accessory uses.

- Indoor storage of goods that are sold on site (not warehousing).
- Limited manufacturing and assembly incidental to the on-site retail business such as, but not limited to, bakery, silk screening, etc.
- Parking.
- Signs.
- Enclosures for the storage of trash and recyclable materials.
- Fencing.

C. Conditional uses.

- Automobile fueling stations when part of a larger planned development.
- New automobile sales and service facilities.
- Kennels.
- Local communications facilities when part of a larger planned development.
- Assisted living centers, nursing homes and convalescent centers.
- Planned villages: Residential uses are permitted as part of a planned village and, in no case, shall any residential use be permitted within 200 feet of the street lines of Delsea Drive or Harding Highway. Villages may include single-family detached, semidetached, townhouses and multifamily dwellings, provided that they are designed in accordance with the conservation subdivision standards provided for in this plan in § 253-107G. Up to 25% of the developed land in a village may be used for nonresidential purposes. A minimum tract area of 50 acres shall be required for a village.



Since the property has been abandoned for more than one year, it is no longer a pre-existing non-conforming use. Therefore, it would need a use variance to reopen as a gas station since it does not meet the conditional use requirement of being part of a larger planned development.

Additionally, the property has two liens from the NJEDA attached. The one from 1999 is for \$244,335 and the one from 2000 is for \$5,665. Both appear to be from costs incurred in the removal and/or cleanup from underground storage tanks. However, this property still appears on the DEP list of known contaminated sites.

In 2009, Franklin Township recorded a tax sale lien against the property for unpaid 2008 taxes. In 2014, likely in error (possibly fortunate error), the property was again sent to tax sale and a lien by a private business (MTAG Cust FIG Cap Inv NJ13), which supersedes our prior lien, was recorded in 2015. In 2017, Franklin Township again recorded a lien for unpaid taxes in 2014, which was subsequently cancelled. A copy of the liens are attached to the end of this section.



The result of all this is an abandoned property with little hope of change. A copy of the lien redemption amount on the property is attached to the end of this section. There seem to be some conflicts between the liens and the redemption calculation. However, even if the property is foreclosable by the Township now or at some later point, it is likely a liability given its status on the Known Contaminated Sites list. An environmental assessment would have to have been done to evaluate the cost and benefits of foreclosure.

Overall, there is not much that can be done related to this property at this point other than sending a notice of violation to the owner for any obnoxious growths or debris. Assuming the owner does not respond, the township can then perform the necessary work and lien the property. The risk, of course, is that the costs are likely unrecoverable. This should be referred to the Solicitor for evaluation before any actions are taken. At this point, I did not see any urgent problems that need to be addressed. However, I suspect that in spring there will be an overgrowth situation and, at some point, the building

and canopy will need to be referred to the construction official and may need to be demolished. Unfortunately, the Township will likely bear the cost of these expenses.

For information purposes, the .82-acre lot with an abandoned gas station at 940 Delsea Drive is assessed at \$181,500 and taxes are currently \$6337.98 per year.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE

No. 08-00054

Lawrence J. Nightlinger, Jr.
TOWNSHIP of FRANKLIN
the COUNTY of Gloucester
the 17th day of December
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements thereto I sold to Township of Franklin

COLLECTOR OF TAXES of the taxing district of the
in
and State of New Jersey, do hereby certify that on
, 2008 at a public sale of lands for

whose address is 1571 Delsea Drive, Franklinville, NJ 08322

for Three Thousand Nine Hundred Seventy One
in said taxing district described as Block No. 1306
and known as 940 DELSEA DR
duplicate thereof and assessed thereon to MALAGA CAR WASH & SERVICE STATION
Adtl Lots: TEXACO GAS STATION

dollars and Fifty One cents, the land
Lot No. 27
, on the tax

THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

	AMOUNT	INTEREST	TOTAL
Taxes For: 2008			
	3,654.19 DOCKET# 966	210.04 DB 4619 P 116	3,864.23
Assessments For Improvements			
	DOCKET# 969	MB 11546 P 304	
Total Cost of Sale	107.28		107.28
Total			3,971.51
Premium (if any) Paid	0.00		

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of 18.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by statute. The sale is subject to municipal charges accruing after December 31, 2007; municipal authority charges accruing after December 31, 2007; and assessment installments not yet due, amounting to 0.00 dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of December, 2008
STATE OF NEW JERSEY
COUNTY OF: Gloucester

Lawrence J. Nightlinger, Jr. COLLECTOR OF TAXES

BE IT REMEMBERED, that on this 26th day of December 2008 before me a Notary Public of New Jersey, personally appeared Lawrence J. Nightlinger, Jr. the Collector of Taxes of the taxing district of FRANKLIN TOWNSHIP in the County of Gloucester who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and purposes therein expressed.

Prepared By: Lawrence J. Nightlinger, Jr. PREPARER
JACQUELINE A. PACE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires January 28, 2013

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERT: 1291983

Block: 1306 Lot: 27

Qualifier
No. 14-00356

I, **JOANNA L POTOPCHUK** TOWNSHIP of **FRANKLIN**, COLLECTOR OF TAXES of the taxing district of the
the COUNTY of **GLOUCESTER** in
the **17th** day of **December**, **2014** and State of New Jersey, do hereby certify that on
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
thereto I sold to **MTAG Cust FIG Cap Inv NJ13** at a public sale of lands for

whose address is **8323 Ramona Blvd. West**
Suite 2, Jacksonville, FL 32221

for **Six Thousand Three Hundred Nine** dollars and **Twenty Nine** cents, the land
in said taxing district described as Block No. **1306** Lot No. **27**
and known as **940 DELSEA DR**
duplicate thereof and assessed thereon to **MALAGA CAR WASH & SERVICE STATION**, on the tax

THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

	AMOUNT	INTEREST	TOTAL
Taxes For: 2014	5,631.95	502.34	6,134.29
	MB 14248 DUCKET# 00009988	24	
Assessments For Improvements			
Total Cost of Sale	175.00		175.00
Total			6,309.29
Premium (if any) Paid	0.00		

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of
18.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by
statute. The sale is subject to municipal charges accruing after **December 31, 2014**
municipal authority charges accruing after **December 31, 2014** and assessment
installments not yet due, amounting to **0.00** dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **13th** day of **January**, **2015**

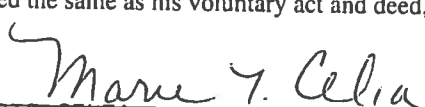
STATE OF NEW JERSEY
COUNTY OF: **GLOUCESTER**


JOANNA L POTOPCHUK
COLLECTOR OF TAXES

SEAL

BE IT REMEMBERED, that on this **13th** day of **January**, **2015** before me a
Notary Public of New Jersey, personally appeared **JOANNA L POTOPCHUK**
the Collector of Taxes of the taxing district of **FRANKLIN TOWNSHIP** in the County of **GLOUCESTER**
who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the
contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and
purposes therein expressed.

Prepared By: 
JOANNA L POTOPCHUK
PREPARER


MARIE CELIA
NOTARY PUBLIC

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, the collector, the Notary Public who takes this
acknowledgement, and the preparer shall be printed, typed or stamped in the name of the person that signed.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE

No. 16-00045

I, **JOANNA L POTOPCHUK**, COLLECTOR OF TAXES of the taxing district of the
TOWNSHIP of **FRANKLIN** in
the COUNTY of **GLOUCESTER** and State of New Jersey, do hereby certify that on
the **15th** day of **December**, **2016** at a public sale of lands for
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
thereto I sold to **Township of Franklin**

whose address is **1571 Delsea Drive, Franklinville, NJ 08322**

for **Seven Thousand Three Hundred Eighty One** dollars and **Eight** cents, the land
in said taxing district described as Block No. **1306** Lot No. **27**
and known as **940 DELSEA DR**, on the tax
duplicate thereof and assessed thereon to **MALAGA CAR WASH & SERVICE STATION**

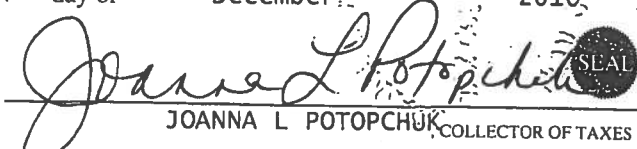
THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

	AMOUNT	INTEREST	TOTAL
Taxes For: 2014	5,631.95	1,574.13	7,206.08
	MB 14940 DOCKET# 00000240	289	
Assessments For Improvements			
Total Cost of Sale	175.00		175.00
Total			7,381.08
Premium (if any) Paid	0.00		

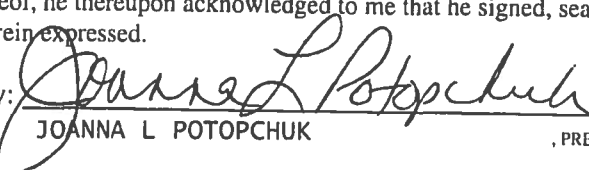
Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of
18.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by
statute. The sale is subject to municipal charges accruing after **December 31, 2016**;
municipal authority charges accruing after **December 31, 2016** and assessment
installments not yet due, amounting to **0.00** dollars and interest thereon.

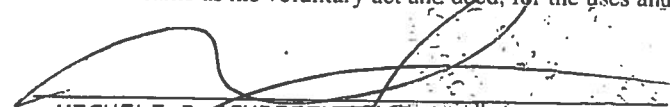
IN WITNESS WHEREOF, I have hereunto set my hand and seal this **16th** day of **December**, **2016**

STATE OF NEW JERSEY
COUNTY OF: **GLOUCESTER**


JOANNA L POTOPCHUK, COLLECTOR OF TAXES

BE IT REMEMBERED, that on this **16th** day of **December**, **2016** before me a
Notary Public of New Jersey, personally appeared
the Collector of Taxes of the taxing district of **FRANKLIN TOWNSHIP** in the County of **GLOUCESTER**,
who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the
contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and
purposes therein expressed.

Prepared By: 
JOANNA L POTOPCHUK, PREPARER


MICHELE R. SCHREIBER, NOTARY PUBLIC
NOTARY PUBLIC NEW JERSEY
COMMISSION EXPIRES JULY 15, 2020

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the Collector of Taxes and the Notary Public who takes this
acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

Certificate: 08-00054

Prop Loc: 940 DELSEA DR

Owner: MALAGA CAR WASH & SERVICE STATION
Address: 747 CARTER HILL DR
WEST DEPTFORD, NJ 08066

Type of Lien: Municipal

Interest Rate: 18.00

Apr 2: N

Premium: 0.00

Block/Lot/Qual: 1306. 27.

Sale Date: 12/17/08

Redemption Calculation Date: 04/02/20

Include Current Charges: Y

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	3,654.19	210.04	3,864.23
		Cost: 107.28	
		Total Certificate: 3,971.51	
#Days: 4065 Per Diem: 1.985755		Int on Cert: 8,072.09	
		Redemption Penalty (2.00 %): 79.43	
		Total: 12,123.03	

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2009	1	02/01/09	913.55	18.00	0.456775	4021	1,836.69	2,750.24
Tax	2009	2	05/01/09	913.55	18.00	0.456775	3931	1,795.58	2,709.13
Tax	2009	3	08/01/09	938.46	18.00	0.469230	3841	1,802.31	2,740.77
Tax	2009	4	11/01/09	938.46	18.00	0.469230	3751	1,760.08	2,698.54
Tax	2010	1	02/01/10	926.01	18.00	0.463005	3661	1,695.06	2,621.07
Tax	2010	2	05/01/10	926.00	18.00	0.463000	3571	1,653.37	2,579.37
Tax	2010	3	08/01/10	948.73	18.00	0.474365	3481	1,651.26	2,599.99
Tax	2010	4	11/01/10	1,008.15	18.00	0.504075	3391	1,709.32	2,717.47
Tax	2011	1	02/01/11	952.23	18.00	0.476115	3301	1,571.66	2,523.89
Tax	2011	2	05/01/11	952.22	18.00	0.476110	3211	1,528.79	2,481.01
Tax	2011	3	08/01/11	991.12	18.00	0.495560	3121	1,546.64	2,537.76
Tax	2011	4	11/01/11	991.11	18.00	0.495555	3031	1,502.03	2,493.14
Tax	2012	1	02/01/12	971.67	18.00	0.485835	2941	1,428.84	2,400.51
Tax	2012	2	05/01/12	971.67	18.00	0.485835	2851	1,385.12	2,356.79
Tax	2012	3	08/01/12	1,015.81	18.00	0.507905	2761	1,402.33	2,418.14
Tax	2012	4	11/01/12	934.52	18.00	0.467260	2671	1,248.05	2,182.57
Tax	2013	1	02/01/13	973.42	18.00	0.486710	2581	1,256.20	2,229.62
Tax	2013	2	05/01/13	973.42	18.00	0.486710	2491	1,212.39	2,185.81
Tax	2013	3	08/01/13	1,744.55	18.00	0.872275	2401	2,094.33	3,838.88
Tax	2013	4	11/01/13	1,798.99	18.00	0.899495	2311	2,078.73	3,877.72
Misc	2013	3	12/04/13	700.00	18.00	0.350000	2278	797.30	1,497.30
Tax	2014	1	02/01/14	1,372.60	18.00	0.686300	2221	1,524.27	2,896.87
Tax	2014	2	05/01/14	1,372.59	18.00	0.686295	2131	1,462.49	2,835.08
Tax	2014	3	08/01/14	1,421.60	18.00	0.710800	2041	1,450.74	2,872.34
Tax	2014	4	11/01/14	1,465.16	18.00	0.732580	1951	1,429.26	2,894.42

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2015	3	08/01/15	1,521.43	18.00	0.760715	1681	1,278.76	2,800.19
Tax	2015	4	11/01/15	1,521.42	18.00	0.760710	1591	1,210.29	2,731.71
Tax	2016	1	02/01/16	1,464.71	18.00	0.732355	1501	1,099.26	2,563.97
Tax	2016	2	05/01/16	1,464.71	18.00	0.732355	1411	1,033.35	2,498.06
Tax	2016	3	08/01/16	1,429.31	18.00	0.714655	1321	944.06	2,373.37
Tax	2016	4	11/01/16	1,748.75	18.00	0.874375	1231	1,076.36	2,825.11
Tax	2017	1	02/01/17	1,526.87	18.00	0.763435	329	251.17	1,778.04
Tax	2017	2	05/01/17	1,526.87	18.00	0.763435	239	182.46	1,709.33
Tax	2017	3	08/01/17	1,538.67	18.00	0.769335	149	114.63	1,653.30
Tax	2017	4	11/01/17	1,538.66	18.00	0.769330	59	45.39	1,584.05
Tax 6% Penalty	2017	4	12/31/17	910.46					910.46
Total Principal plus Interest thru 12/31/17 plus 6% Penalty:						7,635.18			
Subsequent Interest on 7,635.18					18.00	3.817590	812	3,099.88	3,099.88
Tax	2018	1	02/01/18	1,532.77	18.00	0.766385	781	598.55	2,131.32
Tax	2018	2	05/01/18	1,532.77	18.00	0.766385	691	529.57	2,062.34
Tax	2018	3	08/01/18	1,589.94	18.00	0.794970	601	477.78	2,067.72
Tax	2018	4	11/01/18	1,589.94	18.00	0.794970	511	406.23	1,996.17
Tax	2019	1	02/01/19	1,561.36	18.00	0.780680	421	328.67	1,890.03
Tax	2019	2	05/01/19	1,561.35	18.00	0.780675	331	258.40	1,819.75
Tax	2019	3	08/01/19	1,619.44	18.00	0.809720	241	195.14	1,814.58
Tax	2019	4	11/01/19	1,595.83	18.00	0.797915	151	120.49	1,716.32
Tax	2020	1	02/01/20	<u>1,584.50</u>	18.00	0.792250	61	<u>48.33</u>	<u>1,632.83</u>
Total:				57,475.35				52,121.61	109,596.96

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	3,864.23	7,854.05	11,718.28
Subseq Tax	<u>56,775.35</u>	<u>51,324.31</u>	<u>108,099.66</u>
Total Tax	60,639.58	59,178.36	119,817.94
Subseq Misc	<u>700.00</u>	<u>797.30</u>	<u>1,497.30</u>
Total Misc	700.00	797.30	1,497.30
Certificate Cost	107.28	218.04	325.32

LIEN REDEMPTION:

Principal:	60,536.40	
Redemption Penalty (2.00 %):	79.43	
Tax Penalty:	910.46	
Interest:	60,193.70	
Recording Fees:	<u>20.00</u>	
TOTAL REDEMPTION:	121,739.99	Total Per Diem: 31.020255

(Note: Current Charges must be met on Municipal Liens.)

Balance Type	Year Prd	Date	Prin/Penalty	Interest	Total
CURRENT CHARGES:					
TOTAL			0.00	0.00	0.00
TOTAL CURRENT CHARGES			0.00	0.00	0.00

LIEN REDEMPTION + CURRENT CHARGES:

Principal	60,536.40
Interest	60,193.70
Redemption Penalty	79.43
Tax Penalty	910.46
Recording Fees	20.00
Other Charges	0.00
TOTAL DUE	121,739.99

From: Community Development Director <cdd@franklintownship.com>
Sent: Monday, December 07, 2020 5:20 AM
To: John Bruno; Community Development Director
Subject: Report

Good morning! This past week, I was honored to assist Deputy Mayor Flaim in the most minor of ways with the Committee initiative to bring some Christmas magic to the children of our community. Additionally, as always, I performed grant research and review, and am curious where the Committee is on sustainable NJ initiatives. Please let me know.

Last week, this grant was reviewed, (**Bicycle Infrastructure and Advocacy Projects**) and it may be helpful in securing something for Pennsylvania Avenue, which I have discussed with Jim W. from CME as well. Let me know when you wish to discuss, and as always, please advise if there is anything I can do to assist with any project in any way.

I was in contact with a solar representative who wishes to appear before the EDC, but as you know, the meeting for December was canceled due to COVID concerns. Thank you both! Have a great week!

Best,
Nancy Kennedy, Esq.

sgarofolo@franklintownship.com

From: Community Development Director <cdd@franklintownship.com>
Sent: Thursday, March 18, 2021 11:32 AM
To: Nkbrent5@yahoo.com
Subject: Fwd:
Attachments: report for week of 10-19.docx

----- Forwarded message -----

From: **Community Development Director** <cdd@franklintownship.com>
Date: Mon, Oct 19, 2020 at 5:42 AM
Subject:
To: John Bruno <jbruno@franklintownship.com>, Community Development Director
<administrator@franklintownship.com>

Thank you!

TOWNSHIP OF FRANKLIN

COUNTY OF GLOUCESTER

State of New Jersey

1571 Delsea Drive

FRANKLINVILLE, NEW JERSEY 08322

856-694-1234

www.franklintownshipnj.org

**Community
Development
Director**
Nancy Kennedy

Mayor
John Bruno

Deputy Mayor
Heather Flaim

Township Committee
Mary Petsch-Wilson
David Deegan
Timothy Doyle

October 19, 2020

Dear Mayor Bruno and Administrator Salvatore:

I had a very short week last week! My activities mostly involved catching up on correspondence and searching for grants. I found some grants that might benefit your constituency if not the Township directly and passed them along. Of note, November's EDC meeting is looking like it will be very productive, which is exciting.

As previously requested, if letters are cc'd to me as sent to perceived violators, I am more than happy to assist in any follow up, particularly on those projects focused in my rather voluminous report. I will continue to research grant opportunities and am hopeful the Township Committee will enact some of the suggested resolutions pertaining to sustainable NJ in the near future. It appears as though there are several grant opportunities through that program annually. As always, please let me know if there is a particular area on which you would like me to focus.

Thank you, and I hope it is a great week!

Nancy Kennedy, Esq.

From: Community Development Director <cdd@franklintownship.com>
Sent: Monday, April 19, 2021 5:19 AM
To: John Bruno; Community Development Director; Heather Flaim
Attachments: 123_1.jpeg

Good morning! Last week, following our meeting, Donnie Davis made tremendous improvements to his property on RT 47. Heather, he is also excited to meet at your convenience to discuss the Veterans, and asked me to thank you for your continued support. I will continue this week to explore grants, schedule follow up on behalf of Committeewoman Flaim with Pastor Davis, and research EDC issues as requested. Thank you, Nancy Kennedy, Esq.



sgarofolo@franklintownship.com

From: Community Development Director <cdd@franklintownship.com>
Sent: Thursday, March 18, 2021 11:31 AM
To: Nkbrent5@yahoo.com
Subject: Fwd:
Attachments: report 10-5.docx

----- Forwarded message -----

From: **Community Development Director** <cdd@franklintownship.com>
Date: Mon, Oct 5, 2020 at 5:39 AM
Subject:
To: John Salvatore <administrator@franklintownship.com>, <jbuno@franklintownship.com>

TOWNSHIP OF FRANKLIN

COUNTY OF GLOUCESTER

State of New Jersey

1571 Delsea Drive

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856-694-1234

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**Community
Development
Director**
Nancy Kennedy

Mayor
John Bruno

Deputy Mayor
Heather Flaim

Township Committee
Mary Petsch-Wilson
David Deegan
Timothy Doyle

October 5, 2020

Dear Mayor Bruno and Administrator Salvatore:

Last week, I completed some work on the opportunity for the business magazine, and even though we ultimately declined, it served as a phenomenal opportunity to recap some of the successes we have had locally, especially through the EDC. Additionally, I was able to research grants and passed information along to a few Township entities who may benefit from opportunities which were somewhat off the beaten path.

I was in contact with a solar company who will be attending the next EDC meeting, and have done some research on other available parcels of land besides those previously discussed by the EDC.

As previously requested, if letters are cc'd to me as sent to perceived violators, I am more than happy to assist in any follow up, particularly on those projects focused in my rather voluminous report. I will continue to research grant opportunities and am hopeful the Township Committee will enact some of the suggested resolutions in the near future. As always, please let me know if there is a particular area on which you would like me to focus.

Thank you,

Best,

Nancy Kennedy, Esq.

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COUNTY OF GLOUCESTER

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**Community
Development
Director**
Nancy Kennedy

Mayor
John Bruno

Deputy Mayor
David Deegan

Township Committee
Mary Petsch-Wilson
Heather Flaim
Timothy Doyle

January 14, 2021

Mayor John Bruno
c/o 1571 Delsea Drive
Franklinville, NJ 08322

Dear Mayor Bruno:

Per your request, please find this to be a status report on the properties forwarded to your attention. Regarding Amazing Grace, please see pages 18 to 24 of my previously filed report addressing their properties, contained in the forwarded email with the subject labeled "Doyle Prioritized Properties." I am also forwarding a prior letter sent to the administrator regarding this property, which was reviewed by our then-solicitor. I never received copies of what was sent or any summonses filed, so if same could be provided, it will allow me to write the appropriate follow-up actions for review by our current solicitor. I am also happy to meet with Mr. Davis to highlight concerns and promote awareness next week.

Regarding the gas station pictured, it is 1986 Delsea Drive. I suggested a letter be sent via then-Zoning Officer William Trampe last January (attached), and we were able to get some basic maintenance performed. I am forwarding an updated letter for your review and review by the administrator, prior to you having the solicitor review. I also note that their taxes appear current.

The other photo sent appears to be the building/trailer next to Community Commons, which is under DEP supervision and clean up. I wanted to make sure it is the same property prior to jumping into a conversation with the DEP, so any insight you can give on status reports we have received would be very helpful.

As always, I am very pleased to follow up and just need the items requested to proceed accordingly. Is Matt DeCesari the Zoning Officer at this time, or should letters continue to be written as from Mr. Salvatore? Thank you so much, and I look forward to discussing further.

Very truly yours,
/s/ Nancy Kennedy, Esq.

COMMUNITY DEVELOPMENT DEPARTMENT
TOWNSHIP OF FRANKLIN

1571 DELSEA DRIVE
FRANKLINVILLE, NJ 08328-0300

Telephone (856) 694-1234

Fax (856) 694-2823

www.franklintownship.com

January 14, 2021

Franklinville Delsea LLC
1401 Broad St.
Clifton, NJ 07013

Re: 1986 Delsea Dr. Franklinville, NJ

Dear Sir or Madam:

I am writing to inform you that there is great concern about your dilapidated property, which is not being maintained for future habitat. Our Township has Ordinances in effect in order to protect the safety and well-being of its residents. Unfortunately, it appears you are in violation of same.

Specifically, § 295-13 Public nuisance states:

All abandoned real property is hereby declared to be a public nuisance, the abatement of which pursuant to the police power is hereby declared to be necessary for the health, welfare and safety of the residents of the Township.

BLIGHTED PROPERTY

[Added 4-12-2016 by Ord. No. O-7-2016]

A.

Properties that have broken or severely damaged windows, doors, walls, or roofs which create hazardous conditions and encourage trespassing; or

B.

Properties whose maintenance is not in conformance with the maintenance of other neighboring properties causing a decrease in value of the neighboring properties; or

C.

Properties cited for a public nuisance pursuant to the Township Code; or

D. Properties that endanger the public's health, safety, or welfare because the properties or improvements thereon are dilapidated, deteriorated, or violate minimum health and safety standards or lack maintenance as required by the Township and Zoning Codes

Additionally, pursuant to § 295-3, obnoxious growths are prohibited, and:

It shall be unlawful for any owner or owners, occupant or occupants of any developed lot or lots or any lot or lots approved for development and/or under construction within the Township of Franklin to allow any brush, tall uncultivated grass, weeds or other obnoxious growths or

impediment to grow thereon or to allow dead or dying trees which if left in the natural state will prevent free or uninterrupted passage and said growth or decay is likely to become a public health, safety or fire hazard or has an adverse effect or impairment of visual or aesthetic scenes or vistas or is a nuisance, annoyance or interference with the overall enjoyment or general well-being of the public.

The structures on the property noted are also dilapidated as to be unsafe. The stated issues must be promptly addressed to avoid charges being filed in Court. Specifically, please allow this letter to serve as notice that you must address same within ten (10) days, or the Township may clean the property and charge you according to ordinance.

Township Code section 295 provides:

“Upon the failure of any owner or owners, occupant or occupants of any premises to remove brush, tall uncultivated grass, weeds, dead or dying trees or other obnoxious growth, filth, garbage, trash or other obnoxious debris, junk vehicles, bulky waste, unregistered vehicles, vehicle trailers or trailer coaches within 10 days after notification, the public officer shall cause the same to be removed.”

Failure to comply within ten (10) days with all the issues listed may result in charges being filed in the Municipal Court. Please contact the office to speedily and amicably resolve this matter at 856-694-1234. Thank you in advance for your cooperation.

John Salvatore, Administrator

sgarofolo@franklintownship.com

From: Community Development Director <cdd@franklintownship.com>
Sent: Tuesday, January 05, 2021 12:04 PM
To: John Bruno; Community Development Director
Attachments: Screenshot 2021-01-05 at 7.45.55 AM.png

Good morning! Some of these and other individual grants available might be good sources for the Township website. Let me know if you would like to discuss, and have a great day!

The working poor and struggling families in Gloucester County can get financial help. Find some of the charities, government programs, and even churches to apply at for rental assistance or grants to pay utility bills. There are also food assistance programs, cash and grants from the government for paying bills, free medical, transportation, and other social services.

Medical and dental assistance

Gloucester County New Jersey is offering free or discounted health care with no co-pay to qualifying Gloucester County residents. Residents can receive information on the program, and aid, by becoming members at the **Glassboro Community Health Center** (phone 856-863-5720). They need to bring proof of involuntary job termination or unemployment.

The free health care center, which is run by Community Health Care Inc., offers dental, medical assistance, and top specialists care for both children and adults. They also coordinate with New Jersey to offer onsite enrollment in Medicaid, Charity Care, and NJ FamilyCare.

In addition, Gloucester County also offers various health care options for children without insurance who range in age from 2 months to 19 years old. The county also has a prescription savings program for all county residents that provides discounted or free

From: Community Development Director <cdd@franklintownship.com>
Sent: Thursday, January 14, 2021 11:44 AM
To: Community Development Director; John Bruno
Subject: Fwd:
Attachments: Doyle Prioritized Properties - Copy.pdf

Initial report, Doyle Prioritize

----- Forwarded message -----

From: Community Development Director <cdd@franklintownship.com>

Date: Thu, May 7, 2020 at 9:53 AM

Subject:

To: Heather Flaim <hflaim@franklintownship.com>, Mary Petsch-Wilson <mpetsch-wilson@franklintownship.com>, John Bruno <jbruno@franklintownship.com>, Tim Doyle <tdoyle@franklintownship.com>, Dave Deegan <ddeegan@franklintownship.com>

I know Mary and Tim received the attached, but want to make sure everyone has access to their copy sent on April 2, 2020. Thank you.

REVIEW OF PRIORITIZED CORRIDOR PROPERTIES

Mr. Doyle asked me to research several specific properties situated on the "corridor" of Routes 40 and 47 and forward any zoning violations to our administrator, Mr. Salvatore. I am happy to prioritize the concerns of individual committee persons to the extent I can, especially given our temporary lack of an available zoning officer. (My understanding is that Bill Trampe, who was acting zoning officer during the illness of Bill DiMatteo, has resigned from that position.)

I am giving my opinions as Community Development Director, as I am not the Zoning Officer or Solicitor. My opinions are tailored to address the objectives of my position. I hope you find them helpful. I have researched and thoroughly analyzed all of the requested properties, except the two with storage container issues (1152 Delsea Drive and across from 1707 Harding Highway). I have run into address issues with both and will require some additional time.

If you have any questions, please let me know. Also, I am happy to assist with any revisions or additions to the current ordinances that may be helpful. Finally, I would recommend some consideration be given to all as far as timelines are concerned, as there may be serious financial or logistical problems resulting from the coronavirus pandemic that would inhibit remediation of the noted violations.

1640 Harding Highway (Block 7202, Lot 19) is owned by 1640 Harding Highway Associates, whose address is 959 Elk Rd., Monroeville, NJ 08343. The adjacent lot known as 1664 Harding Highway (Block 7202, Lot 20) is also owned by 1640 Harding Highway Associates.



Both lots are situated in the Light Manufacturing zone of the Township. Permitted uses in Light Manufacturing are as follows:

- Food and associated industries.
- Fabrication and assembly of paper and wood products.
- Biological, chemical, electronic and pharmaceutical laboratories and scientific laboratories devoted to research, design and experimental operation of equipment.
- Fabrication and assembly of computers and related peripheral equipment.
- Manufacturing and assembly of electronic products.
- Fabrication and assembly of metal products, excluding the processing of metals from raw materials.
- Limited manufacture of light machinery.
- Printing and publishing.
- Instruments and related products including laboratory instruments, medical instruments, photographic equipment, measuring instruments, etc.
- Hydroponics and greenhouses as part of a commercial operation for wholesale purposes.
- Special trade contractors.
- Municipal facilities deemed necessary and appropriate by the governing body of Franklin Township.
- Administrative and business offices.
- Warehousing and distribution facilities.
- Self-storage facilities.
- Outdoor storage of building supplies, contractor's equipment or crated and baled material in conjunction with a wholesale establishment not to exceed 10% of the

developed portion of the site. Excluded are junk, scrap metals and materials, automobiles and other machinery or vehicles intended for dismantlement or demolition. All areas used for the storage of material are to be paved as per standards enumerated in § 253-50A(1). Area is to be screened with a six-foot opaque fence and landscaped.

It appears that the original lot is operated by A G Truck Logistics LLC. I believe the operation would fall under the warehousing and distribution facilities use, and is, therefore, an approved use. As a warehouse and distribution facility, there is no provision limiting outdoor storage of trailers.

As far as the business expanding onto an adjoining lot, which is owned by the same company and is also zoned Light Manufacturing, there is nothing to prohibit this. Outdoor storage of contractor's equipment on this lot may be limited in the last section of the approved uses (above). However, it is very unclear whether the construction equipment is being used to do work on the lot or whether it is simply being stored there. Even if it is being stored there, it is difficult to say that it violates the limitation above, as it is not a wholesale establishment.

In addition to the construction equipment, there are also several stacked trailers on the property at 1664 Harding Highway, as well as a few cars.



If these, or the construction equipment, are intended for dismantlement or demolition, these would fall into one of the prohibited uses under this zoning which include:

- Outdoor storage of junk, scrap metals and materials, automobiles and other machinery or vehicles intended for dismantlement or demolition.

- Asphalt plants.
- Concrete plants.
- Foundries.
- Oil refining facilities.
- Chemical production facilities.
- Metal finishing and production.
- Steel manufacturing.
- Recycling facilities.
- Animal slaughtering.



There are several other Ordinances that appear by their title to apply, but there are issues with each. **§295-3 Obnoxious growths prohibited** applies to “any developed lot or lots or any lot or lots approved for development and/or under construction within the Township of Franklin.” This lot is neither developed nor approved for development or under construction. Therefore, §295-3 does not apply.

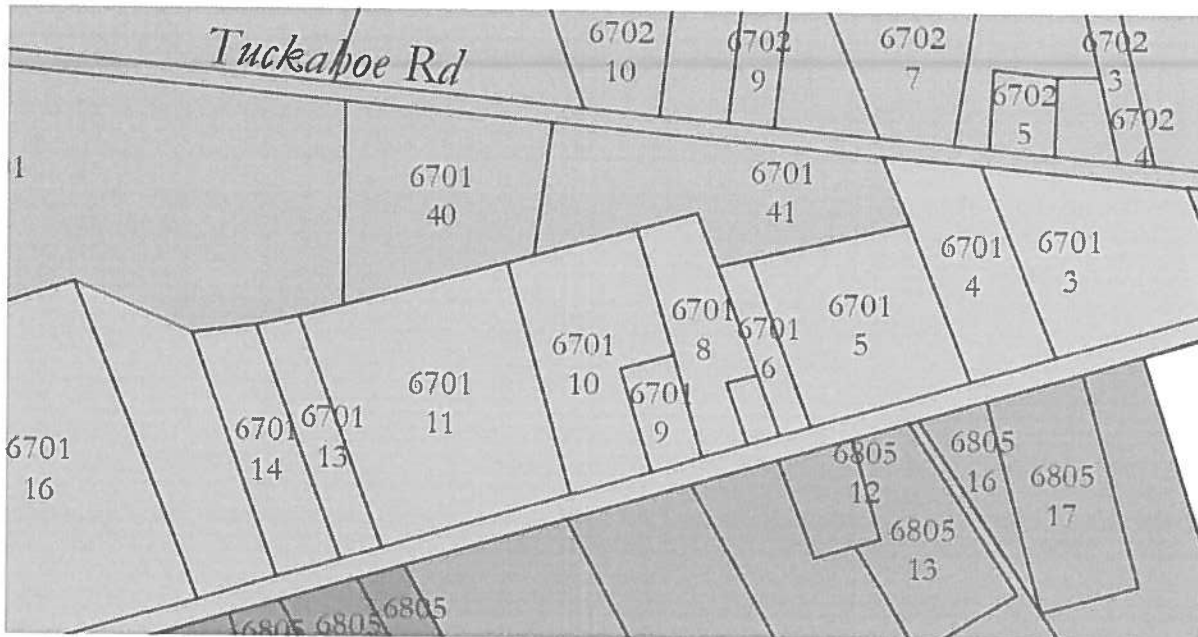
There may be violations of **§295-4 Obnoxious debris prohibited** and **§295-5 Unregistered vehicles**. Each comes with its own potential issue. §295-4 prohibits “filth, garbage, trash, debris, junk vehicles or bulky waste.” It is unclear whether the items at issue are junk vehicles. Even if they are junk vehicles, they would also have to create “an adverse effect or impairment of visual or aesthetic scenes or vistas” or “interfere with the overall enjoyment or general well-being of the public.” This is a very subjective standard and would be difficult to prove beyond a reasonable doubt in court given the rather unappealing aesthetic even without the junk vehicles. §295-5 may apply if the vehicles on this property are, in fact, unregistered. However, this section specifically excludes “unregistered vehicles and equipment incidental to a permitted use and utilized as part of normal business operations, whereby the same may not be required to be registered to accomplish the purpose they serve.”

Overall, I believe the best approach would be to ask that a six-foot opaque fence and landscaping be installed, if this would address the issue of concern related to appearance. I don't believe this is required in this situation, but I would be happy to reach out to the Anthony Guglietti to see if he is willing to proceed in this direction rather than enter into what could become a lengthy and possibly expensive court exercise, if the committee or administrator were to choose to go forward.

Alternatively, Mr. Salvatore can issue a notice of a zoning violation for the storage of construction equipment and for obnoxious debris and unregistered vehicles on the 1664 Lot. A notice of violation could also be sent related to the storage of any automobiles and other machinery or vehicles intended for dismantlement or demolition. But again, if complaints are made following the notice of violation, it is unclear whether any of them would be successful. Further, even if the Township were successful, it may only serve to impede the development that we seek on the corridor and further cement the Township's reputation as being anti-business.

For information purposes, the 13.5-acre lot with offices and other buildings at 1640 Harding Highway is assessed at \$475,000 and taxes are currently \$16,772.25 per year. The 8-acre lot at 1664 Harding Highway is assessed at \$114,600 and taxes are \$4,046.52 per year. It does not appear that the taxes have been adjusted to reflect the recent demolition of a small residence that was on this property.

350 Harding Highway (Block 6701, Lot 10) is owned by Macs Auto Electric, whose address is PO Box 16, Landisville, NJ 08326.



This property is situated in the Pinelands Highway Commercial zone of the Township. Permitted uses in Pinelands Highway Commercial are as follows:

- Agriculture.
- Agricultural equipment sales and service.
- Agricultural commercial and processing facilities.
- Garden centers.
- Nurseries and greenhouses.
- Building materials and garden supplies.
- Automotive repair shops, including auto body repair.
- Restaurants, excluding drive-through restaurants.
- Convenience commercial.
- Government buildings.
- Public utility substations.
- Child-care centers.
- Veterinary hospitals and clinics.

There are no specifically prohibited uses for this Pinelands Highway Commercial Zoning.

It appears that the lot is operated by Mac's Auto Electric. I believe the operation would fall under the automotive repair shop use, and is, therefore, an approved use. The issue at hand is whether three trailers on the side of the repair shop are in violation of the zoning ordinances. The three trailers appear to be used for storage, as they have been in place for more than a year and two of the trailers appear to have steps in place. I was not able to get a license plate number to confirm that they are not registered, but it is likely that they are not, given the length of time they have been stationary.



The Property Maintenance Ordinance (Chapter 295) address unregistered vehicles (including trailers) and reads as follows (*bold added*):

§ 295-5 Unregistered vehicles; registered vehicles; exceptions.

A. It shall be unlawful for any owner or owners, occupant or occupants of any lot within the Township of Franklin to keep or store **more than one unregistered vehicle that is outside of an enclosed building**, and, also, **no unregistered vehicle shall be used for storage** or stored on vacant land. Also, any such area whereby any unregistered vehicle is kept or stored **shall be located in the rear yard, and such area shall be properly screened** from adjacent property owners and the general public in order to eliminate or reduce an adverse effect or impairment of visual or aesthetic scenes or vistas and to prevent such area from becoming a nuisance or annoyance or interference with the enjoyment or general well-being of any resident of this municipality.

B. Registered vehicle trailers and coaches stored on a property are strictly prohibited unless the Township Committee has approved the same by way of temporary permit for limited duration set forth in a Resolution. This section shall not apply to vehicle trailers and coaches registered to the property owner and temporarily parked or stored on the property.

C. **This section shall not apply to unregistered vehicles and equipment incidental to a permitted use and utilized as part of normal business operations, whereby the same may not be required to be registered to accomplish the purpose they serve.**



There appear to be three problems with the assumed unregistered trailers. The first is that there are more than one of them, the second is that they are probably used for storage (although we do not know this to be the case), and the third is that they are not located in the rear yard and shielded. However, subsection C, specifically excludes from this section unregistered vehicles and equipment incidental to a permitted use. The automotive repair shop clearly is a permitted use as explained above. The owner would likely argue that the trailers are incidental (def: "accompanying but not a major part of something") to that use.

I do not believe there is anything that can be done here under the current language other than again asking the owner to move and/or screen the trailers.

For information purposes, the 4.57-acre lot with garage at 350 Harding Highway is assessed at \$147,700 and taxes are currently \$5,215.29 per year. There is also a billboard on the property assessed at \$2,000 and taxes for that are currently \$70.62 per year.

1523 Harding Highway (Block 7203, Lot 19) is owned by Frank, Mildred, Lucy and Edith Capozzi according to current tax records, whose address is 1523 Harding Highway, Newfield, NJ 08344. The named owners are known to be deceased; however, a search of Gloucester County Property Records did not show any deeds transferring title as of now. This property is situated in the Highway Commercial zone of the Township, but has been used for residential and farming purposes until the recent demolition of the residence. The issue Mr. Doyle would like addressed with this property is the debris. Specifically, there is a large pile of debris resulting from the demolition of the residence on the property.



This debris pile is in violation of Property Maintenance Ordinance (Chapter 295), which reads as follows:

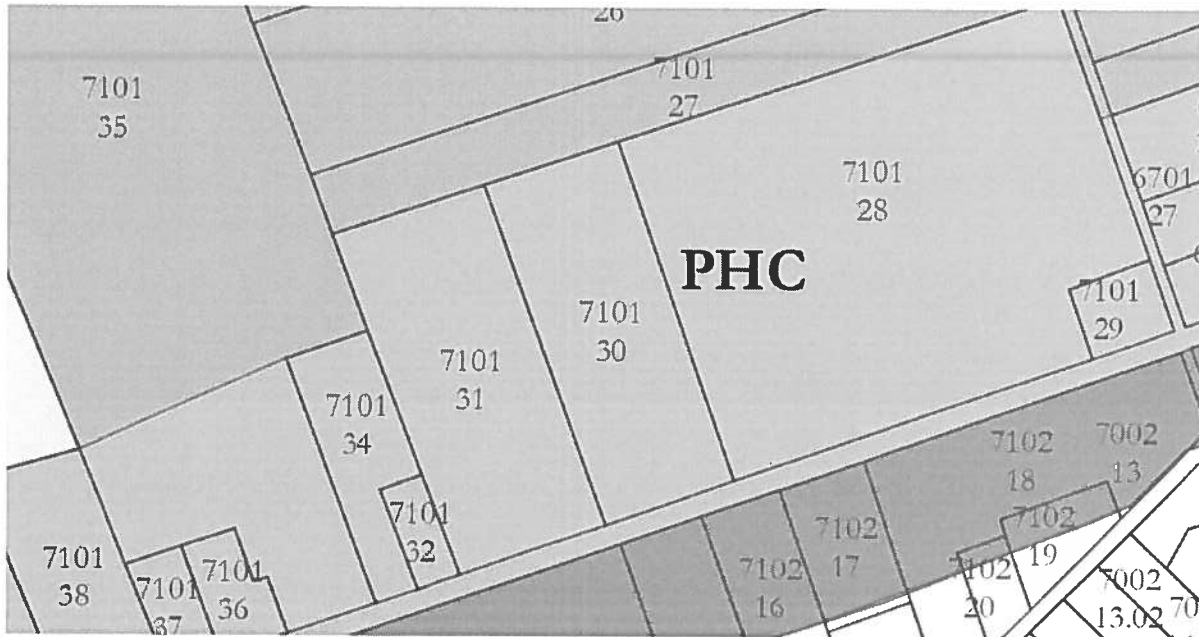
§ 295-4 Obnoxious debris prohibited.

It shall be unlawful for any owner or owners, occupant or occupants of any lot or lots within the Township of Franklin to allow, store or keep the accumulation of filth, garbage, trash, debris, junk vehicles or bulky waste which will prevent free or uninterrupted passage or become a public health, safety or fire hazard thereon or which is an adverse effect or impairment of visual or aesthetic scenes or vistas or is a nuisance or annoyance or interference with the overall enjoyment or general well-being of the public.

This is a large pile of obvious debris contrasted against the open field/landscaped pond surrounding it and would likely meet the standard for this ordinance if the administrator wants to issue a notice of violation. The solicitor may need to become involved to ensure proper notice is made to the correct parties given that the named owners are all deceased and the person who may have been responsible for the trust or estate has had some legal difficulties. I do not know his status, the status of the property or who would be need to be noticed.

For information purposes, the parcel appears to have 11.8 acres farmland assessed at \$7,000, with current annual taxes of \$254.23 and 15.8 acres not farmland assessed at \$333,900, with current annual taxes of \$11,790.01. It does not appear that the taxes have been adjusted to reflect the demolition of the residence on the property.

870 Harding Highway (Block 7101, Lot 30) is owned by Gerald J Truster, whose address is 2406 Delsea Drive, Franklinville, NJ 08322.



This property is situated in the Pinelands Highway Commercial zone of the Township. Permitted uses in Pinelands Highway Commercial are as follows:

- Agriculture.
- Agricultural equipment sales and service.
- Agricultural commercial and processing facilities.
- Garden centers.
- Nurseries and greenhouses.
- Building materials and garden supplies.
- Automotive repair shops, including auto body repair.
- Restaurants, excluding drive-through restaurants.
- Convenience commercial.
- Government buildings.
- Public utility substations.
- Child-care centers.
- Veterinary hospitals and clinics.

There are no specifically prohibited uses for this Pinelands Highway Commercial Zoning.

The property consists of a residence and two other buildings. A previous owner applied for and was granted a use variance to allow storage of seal coating and line striping equipment, continuation of the preexisting non-conforming residential use, and a variance to allow three uses, namely the two previously mentioned and farming. The variance was granted with certain conditions. A copy is attached at the end of this section.



It does not appear that all of the conditions were complied with, as the driveway does not appear to be paved and all vehicles are not stored inside. The above photograph is from 2018. The use variance was approved in 2016. The property was foreclosed upon by Newfield National Bank and subsequently sold to the current owner on July 9, 2019. The facility now appears to be used as a swimming pool sales lot, with parts still residential and parts still farmed. The use of the property is now different from that for which the variance was granted and two additional conditions of the variance appear to be violated, being the prohibition of retail sales and the removal of at least one of the two trees specified to remain. Although, at the present time because the use has changed, the conditions of the variance are no longer at issue. The current use is not the specific use for which the variance was granted.



Further, unless swimming pool sales are considered building materials, this is not a permitted use in this zoning and a notice of violation can be sent.

Also, if the pools are used, the owner or tenant would be required to be licensed under the Used Merchandise Sales Ordinance (Chapter 368), which reads in part as follows:

§ 368-1 License required.

No person or persons, firm or corporation shall engage in the business of buying and/or selling used merchandise, antiques, equipment, building materials and other personal property; that is to say, no person or persons, firm or corporation shall keep and maintain a building, yard, space or place in the Township of Franklin for the purpose of buying or selling used secondhand merchandise, antiques, equipment, furniture, toys, household appliances, lumber and building materials, including any article used in the building and construction of a home or other building, plumbing fixtures, heating plants of any nature and parts thereof, automobile parts and equipment, pipe, electric fixtures or any other used or secondhand or personal property of every kind and nature whatsoever without being licensed so to do by the Township Committee of the Township of Franklin. However, this chapter shall not apply to persons who are displaying and selling used merchandise totally within the confines of a building or other structure. Any display or sale of used merchandise outside the confines of said structure shall be within the purview of this chapter.

Additional information would need to be confirmed (whether the pools are used and whether the operator is licensed) before a notice of violation is sent for a Chapter 368 violation.

I do not believe there is any ordinance that would prohibit the clearing, grading and fill work that was done.

For information purposes, the parcel appears to have 6.71 acres farmland assessed at \$5,200, with current annual taxes of \$0 and 2.65 acres with a residence not farmland assessed at \$240,500, with current annual taxes of \$10,148.10.

Township of Franklin

Zoning Permit

Application #: **3203** Permit No: **20160007.000** Issue Date: **01/11/2016**

Construction Control Number :

Block: **7101** Lot: **30**

Qualifier: **QFARM**

Work Site: **870 HARDING HWY**

Zone: **R-A**

Owner: **BELARMINO, JIMENO L & ETALS**

Agent: **ED CLARK**

Address: **870 HARDING HWY**

Address: **30 ARBUTUS AVENUE**

City/State/Zip: **NEWFIELD NJ 08344**

City/State/Zip: **PITMAN NJ 08071**

Telephone: **-**

Telephone: **856 2971172**

Fax: **() - -**

Fax: **() - -**

EMail:

EMail :

Tenant:

Voucher/Receipt #: **13483**
Check #:
Amount collected: **\$20.00**

This is to certify that the above-described premises together with any building thereon, are approved for use as indicated below and as depicted on the Plot Plan:

USE - DETACHED GARAGE - STORAGE - PERSONAL/BUSINESS EQUIPMENT & SECOND GARAGE FOR MATERIALS STORAGE. HOME OFFICE FOR PAPER WORK AND PHONE CALLS.

Which is a:

☐ Use permitted by Zoning Ordinance, Article - Section -

☒ Use permitted by variance approved on **01/05/2016**, # **ZB15-12** subject to any special conditions attached to the grant thereof.

☐ Valid nonconforming use as established by () findings of the Zoning Board of Adjustment or by () the undersigned zoning officer or by () Planning Board on the basis of evidence supplied by applicant. Conditions, if any:

☐ There is a nonconforming structure on the premises by reason of insufficient

☐ Other:

ADDITIONAL PERMITS REQUIRED. SEE CONSTRUCTION OFFICE.

Zoning Official

This is NOT a Construction Permit

FRANKLIN TOWNSHIP
ZONING BOARD OF ADJUSTMENT
RESOLUTION NO. ZB15-12

WHEREAS, Edgar Clark, III has applied to the Zoning Board of Adjustment of the Township of Franklin seeking a use variance to permit storage of seal coating and line striping equipment, continuation of a pre-existing non-conforming residential use, a variance to permit three uses on one lot consisting of a residential use, storage of seal coating and line striping equipment and farming and for waiver of formal site plan review and approval; and

WHEREAS, the property in question is located on Harding Highway/State Highway Route 40 and known as Lot 30, Block 7101, on the tax map of Franklin Township, said property being in a PHC 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. Robert J. Wiltsee, Esquire appeared on behalf of the applicant who is a contract purchaser of the property. The applicant presented the testimony of Steven L. Filippone, PE, PP. The applicant is under contract to purchase the parcel which consists of approximately 9.3 acres and includes a single family dwelling, a 2,780 square foot garage and a 370 square foot storage building. The remainder of the parcel is active farmland.

3. The applicant has operated a seal coating, line striping business for approximately four years. He proposes to reside in the single family dwelling on the property and utilize the garage to house his vehicles and equipment for his business. He proposes to pave the driveway which has access to the garage and to install four parking spaces for four employees. The employees will only be present on site for a short time when they arrive in the morning to take the vehicles and equipment to the job site and when they return at the end of the day.

4. All work and cleaning of equipment and vehicles will take place at the job site. Any sealer or paint to be stored at the property is water based. There will be no customers or retail sales at the property. An in home office will be utilized for paper work and phone calls. There will be no well or septic service at the garage. The garage will be improved with stucco and paint, the two large trees in the front of the property will remain and the existing lights on the premises and on the garage will remain.

5. The Board carefully considered the Zoning Board Engineer's review letter of November 23, 2015. No one from the public appeared at the meeting to comment on the application. The applicant obtained a Pineland's Certificate of filing on August 4, 2015. The Board determined that a waiver of site plan review and approval was appropriate based upon the applicant addressing the comments set forth in the Zoning Board Engineer's review letter.

6. The Board has determined that the relief requested by the applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Master Plan and Zoning Ordinance of the Township of Franklin. The applicant has shown the special reasons necessary to grant the variance.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Franklin this 5th day January of 2016, confirming action heretofore taken, that the application of Edgar Clark, III seeking a use variance to permit storage of seal coating and line striping equipment, continuation of a pre-existing non-conforming residential use, a variance to permit three uses on one lot consisting of a residential use, storage of seal coating and line striping equipment and farming and for waiver of formal site plan review and approval 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.

3. All vehicles, equipment and supplies shall be stored inside. There shall be no outside storage.

4. The site shall be utilized by employees only with no public or retail use.

5. The residence shall be occupied by the owner of the business and shall not be a rental unit.

6. The applicant shall make aesthetic improvements to the exterior of the garage and shall pave the driveway and provide the four employee parking places as proposed on the plan.

7. The two large trees on site shall be maintained and the existing building mounted and pole lighting shall remain. The applicant shall comply with any requirements of the Township Fire Marshall.

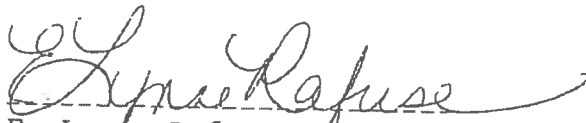
8. Cleaning of the vehicles and equipment and disposal of debris shall take place off site.

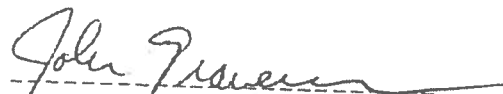
9. In lieu of posting a performance guarantee and inspection fees, the applicant's engineer shall provide a certification that all improvements have been completed as set forth on the plan submitted with the application.

10. The applicant shall comply with all comments set forth in the Zoning Board Engineer's review letter dated November 23, 2015 if not already addressed herein.

FRANKLIN TOWNSHIP
ZONING BOARD OF ADJUSTMENT

ATTEST:

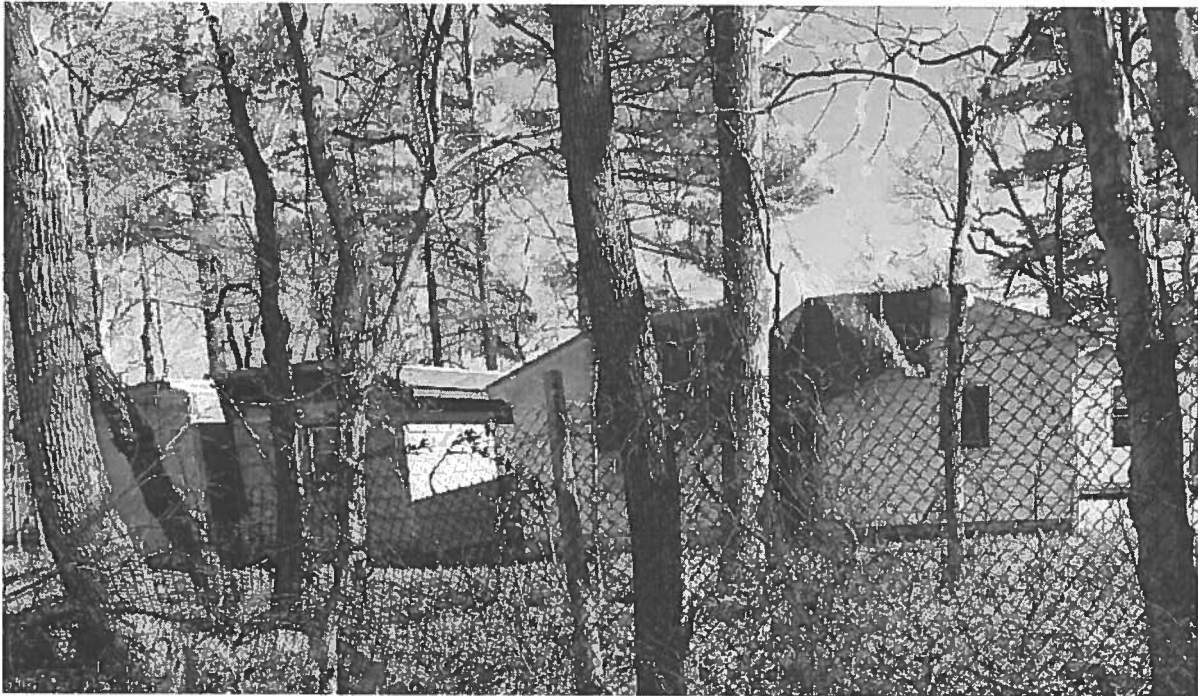

E. Lynne Rafuse, Secretary


John Gravenor, Chairman

1664 Delsea Drive (Block 1401, Lot 102) is owned by Amazing Grace Community Church, whose address is 325 Pennsylvania Avenue, Franklinville, NJ 08322.



This is one of a number of parcels owned by Amazing Grace Community Church. The others include Block 1401, Lots 69 (Q-Farm), 77 (mostly Q-Farm), 80 (Exempt – Parsonage), 87, 89, 104 (Q-Farm), 105 (Q-Farm), 107 (Q-Farm), 111 (Q-Farm and Exempt - Veterans Housing), 112 (Q-Farm), and 115 (Q-Farm).



It is unclear whether the trailers and mobile homes in question are on Lot 102, or Lots 104 or 105 or 87. Lots 104 and 105 are partially zoned Highway Commercial and partially zoned Residential/Agricultural. Lots 102 and 87 are completely within the Highway Commercial zone. Permitted uses in the Highway Commercial zone are as follows:

A. Principal uses.

- Business and commercial uses (including but not limited to building materials, hardware, garden centers, general merchandise stores, food stores, apparel and accessory stores, furniture, home furnishings and equipment, miscellaneous retail, special trade contractors).
- Professional and business offices (depository institutions, nondepository credit institutions, security, commodity brokers and services, insurance carriers, real estate, holding and other investment offices, business services, health services, legal services, educational services, engineering and management services).
- Personal services establishments.
- Funeral homes, provided that each funeral home shall be entitled to a residential accessory use.
- Diners and restaurants, including drive-through restaurants.
- Bars, pubs and taverns.
- Government buildings.
- Public utilities and public utility substations.
- Mass transit stations and depots.
- Child-care centers.
- Houses of worship.
- Clubs, lodges and fraternal organizations.
- Pet care services.
- Self-storage facilities.

B. Accessory uses.

- Indoor storage of goods that are sold on site (not warehousing).
- Limited manufacturing and assembly incidental to the on-site retail business such as, but not limited to, bakery, silk screening, etc.
- Parking.
- Signs.
- Enclosures for the storage of trash and recyclable materials.
- Fencing.

C. Conditional uses.

- Automobile fueling stations when part of a larger planned development.
- New automobile sales and service facilities.
- Kennels.
- Local communications facilities when part of a larger planned development.
- Assisted living centers, nursing homes and convalescent centers.
- Planned villages: Residential uses are permitted as part of a planned village and, in no case, shall any residential use be permitted within 200 feet of the street lines of Delsea Drive or Harding Highway. Villages may include single-family detached, semidetached, townhouses and multifamily dwellings, provided that they are

designed in accordance with the conservation subdivision standards provided for in this plan in § 253-107G. Up to 25% of the developed land in a village may be used for nonresidential purposes. A minimum tract area of 50 acres shall be required for a village.

Although the storage of mobile homes (not set up) is not a specifically excluded use, there is nothing to indicate that it would be a permitted use unless, perhaps, the mobile homes were part of a business operation, i.e. they were being offered for sale to the public, in which case they would likely require a used merchandise license, as at least some of them appear to be used.

The Used Merchandise Sales Ordinance (Chapter 368) reads in part as follows:

§ 368-1 License required.

No person or persons, firm or corporation shall engage in the business of buying and/or selling used merchandise, antiques, equipment, building materials and other personal property; that is to say, no person or persons, firm or corporation shall keep and maintain a building, yard, space or place in the Township of Franklin for the purpose of buying or selling used secondhand merchandise, antiques, equipment, furniture, toys, household appliances, lumber and building materials, including any article used in the building and construction of a home or other building, plumbing fixtures, heating plants of any nature and parts thereof, automobile parts and equipment, pipe, electric fixtures or any other used or secondhand or personal property of every kind and nature whatsoever without being licensed so to do by the Township Committee of the Township of Franklin. However, this chapter shall not apply to persons who are displaying and selling used merchandise totally within the confines of a building or other structure. Any display or sale of used merchandise outside the confines of said structure shall be within the purview of this chapter.

It does not appear, however, that the mobile homes or trailers are part of any commercial business. Likewise, the storage of trailers would not be permitted under Residential-Agricultural Zoning. In R-A Residential Agricultural Districts, land may be used and buildings or structures erected, altered or used for any of the following purposes and no other:

- A. Single-family detached dwellings.
- B. Open space land in accordance with § 253-109 as hereinafter provided.
- C. Nonresidential uses as follows:
 - Agricultural uses, including horticultural, wholesale nurseries, and the raising of crops and livestock, except as otherwise restricted, and buildings related to the same. Forestry in accordance with an approved woodland management plan, vacant woodlots and other similar silvicultural uses.

- Woodland preserve, game preserve, wildlife sanctuary, wildlife management or other similar conservation use including hunting, trapping and fishing in accordance with applicable fish and game regulations.
- Municipal building, police station, municipal park, municipal recreation area, garage for storage and repair of municipal or School Board equipment, municipal library, fire station, emergency medical services building, private or parochial school or School Board office, municipal sewage plant and other municipal uses.
- Privately owned outdoor recreation area such as parks, picnic grounds, equestrian academy, natural swimming area, golf course and golf driving range, provided that:
 - The minimum lot size is 15 acres.
 - The use and its design are compatible with the natural character of the site and developed areas surrounding the proposed use.
 - The uses include any accessory structures required for the operation of such outdoor activity.
 - Any such commercial activity as is permitted or parking area shall be screened or separated from a public street or from an adjoining property by a buffer strip of not less than 100 feet in width if grass or 50 feet in width if wooded or at the option of the applicant by a fifty-foot wide landscaped buffer with a fence six feet in height at the point of the buffer nearest the commercial activity, to assure that the proposed use shall not detract from or adversely affect the surrounding properties.
- Accessory uses customarily incidental to the principal uses, such as follows:
 - An office or studio of a physician, dentist, lawyer, musician, architect, engineer or other professional person, when located within or directly connected to the dwelling used by such professional person as his private dwelling.
 - Home occupations as defined by Franklin Township Ordinance § 253-190.10.
 - A private garage for not more than three vehicles, provided that such garage is located at the rear of the lot or is directly connected to the dwelling.
 - Signs as permitted in Article XXXIV of this chapter.
 - Fences and swimming pools in accordance with Franklin Township ordinances.
 - Farm labor facilities, customary farm buildings for livestock, for the storage of farm products or equipment or for the processing of farm products excepting therefrom the processing of livestock or as otherwise permitted by New Jersey statutes regarding agricultural uses.
 - Private noncommercial athletic courts and sports fields provided that no outdoor lighting shall be permitted. Athletic courts and fields shall be buffered from adjoining residential properties by either a fifty-foot buffer or a six-foot high opaque fence.

- Parking lot, including driveway.

D. The following uses when authorized as a conditional use by the Planning Board:

- Houses of worship.
- Cemeteries, provided that the lot area for such use shall not be less than 20 acres.
- Hospital.
- Public utility installation.
- Mass transit station, rail or bus.
- Convalescent home.
- Club or lodge organized for fraternal or social purposes, provided that the chief activity shall not be one which is customarily carried on as a business and provided that the buildings and services shall be for the members and their guests.
- Accessory uses shall be permitted on the same lot with and incidental to any principal use.

Furthermore, if the mobile homes are being stored on one of the properties that is currently farmland assessed, this could jeopardize the farmland assessment and would not be permitted. A notice of violation can be sent related to the storage of the mobile homes and trailers (these are not the type of trailers that would require registration). As a word of caution, though, this may be opening a hornets' nest, as it will bring into question the entire veteran's housing issue, which is not a permitted use in any zoning and is not a pre-existing non-conforming use, as has been suggested.



As far as the partially demolished building is concerned, the debris is in violation of Property Maintenance Ordinance (Chapter 295), which reads as follows:

§ 295-4 Obnoxious debris prohibited.

It shall be unlawful for any owner or owners, occupant or occupants of any lot or lots within the Township of Franklin to allow, store or keep the accumulation of filth, garbage, trash, debris, junk vehicles or bulky waste which will prevent free or uninterrupted passage or become a public health, safety or fire hazard thereon or which is an adverse effect or impairment of visual or aesthetic scenes or vistas or is a nuisance or annoyance or interference with the overall enjoyment or general well-being of the public.

There is a significant amount of debris remaining, along with orange plastic fencing, and while there may be some issue proving the effect beyond a reasonable doubt, it would likely meet the standard for this ordinance if the administrator wants to issue a notice of violation. A sample notice of violation for this property is attached to the end of this section. The solicitor has reviewed and approved the letter.



For information purposes, the 1-acre lot with an office at 1664 Delsea Drive is assessed at \$150,000 and taxes are currently \$5,247 per year. It does not appear that the taxes have been adjusted to reflect the recent demolition of a portion of the building that was on this property.

Prior to demolition:



After demolition:



TOWNSHIP OF FRANKLIN
1571 DELSEA DRIVE
FRANKLINVILLE, NJ 08328-0300
Telephone (856) 694-1234
Fax (856) 694-2823
www.franklintownship.com

Amazing Grace Ministries
c/o Donnie Davis
1664 Route 47
Franklinville, NJ 08322

Re: 1664 Route 47

Dear Mr. Davis:

I am writing to inform you that there is great concern about the dilapidated property at 1664 Route 47, which is not being maintained. Franklin Township has Ordinances to protect the safety and well-being of its residents. The property at 1664 Route 47 is in violation of several Township Ordinances.

Specifically, Franklin Township Code§ 295-13 Public nuisance states:

All abandoned real property is hereby declared to be a public nuisance, the abatement of which pursuant to the police power is hereby declared to be necessary for the health, welfare and safety of the residents of the Township.

Franklin Township Property Maintenance Code defines “Blighted Property” as:

- A. Properties that have broken or severely damaged windows, doors, walls, or roofs which create hazardous conditions and encourage trespassing; or
- B. Properties whose maintenance is not in conformance with the maintenance of other neighboring properties causing a decrease in value of the neighboring properties; or
- C. Properties cited for a public nuisance pursuant to the Township Code; or
- D. Properties that endanger the public's health, safety, or welfare because the properties or improvements thereon are dilapidated, deteriorated, or violate minimum health and safety standards or lack maintenance as required by the Township and Zoning Codes

Additionally, pursuant to § 295-3, “Obnoxious growths are prohibited“, whereby it provides:

“It shall be unlawful for any owner or owners, occupant or occupants of any developed lot or lots or any lot or lots approved for development and/or under construction within the Township of Franklin to allow any brush, tall uncultivated grass, weeds or other obnoxious growths or impediment to grow thereon or to allow dead or dying trees which if left in the natural state will

prevent free or uninterrupted passage and said growth or decay is likely to become a public health, safety or fire hazard or has an adverse effect or impairment of visual or aesthetic scenes or vistas or is a nuisance, annoyance or interference with the overall enjoyment or general well-being of the public.”

The structures on the property noted are dilapidated to the point of collapse, and there are innumerable piles of rubble and debris.

These issues must be cleaned up immediately.

Specifically, please allow this letter to serve as Notice that you must address the problem and clean the property within ten (10) days. If you fail to clean the property, please be advised that charges will be filed against you in Municipal Court for violations of Township Ordinances.

Please be further advised that if you fail to address the problems with the property Franklin Township may address the issues with the property detailed above and assess the cost as a lien against the property according to Township Code.

Franklin Township Code Section 295-8 provides:

“Upon the failure of any owner or owners, occupant or occupants of any premises to remove brush, tall uncultivated grass, weeds, dead or dying trees or other obnoxious growth, filth, garbage, trash or other obnoxious debris, junk vehicles, bulky waste, unregistered vehicles, vehicle trailers or trailer coaches within 10 days after notification, the public officer shall cause the same to be removed.”

If you have any questions or will agree to a schedule to remediate please contact me at 856-694-1234. Thank you in advance for your cooperation.

John Salvatore, Administrator

880 Delsea Drive (Block 1306, Lot 24) is owned by Lisabeth Gonzalez, whose address is 880 Delsea Drive, Franklinville, NJ 08322.



The property is situated in the Highway Commercial zone of the Township. Permitted uses in Highway Commercial are as follows:

A. Principal uses.

- Business and commercial uses (including but not limited to building materials, hardware, garden centers, general merchandise stores, food stores, apparel and accessory stores, furniture, home furnishings and equipment, miscellaneous retail, special trade contractors).
- Professional and business offices (depository institutions, nondepository credit institutions, security, commodity brokers and services, insurance carriers, real estate, holding and other investment offices, business services, health services, legal services, educational services, engineering and management services).
- Personal services establishments.
- Funeral homes, provided that each funeral home shall be entitled to a residential accessory use.
- Diners and restaurants, including drive-through restaurants.
- Bars, pubs and taverns.
- Government buildings.
- Public utilities and public utility substations.
- Mass transit stations and depots.
- Child-care centers.
- Houses of worship.
- Clubs, lodges and fraternal organizations.

- Pet care services.
- Self-storage facilities.

B. Accessory uses.

- Indoor storage of goods that are sold on site (not warehousing).
- Limited manufacturing and assembly incidental to the on-site retail business such as, but not limited to, bakery, silk screening, etc.
- Parking.
- Signs.
- Enclosures for the storage of trash and recyclable materials.
- Fencing.

C. Conditional uses.

- Automobile fueling stations when part of a larger planned development.
- New automobile sales and service facilities.
- Kennels.
- Local communications facilities when part of a larger planned development.
- Assisted living centers, nursing homes and convalescent centers.
- Planned villages: Residential uses are permitted as part of a planned village and, in no case, shall any residential use be permitted within 200 feet of the street lines of Delsea Drive or Harding Highway. Villages may include single-family detached, semidetached, townhouses and multifamily dwellings, provided that they are designed in accordance with the conservation subdivision standards provided for in this plan in § 253-107G. Up to 25% of the developed land in a village may be used for nonresidential purposes. A minimum tract area of 50 acres shall be required for a village.

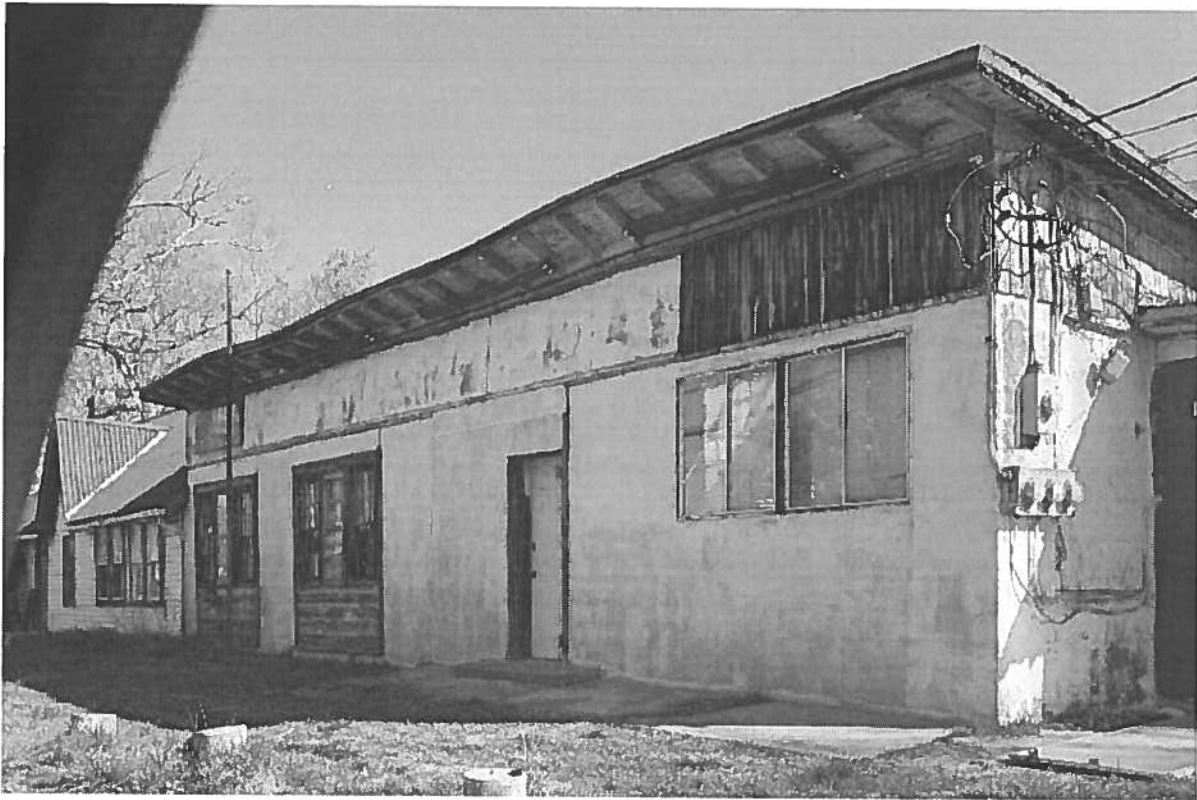


The current use, which appears to be a four-apartment building, is not an approved use in this zoning. However, the use may be a pre-existing non-conforming use. A notice of violation can be sent and if this is a pre-existing, non-conforming use, the owner can provide that information in response to the notice.

I understand that there may be some structural concerns, as well. I would advise the Committee to consult the Solicitor as to any obligations of the Township to provide housing for those evicted if action is taken in this regard. I believe that was a concern in the past.

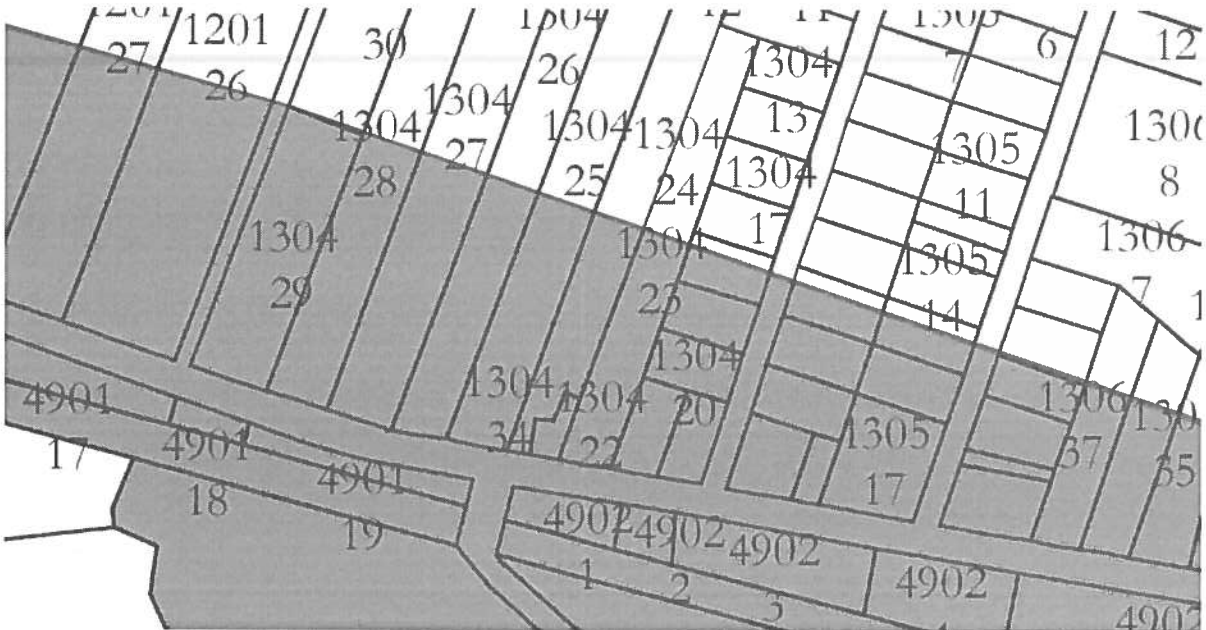
Lynn Rafuse has informed me that there have been no applications or approvals of any type related to this property. I have notified the County as to Mr. Doyle's concerns related to well and/or septic issues.

Lastly, as far as the boat is concerned, I do not believe there is any violation related to storing a boat in the back yard of a residential property (even if its pre-existing non-conforming use as a residential property does not extend to all four units). I did not see any particular debris that would rise to the level of a violation. At this point, it is mostly the condition of the house itself that is in need of improvement, which the construction official will address.



For information purposes, the 1.38-acre lot with a single floor "apartment building" at 880 Delsea Drive is assessed at \$257,100 and taxes are currently \$8,977.93 per year.

1176 Delsea Drive (Block 1304, Lot 34) is owned by Jesse Brandimarto, whose address is 1182 Delsea Drive, Franklinville, NJ 08322.



The property in question is the tiny lot to the right of the notation 1304, 34. The property appears to have been abandoned prior to its purchase in 2018 by the present owner for \$50,000. The present owner had also purchased the neighboring foreclosed house in 2016.



It appears that the building is being renovated as the house on the left side of the building also was, which is great for the Township.

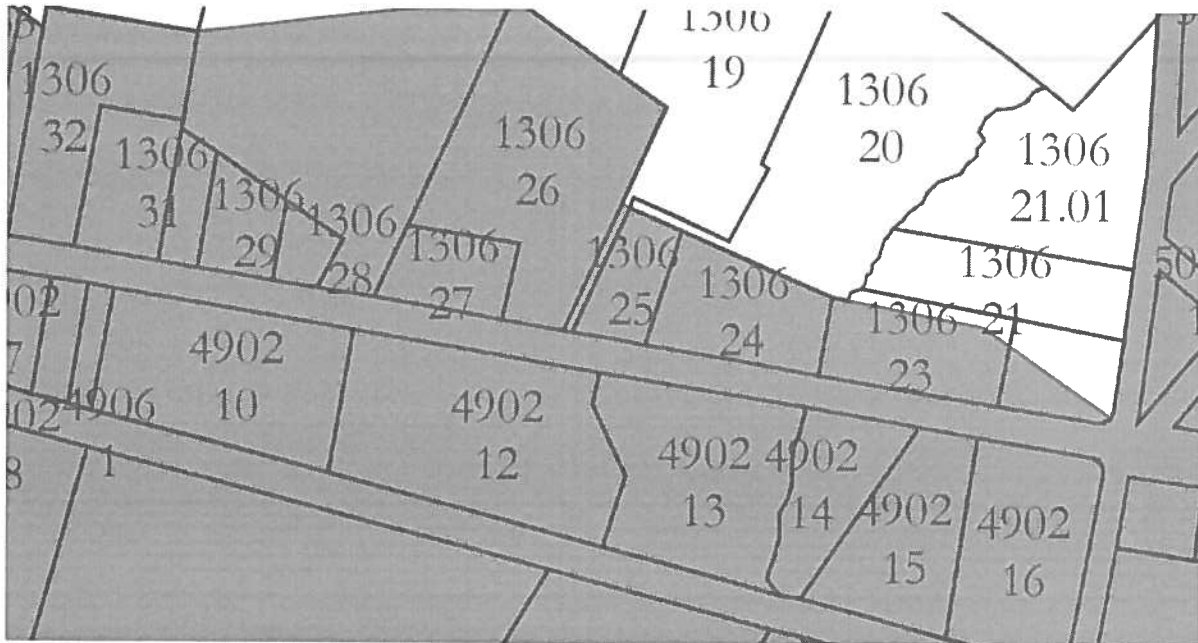
I do not see any falling down building, storage containers or scrap piles or the other issues Mr. Doyle would like addressed. There did appear to be some equipment, maybe a trailer, behind the property

(this would be on a different property), but I do not find any ordinance violation. Maybe this is not the correct address for the property in question??



For information purposes, the .14-acre lot with a retail store at 1182 Delsea Drive is assessed at \$138,400 and taxes are currently \$4,832.93 per year.

940 Delsea Drive (Block 1306, Lot 27) is owned by Malaga Car Wash & Service Station, whose address is 747 Carter Hill Rd., West Deptford, NJ 08066.



The property is situated in the Highway Commercial zone of the Township. Permitted uses in Highway Commercial are as follows:

A. Principal uses.

- Business and commercial uses (including but not limited to building materials, hardware, garden centers, general merchandise stores, food stores, apparel and accessory stores, furniture, home furnishings and equipment, miscellaneous retail, special trade contractors).
- Professional and business offices (depository institutions, nondepository credit institutions, security, commodity brokers and services, insurance carriers, real estate, holding and other investment offices, business services, health services, legal services, educational services, engineering and management services).
- Personal services establishments.
- Funeral homes, provided that each funeral home shall be entitled to a residential accessory use.
- Diners and restaurants, including drive-through restaurants.
- Bars, pubs and taverns.
- Government buildings.
- Public utilities and public utility substations.
- Mass transit stations and depots.
- Child-care centers.
- Houses of worship.
- Clubs, lodges and fraternal organizations.

- Pet care services.
- Self-storage facilities.

B. Accessory uses.

- Indoor storage of goods that are sold on site (not warehousing).
- Limited manufacturing and assembly incidental to the on-site retail business such as, but not limited to, bakery, silk screening, etc.
- Parking.
- Signs.
- Enclosures for the storage of trash and recyclable materials.
- Fencing.

C. Conditional uses.

- Automobile fueling stations when part of a larger planned development.
- New automobile sales and service facilities.
- Kennels.
- Local communications facilities when part of a larger planned development.
- Assisted living centers, nursing homes and convalescent centers.
- Planned villages: Residential uses are permitted as part of a planned village and, in no case, shall any residential use be permitted within 200 feet of the street lines of Delsea Drive or Harding Highway. Villages may include single-family detached, semidetached, townhouses and multifamily dwellings, provided that they are designed in accordance with the conservation subdivision standards provided for in this plan in § 253-107G. Up to 25% of the developed land in a village may be used for nonresidential purposes. A minimum tract area of 50 acres shall be required for a village.



Since the property has been abandoned for more than one year, it is no longer a pre-existing non-conforming use. Therefore, it would need a use variance to reopen as a gas station since it does not meet the conditional use requirement of being part of a larger planned development.

Additionally, the property has two liens from the NJEDA attached. The one from 1999 is for \$244,335 and the one from 2000 is for \$5,665. Both appear to be from costs incurred in the removal and/or cleanup from underground storage tanks. However, this property still appears on the DEP list of known contaminated sites.

In 2009, Franklin Township recorded a tax sale lien against the property for unpaid 2008 taxes. In 2014, likely in error (possibly fortunate error), the property was again sent to tax sale and a lien by a private business (MTAG Cust FIG Cap Inv NJ13), which supersedes our prior lien, was recorded in 2015. In 2017, Franklin Township again recorded a lien for unpaid taxes in 2014, which was subsequently cancelled. A copy of the liens are attached to the end of this section.



The result of all this is an abandoned property with little hope of change. A copy of the lien redemption amount on the property is attached to the end of this section. There seem to be some conflicts between the liens and the redemption calculation. However, even if the property is foreclosable by the Township now or at some later point, it is likely a liability given its status on the Known Contaminated Sites list. An environmental assessment would have to have been done to evaluate the cost and benefits of foreclosure.

Overall, there is not much that can be done related to this property at this point other than sending a notice of violation to the owner for any obnoxious growths or debris. Assuming the owner does not respond, the township can then perform the necessary work and lien the property. The risk, of course, is that the costs are likely unrecoverable. This should be referred to the Solicitor for evaluation before any actions are taken. At this point, I did not see any urgent problems that need to be addressed. However, I suspect that in spring there will be an overgrowth situation and, at some point, the building

and canopy will need to be referred to the construction official and may need to be demolished. Unfortunately, the Township will likely bear the cost of these expenses.

For information purposes, the .82-acre lot with an abandoned gas station at 940 Delsea Drive is assessed at \$181,500 and taxes are currently \$6337.98 per year.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE

No. 08-00054

I, **Lawrence J. Nightlinger, Jr.**, COLLECTOR OF TAXES of the taxing district of the
TOWNSHIP of **FRANKLIN** in
the COUNTY of **Gloucester** and State of New Jersey, do hereby certify that on
the **17th** day of **December**, 2008 at a public sale of lands for
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
thereto I sold to Township of Franklin

whose address is **1571 Delsea Drive, Franklinville, NJ 08322**

for **Three Thousand Nine Hundred Seventy One** dollars and **Fifty One** cents, the land
in said taxing district described as Block No. **1306** Lot No. **27**
and known as **940 DELSEA DR**, on the tax
duplicate thereof and assessed thereon to **MALAGA CAR WASH & SERVICE STATION**

Adtl Lots: **TEXACO GAS STATION**

THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

	AMOUNT	INTEREST	TOTAL
Taxes For: 2008			
	3,654.19	210.04	3,864.23
	DOCKET# 966	DB 4619 P 116	
Assessments For Improvements			
	DOCKET# 969	MB 11546 P 304	
Total Cost of Sale	107.28		107.28
Total			3,971.51
Premium (if any) Paid	0.00		

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of
18.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by
statute. The sale is subject to municipal charges accruing after **December 31, 2007**;
municipal authority charges accruing after **December 31, 2007** and assessment
installments not yet due, amounting to **0.00** dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **26th** day of **December**, 2008

STATE OF NEW JERSEY
COUNTY OF: **Gloucester**

Lawrence J. Nightlinger, Jr., COLLECTOR OF TAXES

BE IT REMEMBERED, that on this **26th** day of **December**, 2008 before me a
Notary Public of New Jersey, personally appeared **Lawrence J. Nightlinger, Jr.**
the Collector of Taxes of the taxing district of **FRANKLIN TOWNSHIP** in the County of **Gloucester**,
who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the
contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and
purposes therein expressed.

Prepared By: **Lawrence J. Nightlinger, Jr.**, PREPARER

Jacqueline A. Pace, NOTARY PUBLIC
My Commission Expires January 28, 2013

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this
acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERT: 1291983

Block: 1306 Lot: 27

Qualifier
No. 14-00356

I, **JOANNA L POTOPCHUK** of **FRANKLIN** TOWNSHIP, COLLECTOR OF TAXES of the taxing district of the
the COUNTY of **GLOUCESTER** in
the **17th** day of **December**, **2014** and State of New Jersey, do hereby certify that on
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
thereto I sold to **MTAG Cust FIG Cap Inv NJ13** at a public sale of lands for
whose address is **8323 Ramona Blvd. West**
Suite 2, Jacksonville, FL 32221
for **Six Thousand Three Hundred Nine** dollars and **Twenty Nine** cents, the land
in said taxing district described as Block No. **1306** Lot No. **27**
and known as **940 DELSEA DR**,
duplicate thereof and assessed thereon to **MALAGA CAR WASH & SERVICE STATION**, on the tax

THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

	AMOUNT	INTEREST	TOTAL
Taxes For: 2014	5,631.95	502.34	6,134.29
	MB 14248 DUCKET# 00009988	24	
Assessments For Improvements			
Total Cost of Sale	175.00		175.00
Total			6,309.29
Premium (if any) Paid	0.00		

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of
18.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by
statute. The sale is subject to municipal charges accruing after **December 31, 2014**;
municipal authority charges accruing after **December 31, 2014** and assessment
installments not yet due, amounting to **0.00** dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **13th** day of **January**, **2015**

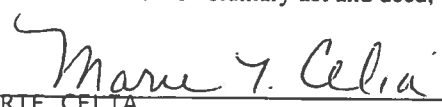
STATE OF NEW JERSEY
COUNTY OF: **GLOUCESTER**


JOANNA L POTOPCHUK
COLLECTOR OF TAXES

SEAL

BE IT REMEMBERED, that on this **13th** day of **January**, **2015** before me a
Notary Public of New Jersey, personally appeared **JOANNA L POTOPCHUK**
the Collector of Taxes of the taxing district of **FRANKLIN TOWNSHIP** in the County of **GLOUCESTER**,
who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the
contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and
purposes therein expressed.

Prepared By: 
JOANNA L POTOPCHUK
PREPARER


MARIE CELIA
NOTARY PUBLIC

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate of sale, the collector, the Notary Public who takes this
acknowledgement, and the preparer shall be printed, typed or stamped in the margin of the certificate. The name of the person that signed.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE

No. 16-00045

I, **JOANNA L POTOPCHUK**, COLLECTOR OF TAXES of the taxing district of the
TOWNSHIP of **FRANKLIN** in
the COUNTY of **GLOUCESTER** and State of New Jersey, do hereby certify that on
the **15th** day of **December**, **2016** at a public sale of lands for
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
thereto I sold to **Township of Franklin**

whose address is **1571 Delsea Drive, Franklinville, NJ 08322**

for **Seven Thousand Three Hundred Eighty One** dollars and **Eight** cents, the land
in said taxing district described as Block No. **1306** Lot No. **27**,
and known as **940 DELSEA DR**, on the tax
duplicate thereof and assessed thereon to **MALAGA CAR WASH & SERVICE STATION**

THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

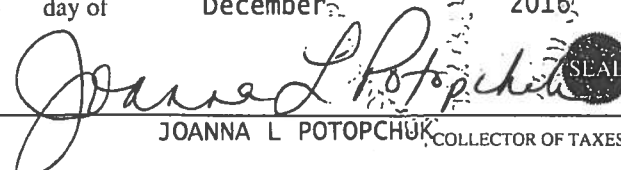
	AMOUNT	INTEREST	TOTAL
Taxes For: 2014	5,631.95	1,574.13	7,206.08
	MB 14940	289	
	DOCKET# 00000240		
Assessments For Improvements			
Total Cost of Sale	175.00		175.00
Total			7,381.08
Premium (if any) Paid	0.00		

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of
18.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by
statute. The sale is subject to municipal charges accruing after **December 31, 2016**;
municipal authority charges accruing after **December 31, 2016** and assessment
installments not yet due, amounting to **0.00** dollars and interest thereon.

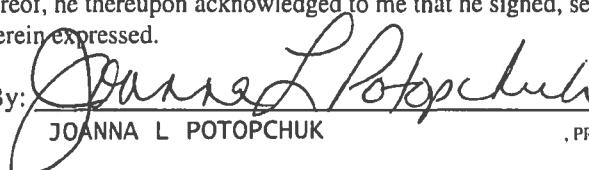
IN WITNESS WHEREOF, I have hereunto set my hand and seal this **16th** day of **December**, **2016**.

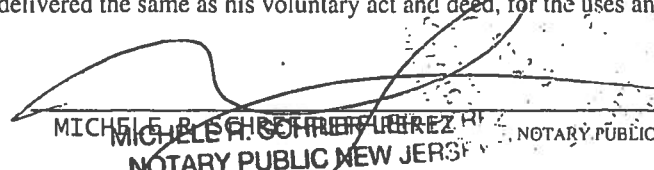
STATE OF NEW JERSEY

COUNTY OF: **GLOUCESTER**


JOANNA L POTOPCHUK, COLLECTOR OF TAXES

BE IT REMEMBERED, that on this **16th** day of **December**, **2016** before me a
Notary Public of New Jersey, personally appeared
the Collector of Taxes of the taxing district of **FRANKLIN TOWNSHIP** in the County of **GLOUCESTER**,
who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the
contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and
purposes therein expressed.

Prepared By: 
JOANNA L POTOPCHUK, PREPARER


MICHELE R. SCHMITT, NOTARY PUBLIC

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the Collector of the Notary Public who takes this
acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

Certificate: 08-00054	Owner: MALAGA CAR WASH & SERVICE STATION	Type of Lien: Municipal
Prop Loc: 940 DELSEA DR	Address: 747 CARTER HILL DR	Interest Rate: 18.00
	WEST DEPTFORD, NJ 08066	Apr 2: N
		Premium: 0.00

Block/Lot/Qual: 1306. 27.
Sale Date: 12/17/08
Redemption Calculation Date: 04/02/20
Include Current Charges: Y

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	3,654.19	210.04	3,864.23
		Cost: 107.28	
		Total Certificate:	3,971.51
#Days: 4065 Per Diem: 1.985755		Int on Cert:	8,072.09
		Redemption Penalty (2.00 %):	79.43
		Total:	12,123.03

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2009	1	02/01/09	913.55	18.00	0.456775	4021	1,836.69	2,750.24
Tax	2009	2	05/01/09	913.55	18.00	0.456775	3931	1,795.58	2,709.13
Tax	2009	3	08/01/09	938.46	18.00	0.469230	3841	1,802.31	2,740.77
Tax	2009	4	11/01/09	938.46	18.00	0.469230	3751	1,760.08	2,698.54
Tax	2010	1	02/01/10	926.01	18.00	0.463005	3661	1,695.06	2,621.07
Tax	2010	2	05/01/10	926.00	18.00	0.463000	3571	1,653.37	2,579.37
Tax	2010	3	08/01/10	948.73	18.00	0.474365	3481	1,651.26	2,599.99
Tax	2010	4	11/01/10	1,008.15	18.00	0.504075	3391	1,709.32	2,717.47
Tax	2011	1	02/01/11	952.23	18.00	0.476115	3301	1,571.66	2,523.89
Tax	2011	2	05/01/11	952.22	18.00	0.476110	3211	1,528.79	2,481.01
Tax	2011	3	08/01/11	991.12	18.00	0.495560	3121	1,546.64	2,537.76
Tax	2011	4	11/01/11	991.11	18.00	0.495555	3031	1,502.03	2,493.14
Tax	2012	1	02/01/12	971.67	18.00	0.485835	2941	1,428.84	2,400.51
Tax	2012	2	05/01/12	971.67	18.00	0.485835	2851	1,385.12	2,356.79
Tax	2012	3	08/01/12	1,015.81	18.00	0.507905	2761	1,402.33	2,418.14
Tax	2012	4	11/01/12	934.52	18.00	0.467260	2671	1,248.05	2,182.57
Tax	2013	1	02/01/13	973.42	18.00	0.486710	2581	1,256.20	2,229.62
Tax	2013	2	05/01/13	973.42	18.00	0.486710	2491	1,212.39	2,185.81
Tax	2013	3	08/01/13	1,744.55	18.00	0.872275	2401	2,094.33	3,838.88
Tax	2013	4	11/01/13	1,798.99	18.00	0.899495	2311	2,078.73	3,877.72
Misc	2013	3	12/04/13	700.00	18.00	0.350000	2278	797.30	1,497.30
Tax	2014	1	02/01/14	1,372.60	18.00	0.686300	2221	1,524.27	2,896.87
Tax	2014	2	05/01/14	1,372.59	18.00	0.686295	2131	1,462.49	2,835.08
Tax	2014	3	08/01/14	1,421.60	18.00	0.710800	2041	1,450.74	2,872.34
Tax	2014	4	11/01/14	1,465.16	18.00	0.732580	1951	1,429.26	2,894.42

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2015	3	08/01/15	1,521.43	18.00	0.760715	1681	1,278.76	2,800.19
Tax	2015	4	11/01/15	1,521.42	18.00	0.760710	1591	1,210.29	2,731.71
Tax	2016	1	02/01/16	1,464.71	18.00	0.732355	1501	1,099.26	2,563.97
Tax	2016	2	05/01/16	1,464.71	18.00	0.732355	1411	1,033.35	2,498.06
Tax	2016	3	08/01/16	1,429.31	18.00	0.714655	1321	944.06	2,373.37
Tax	2016	4	11/01/16	1,748.75	18.00	0.874375	1231	1,076.36	2,825.11
Tax	2017	1	02/01/17	1,526.87	18.00	0.763435	329	251.17	1,778.04
Tax	2017	2	05/01/17	1,526.87	18.00	0.763435	239	182.46	1,709.33
Tax	2017	3	08/01/17	1,538.67	18.00	0.769335	149	114.63	1,653.30
Tax	2017	4	11/01/17	1,538.66	18.00	0.769330	59	45.39	1,584.05
Tax 6% Penalty	2017	4	12/31/17	910.46					910.46
Total Principal plus Interest thru 12/31/17 plus 6% Penalty:						7,635.18			
Subsequent Interest on 7,635.18					18.00	3.817590	812	3,099.88	3,099.88
Tax	2018	1	02/01/18	1,532.77	18.00	0.766385	781	598.55	2,131.32
Tax	2018	2	05/01/18	1,532.77	18.00	0.766385	691	529.57	2,062.34
Tax	2018	3	08/01/18	1,589.94	18.00	0.794970	601	477.78	2,067.72
Tax	2018	4	11/01/18	1,589.94	18.00	0.794970	511	406.23	1,996.17
Tax	2019	1	02/01/19	1,561.36	18.00	0.780680	421	328.67	1,890.03
Tax	2019	2	05/01/19	1,561.35	18.00	0.780675	331	258.40	1,819.75
Tax	2019	3	08/01/19	1,619.44	18.00	0.809720	241	195.14	1,814.58
Tax	2019	4	11/01/19	1,595.83	18.00	0.797915	151	120.49	1,716.32
Tax	2020	1	02/01/20	1,584.50	18.00	0.792250	61	48.33	1,632.83
Total:				57,475.35				52,121.61	109,596.96

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	3,864.23	7,854.05	11,718.28
Subseq Tax	56,775.35	51,324.31	108,099.66
Total Tax	60,639.58	59,178.36	119,817.94
Subseq Misc	700.00	797.30	1,497.30
Total Misc	700.00	797.30	1,497.30
Certificate Cost	107.28	218.04	325.32

LIEN REDEMPTION:

Principal:	60,536.40	
Redemption Penalty (2.00 %):	79.43	
Tax Penalty:	910.46	
Interest:	60,193.70	
Recording Fees:	20.00	
TOTAL REDEMPTION:	121,739.99	Total Per Diem: 31.020255

(Note: Current Charges must be met on Municipal Liens.)

Balance Type	Year Prd	Date	Prin/Penalty	Interest	Total
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CURRENT CHARGES:

TOTAL			0.00	0.00	0.00
TOTAL CURRENT CHARGES			0.00	0.00	0.00

LIEN REDEMPTION + CURRENT CHARGES:

Principal	60,536.40
Interest	60,193.70
Redemption Penalty	79.43
Tax Penalty	910.46
Recording Fees	20.00
Other Charges	0.00
TOTAL DUE	121,739.99

From: Community Development Director <cdd@franklintownship.com>
Sent: Monday, November 30, 2020 5:21 AM
To: Nkbrent5@yahoo.com
Subject: Fwd: report-contains personnel request and negotiations discussion - confidential, ty

----- Forwarded message -----

From: **Community Development Director** <cdd@franklintownship.com>
Date: Mon, Nov 30, 2020 at 5:20 AM
Subject: report-contains personnel request and negotiations discussion - confidential, ty
To: John Bruno <jbruno@franklintownship.com>, Community Development Director
<administrator@franklintownship.com>

Good morning! Last week, my focus continued to be on acting as the liaison for the EDC's current potential project involving Pennsylvania Avenue. In addition to reviewing correspondence from the liaisons and attorney involved, I also researched similar projects in other municipalities.

I also had further communications with Fred Rohs, of Landco, and it is his intention to attend the next EDC meeting, which has been approved by the Mayor and Chairman. It was a Holiday last week, which I appreciated and enjoyed, but I also continue to note the issues with bulk trash. Please let me know if I can provide assistance with policy drafts in that regard.

As always, I searched numerous available grants, and will continue to do so. As the New Year approaches, hopefully monies will become available, and I ask that the Committee let me know if there are any in which they have interest. If there is anything at all that either of you need, please let me know.

Also, just a reminder that I am selling back 58 hours of personal time per my contract as discussed, and anticipate payment this pay period per our communications. Thank you both, always, for your attention and patience.

Nancy Kennedy, Esq.

From: Community Development Director <cdd@franklintownship.com>
Sent: Monday, November 23, 2020 6:27 AM
To: John Bruno; Community Development Director
Subject: report-involves negotiations

Good morning! Last week, my focus continued to be on acting as the liaison for the EDC's current potential project involving Pennsylvania Avenue. In addition to reviewing the Redevelopment study, I supplied same to multiple parties involved after receiving approval from the Mayor and Chairman of the EDC, and I corresponded with the attorney for the would-be project doers and Mr. Adamson.

I also had communications with another interested solar field hopeful, and invited him to attend the December meeting of the EDC. I will keep everyone updated as to their response.

As always, I searched numerous available grants, and will continue to do so. As the New Year approaches, hopefully monies will become available, and I ask that the Committee let me know if there are any in which they have interest. If there is anything at all that either of you need, please let me know.

Best wishes for a safe and happy Thanksgiving!
Nancy Kennedy, Esq.

From: Community Development Director <cdd@franklintownship.com>
Sent: Monday, November 16, 2020 5:29 AM
To: Community Development Director; John Bruno
Subject: Report-confidential contains medical information

[REDACTED] While working from home last week, I continued to correspond at length regarding the PA Ave. project. All parties seem interested, and I am hopeful it will be a great fit for the township, bringing jobs as well!

Additionally, I reviewed the rather voluminous report submitted earlier this year regarding properties, and want to reiterate that I am happy to complete any follow-up on what the administrator and/or officers have been able to send. If there are specific grants identified by the Committee, please pass those on as well, and I continue to search grants and pass along relevant information.

I was able to take some pictures of bulk trash issues as well last week, and am happy to discuss if you are interested in trying to craft a solution to the pervasive confusion that seems to surround timing and appropriateness.

As always, please let me know whatever I can do to effectively serve the Township and the Committee and have a great, great week!

Best,
Nancy Kennedy

TOWNSHIP OF FRANKLIN

COUNTY OF GLOUCESTER

State of New Jersey

1571 Delsea Drive

FRANKLINVILLE, NEW JERSEY 08322

856-694-1234

www.franklintownshipnj.org

**Community
Development
Director**
Nancy Kennedy

Mayor
John Bruno

Deputy Mayor
Heather Flaim

Township Committee
Mary Petsch-Wilson
David Deegan
Timothy Doyle

October 15, 2020

Dear Mayor Bruno and Administrator Salvatore:

This week's report is coming in a little later due to vacation time taken earlier in the week. Last week, I scheduled multiple presentations to take place during the next EDC meeting and had some follow up communications regarding the details of proposals pertaining to same.

Additionally, I drove the corridor to note progress and detriment, and continued to research grants.

As previously requested, if letters are cc'd to me as sent to perceived violators, I am more than happy to assist in any follow up, particularly on those projects focused in my rather voluminous report. I will continue to research grant opportunities and am hopeful the Township Committee will enact some of the suggested resolutions pertaining to sustainable NJ in the near future. It appears as though there are several grant opportunities through that program annually. As always, please let me know if there is a particular area on which you would like me to focus.

Thank you,

Nancy Kennedy, Esq._

TOWNSHIP OF FRANKLIN

COUNTY OF GLOUCESTER

State of New Jersey

1571 Delsea Drive

FRANKLINVILLE, NEW JERSEY 08322

856-694-1234

www.franklintownshipnj.org

**Community
Development
Director**
Nancy Kennedy

Mayor
John Bruno

Deputy Mayor
Heather Flaim

Township Committee
Mary Petsch-Wilson
David Deegan
Timothy Doyle

September 29, 2020

Dear Mayor Bruno and Administrator Salvatore:

Last week, I visited Meredith Farms and conducted some research regarding possible uses for the property. I conferenced with Jim W. from CME and asked him to discuss some of the ideas when he is next asked to attend an EDC meeting. I also toured the corridor to again note any progress made on the properties examined earlier in the year.

As previously requested, if letters are cc'd to me as sent to perceived violators, I am more than happy to assist in any follow up. I continue to research grant opportunities and am hopeful the Township Committee will enact some of the suggested resolutions in the near future. As always, please let me know if there is a particular area on which you would like me to focus.

Thank you,

Best,

Nancy Kennedy, Esq.

TOWNSHIP OF FRANKLIN

COUNTY OF GLOUCESTER

State of New Jersey

1571 Delsea Drive

FRANKLINVILLE, NEW JERSEY 08322

856-694-1234

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**Community
Development
Director**
Nancy Kennedy

Mayor
John Bruno

Deputy Mayor
Heather Flaim

Township Committee
Mary Petsch-Wilson
David Deegan
Timothy Doyle

September 21, 2020

Dear Mayor Bruno and Administrator Salvatore:

I continue to try to place us in good position for sustainable New Jersey certification and was able to locate a previously passed resolution regarding same, although certification was never completed. I also contacted CME again to try to set up a meeting or phone conference to discuss a potential grant application regarding a bike trail. I will keep the committee informed.

Additionally, the feature article about Franklin Township may still be in the works and I have an interview designated for today, so additional details will be forthcoming in that regard as well. Of course, as always, I continue to research grants and routinely tour the "corridor" looking for issues. I am ready to draft follow up letters as soon as instructed to do so, and will continue to alert you of anything that seems emergent.

As always, please contact me with any questions or suggestions. Thank you and have a wonderful week!

Best,

Nancy Kennedy, Esq._

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September 14, 2020

Dear Mayor Bruno and Administrator Salvatore:

Last week, I contacted CME to discuss the possibility of applying for funds for a bike path that could lead into the athletic complex. I am awaiting more information and will keep you posted. I have also been searching for grants and have contacted members of Township Committee to let them know and to seek feedback. Additionally, I contacted Sustainable New Jersey to discuss our past certification attempts and they are going to get me some feedback on ways we can improve this coming year's application.

I also toured the corridor and documented some changes as well as some improvements. I continue to seek grants and ways to get the corridor to the very best it can be. As always, please contact me with any questions or suggestions. Thank you and have a wonderful week!

Best,

Nancy Kennedy, Esq.

sgarofolo@franklintownship.com

From: Community Development Director <cdd@franklintownship.com>
Sent: Monday, September 14, 2020 5:54 AM
To: John Bruno; Community Development Director
Attachments: report 9-14.docx

Thank you!

sgarofolo@franklintownship.com

From: Community Development Director <cdd@franklintownship.com>
Sent: Tuesday, September 08, 2020 8:52 AM
To: John Bruno; Community Development Director
Attachments: report 9-8.docx

Thank you!

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September 8, 2020

Dear Mayor Bruno and Administrator Salvatore:

As you are aware, bulk trash continues to be a source of confusion for some of our residents. Unfortunately, this is resulting in large piles of unsightly trash being kept by the road for (up to) weeks on end. This is somewhat demoralizing and not helpful for aesthetic improvements in general.

Accordingly, last week I contacted acting DPW Director Larry Snodgrass to inquire as to whether we currently are enacting any sort of procedure whereby notifications are provided when trash is placed at the curb on the wrong day. Other townships have more detailed ordinances to limit trash violations, and it may be something for our solicitor to consider insofar as bulk trash is concerned.

Even if we place a notice at the residence when it is erroneously taken to the curb and keep track, it may cut back on violations, because many are unknowing and not done in bad faith. Please let me know if you want me to look into this further, as it could improve the corridor appearance.

Additionally, we have received notification from a solar provider interested in starting discussions with the Township, and same has been forwarded to the EDC Chairman. The EDC meeting for September did not take place.

I continue to draft resolutions for our future Sustainable New Jersey application, and daily seek new grants. Please let me know if there is anything I can do to assist the Committee in a different way, or if there is a new angle they would like pursued/examined. As always, please contact me with any questions or suggestions. Thank you and have a wonderful week!

Best,

Nancy Kennedy, Esq._

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August 31, 2020

Dear Mayor Bruno and Administrator Salvatore:

Last week, I was on vacation, but prior to leaving, several items required attention. Specifically, an issue arose with the LEAP grant, because there were some inadvertent formatting issues on the part of the Franklin Township Schools. School Board President Jason Brandt did an excellent job getting the issue handled very quickly. I also followed up while on vacation, and it appears everything was resolved.

I continue to work on the sustainable New Jersey application and drafted a few resolutions for review by the Township Committee. I continue to research grants and forwarded some to Mayor Bruno for review. I know he is very concerned that Newfield Terrace be properly funded, so that all residents have the resources they need. Additionally, although on vacation, I advised the Mayor I was available to participate via phone if any questions arose during the Township Committee meeting. I hope it was uneventful!

There have been marked improvements in several properties along "the corridor," particularly at the southern end of the town. As always, please contact me with any questions or suggestions. Thank you and have a wonderful week!

Best,

Nancy Kennedy, Esq._

From: Community Development Director <cdd@franklintownship.com>
Sent: Thursday, August 20, 2020 8:54 AM
To: John Bruno; Community Development Director; Heather Flaim; John Armano
Attachments: sample res for sustainable-animal pledge.docx

As I start the Sustainable New Jersey Application process, this is an easy first step. I am forwarding a sample resolution for you to pass at your convenience. Thank you! I hope all of you are staying healthy and well!

MUNICIPAL SUPPORT FOR RESPONSIBLE PET OWNERSHIP PROGRAMS IN THE COMMUNITY

RECOGNIZING that cats and dogs are an integral and valuable part of all communities, and contribute to the well-being of humans, whether as companions, service animals, or therapy pets, and

UNDERSTANDING that municipalities have an important role in ensuring the well-being of animals while balancing the needs of pet owners and non-pet owners.

WHEREAS legislators and municipal officials report that the number of calls from citizens about animal related issues rival any other issue(s);

WHEREAS there are approximately 2.2 million owned dogs and 2.5 million owned cats in New Jersey;

WHEREAS New Jersey was the first state in the nation to develop an innovative state-wide spay/neuter program and all proceeds from the sale of Animal Friendly License Plates are used to reimburse participating veterinarians for spaying and neutering surgeries;

WHEREAS State responsibility for promoting responsible pet care and ensuring that pets do not suffer due to abuse, neglect, or lack of proper care in kennels, pet shops, shelters, and pounds (animal facilities) is vested in the Office of Animal Welfare within the New Jersey Department of Health and Senior Services;

WHEREAS The New Jersey Society to Prevent Cruelty to Animals (NJSPCA) and municipal Animal Cruelty Investigators (ACIs) are responsible for investigating and acting as officers for the detection, apprehension, and arrest of offenders against the animal cruelty laws;

WHEREAS New Jersey mandates training requirements for animal control officers and Animal Cruelty Investigators;

WHEREAS New Jersey impounds over 100,000 animals per year in animal shelters and impoundment facilities;

WHEREAS approximately 37% of the animals that enter New Jersey's impoundment facilities are euthanized, at a rate of around 3000 every month;

WHEREAS free-roaming unvaccinated cats and dogs present a potential health threat to humans through the spread of such zoonotic diseases as rabies, leptospirosis, toxoplasmosis, roundworms, animal bites, and environmental contamination from animal feces;

WHEREAS stray and unwanted pets place an enormous financial burden on municipalities and non-profit humane agencies organized to care for these animals;

WHEREAS it is more humane and cost-effective to reduce the number of unwanted animals than it is to impound and euthanize unwanted or unclaimed dogs and cats;

WHEREAS all dogs are required to be licensed in the municipality where they are housed;

WHEREAS all municipalities are required to canvass their residents to locate unlicensed dogs;

NOW THEREFORE, we the municipality of the Township of Franklin, resolve to take the following steps with regard to our municipal responsibilities with the intent of making the Township of Franklin a truly sustainable community.

It is our intent to do our utmost, within the bounds of our jurisdiction, to ensure that companion animals are treated humanely, respectfully, and responsibly through public education and through exercise of powers vested within New Jersey municipalities as follows:

Authority of municipalities:

Pursuant to New Jersey Statutes, all municipalities must appoint a certified animal control officer who shall be responsible for animal control within the jurisdiction of the municipality, including providing emergency veterinary care for injured stray animals and coverage outside of normal working hours;

The municipality in which an animal facility is located is responsible for issuing the license for that facility to operate;

The NJ Vicious Dog Law establishes a state-wide standard for municipalities to effectively address situations of vicious or potentially dangerous dogs, regardless of breed;

The Animal Population Control Program provides for low-cost spaying and neutering for pet owners adopting dogs and cats from New Jersey shelters, pounds, and animal adoption referral agencies and pet owners participating in one of several Public Assistance Programs.

Our Municipality hereby proudly pledges to:

- Enforce all animal and rabies control statutes and regulations, including the requirement to pick up and impound all stray dogs and cats, excepting stray and feral cats in managed TNR programs.
- Work to improve the enforcement of animal cruelty statutes.
- Educate our community, including school children, about their responsibilities towards the pet animals they chose to keep.
- Increase the percentage of licensed dogs through ease of licensing and licensing enforcement measures.
- Identify and work to implement best practices to prevent unwanted breeding through effective animal control, availability of low-cost pet spaying and neutering services, public education, and pet-friendly rental and senior housing.

- Identify alternatives to euthanasia of adoptable companion animals, including utilizing foster homes, adoption networks and providing remedial behavior training services to existing and future owners.
- Assist in identifying resources to improve the conditions and increase the capacity of animal shelters and impoundment facilities and animal control services.

From: Community Development Director <cdd@franklintownship.com>
Sent: Thursday, July 02, 2020 6:12 AM
To: John Bruno
Subject: Re:

Absolutely. Thanks, Nancy

On Thu, Jul 2, 2020 at 6:11 AM John Bruno <jbruno@franklintownship.com> wrote:

Could you send that to Sara and ask her to put it on channel 9 to run for a few days. We made sure the flags have been put up.

On Thu, Jul 2, 2020 at 6:05 AM Community Development Director <cdd@franklintownship.com> wrote:

I apologize because I am sure this is redundant and it is covered, but given our podium participation at past meetings, just wanted to make sure all flags were up and in good shape prior to the 4th. Also, we have some real animal lovers, would it be worth posting something like this on the township website? Thanks and hope it is a great day!

Nancy

July 7, 2020

Dear Mayor Bruno and Administrator Salvatore:

Last week, as you know, I “virtually” attended the Township Committee meeting. Additionally, I finalized and submitted the LEAP grant electronically and followed up by providing the requisite copies via the mail. Confirmation was sent via email to let me know the grant application was timely received. I also had the opportunity to speak with Delsea Board President James Kelly, who indicated his gratitude that the Committee included Delsea in the LEAP grant process. Mr. Kelly is always looking for ways to save the taxpayers money.

On Thursday, I returned to working at the Municipal Building, as COVID numbers seem lower in NJ. I was requested by Deputy Mayor Flaim to apply for another grant, related to COVID funding for kids, and will keep the Committee posted accordingly.

I was also delighted to be in communication with the Chair for the EDC and full EDC membership regarding suggestions for moving forward and potential opportunities. I left the office to visit properties cited in my previously submitted, semi-photographic report, and made notes accordingly. The Capozzi farm is looking much improved, and I documented same with photos.

Please let me know what follow up information you need regarding letters for examined properties, or if I can provide further information in any regard.

Best,

Nancy Kennedy

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July 20, 2020

Dear Mayor Bruno and Administrator Salvatore:

Last week, I was in the office on Monday, Tuesday and Thursday, but I also had the opportunity to attend the block party in support of Township Unity on Saturday and gain some photographs. I also had the opportunity to meet with Deputy Mayor Flaim to discuss the block party and a newsletter previously provided.

I followed up on a preliminary grant application for a potential COVID grant involving youth, as requested by Deputy Mayor Flaim, but as yet, they have not forwarded me the next set of paperwork. I will continue to monitor said grant.

I am attempting to schedule a meeting for the economic development council and can answer questions if anyone needs further information. Due to the sensitive nature of negotiations, I will minimize details in the report at this time.

I had a meeting at Lowes regarding community participation grants, and was in contact with our engineer as well as Kerry Plugh from the State DEP regarding Meredith Farms. As always, if I may provide more information, or if there are any grants or projects of particular interest to the Committee, do not hesitate to contact me.

Thank you and have a wonderful week!

Best,

Nancy Kennedy, Esq.

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July 30, 2020

Dear Mayor Bruno and Administrator Salvatore:

Last week, I had the opportunity to meet with one of our engineers from CME to tour Meredith Farms and discuss potential grants and options. I also had the chance to discuss a potential project to be disclosed to the full EDC at the next meeting, with both our contact for the project and the spokesperson for the company involved. I will not place all details herein, because of time sensitivity and negotiations, but as always, please feel free to contact me with questions.

I also drove along the corridor and took updated pictures of properties, several of which are much improved. Again, if I may provide more information, or if there are any grants or projects of particular interest to the Committee, do not hesitate to contact me.

Thank you and have a wonderful (rest of the) week!

Best,

Nancy Kennedy, Esq._

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August 3, 2020

Dear Mayor Bruno and Administrator Salvatore:

Last week, I took two days off to celebrate my oldest son's birthday, so my report will be shorter than usual, but there are a lot of exciting things happening! Just as a snapshot, I had the opportunity to review the EDC presentation scheduled for Thursday in more depth, corresponded with members of the EDC about the upcoming meeting, and of course, searched for grants which may be of interest to the Committee.

As always, please contact me with any questions or suggestions of anything you may need. Thank you and have a wonderful week!

Best,

Nancy Kennedy, Esq.

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August 10, 2020

Dear Mayor Bruno and Administrator Salvatore:

Last week, I attended the EDC meeting and also met with representatives from CME. Multiple issues were discussed, including redevelopment zones, potential projects, land use, and grants which may be of interest to the Township Committee. At the request of the Mayor and Chairman of the EDC, I was able to successfully complete some research which may guide the Committee in decision making regarding projects for future consideration.

I also continue to search for grants on a daily basis. As always, please contact me with any questions or suggestions of anything you may need. Thank you and have a wonderful week!

Best,

Nancy Kennedy, Esq.

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August 17, 2020

Dear Mayor Bruno and Administrator Salvatore:

Last week, I held an interview with a magazine focusing on economic development in small towns. I am hopeful Franklin will be chosen to spotlight. I also drafted and reviewed the minutes from the EDC meeting and am waiting for confirmation prior to circulating them to all members. I reviewed several possible grants and started researching sustainable NJ certification in more depth, and of course, I did further research along the corridor to mark any progress.

I reached out to Mayor Sullivan in Newfield to alert him of a possible zoning issue and to maintain a good relationship between the towns. I will continue to search for grants on a daily basis.

As always, please contact me with any questions or suggestions of anything you may need. I am happy to help in any way I can. Thank you and have a wonderful week!

Best,

Nancy Kennedy, Esq._