

**TOWNSHIP OF FRANKLIN
ZONING BOARD OF ADJUSTMENT
COUNTY OF SOMERSET, NEW JERSEY**

**REGULAR MEETING
November 2, 2017**

This Regular Meeting of the Township of Franklin Zoning Board of Adjustment was held at 475 DeMott Lane, Somerset, New Jersey and was called to order by Robert Thomas, Chairperson, at 7:30 p.m. The Sunshine Law was read and the roll was called as follows:

PRESENT: Raymond Betterbid, Donald Johnson, Bruce McCracken, Alan Rich, Joel Reiss, Cheryl Bergailo and Chairman Thomas

ABSENT: Laura Graumann, Robert Shepherd, Anthony Caldwell and Gary Rosenthal

ALSO PRESENT: Mr. Patrick Bradshaw, Board Attorney, Mark Healey, Planning Director, and Christine Woodbury, Planning & Zoning Secretary

MINUTES:

- **Regular Meeting – October 5, 2017**

Mr. Reiss made a motion to approve the Minutes as submitted. Mr. Johnson seconded the motion and the roll was called as follows:

FOR: Raymond Betterbid, Mr. Johnson, Mr. McCracken, Mr. Rich, Mr. Reiss, Ms. Bergailo and Chairman Thomas

AGAINST: None

RESOLUTIONS:

- **RWJ Barnabas Health, Inc. / ZBA-17-00015**

Mr. Reiss made a motion to approve the Resolution as submitted. Mr. McCracken seconded the motion and the roll was called as follows:

FOR: Raymond Betterbid, Mr. Johnson, and Chairman Thomas

AGAINST: None

- **St. Thomas Syro-Malabar Catholic Church, Inc. / ZBA-17-00009**

Mr. Reiss made a motion to approve the Resolution as submitted. Mr. Betterbid seconded the motion and the roll was called as follows:

FOR: Raymond Betterbid, Mr. Johnson, Mr. McCracken and Chairman Thomas

AGAINST: None

- **Porter / ZBA-17-00016**

Mr. Betterbid made a motion to approve the Resolution as submitted. Mr. Johnson seconded the motion and the roll was called as follows:

FOR: Raymond Betterbid, Mr. Johnson, Mr. McCracken, Mr. Rich and Chairman Thomas

AGAINST: None

- **Muslim Foundation, Inc. / ZBA-17-00014 (TU)**

Mr. Betterbid made a motion to approve the Resolution as submitted. Mr. McCracken seconded the motion and the roll was called as follows:

FOR: Raymond Betterbid, Mr. Johnson, Mr. McCracken and Chairman Thomas

AGAINST: None

- **Engel Burman at Somerset, LLC / ZBA-06-00031**

Chairman Thomas made a motion to approve the Resolution as submitted. Mr. Johnson seconded the motion and the roll was called as follows:

FOR: Raymond Betterbid, Mr. Johnson, Mr. McCracken and Chairman Thomas

AGAINST: None

- **2018 Board Calendar**

Mr. Reiss made a motion to approve the Resolution as submitted. Mr. Betterbid seconded the motion and the roll was called as follows:

FOR: Raymond Betterbid, Mr. Johnson, Mr. McCracken, Mr. Rich, Mr. Reiss, Ms. Bergailo and Chairman Thomas

AGAINST: None

- **Wilf / ZBA-17-00011**

Mr. Betterbid made a motion to approve the Resolution as submitted. Mr. McCracken seconded the motion and the roll was called as follows:

FOR: Raymond Betterbid, Mr. Johnson, Mr. McCracken and Chairman Thomas

AGAINST: None

DISCUSSION:

Vouchers:

- **Patrick Bradshaw – Kelso & Bradshaw – November, 2017 Retainer - \$865.00**

Mr. Reiss made a motion to approve the Vouchers as submitted. The motion was seconded and all were in favor.

HEARINGS:

- **GILL PETROLEUM, INC. / ZBA-17-00008**

Site Plan w/Use and Sign Variances in which the Applicant was proposing to construct a two-story mixed use commercial building at 799 & 821 Hamilton Street, Somerset; Block 229, Lots 5- 9 & 10.01, in the HBD Zone - **CARRIED TO DECEMBER 7, 2017 – with no further notification required.**

DL – 01/15/2018

- **PARKER AT MCCARRICK, INC. / ZBA-17-00025**

Mr. Bob Smith, Esq., Attorney, appeared before the Board on behalf of the Applicant, Parker At McCarrick, Inc. He explained that they were there before the Board that evening for a Temporary Use Application in which the Applicant is seeking permission to have a temporary office trailer to support construction at 15 Dellwood Lane, Somerset; Block 424.01, Lot 39.08, in an R-20 Zone.

Mr. Smith indicated that they were seeking a Temporary Use Variance to allow a 24 ft. x 56 ft. trailer to be placed on the site. He added that the trailer did not have water or sewer hooked up to it and that it would be situated directly adjacent to the existing building on the site for the construction workers' use.

Mr. Healey indicated that there were no comments from the Technical Review Committee (TRC), and that they would be submitting an application soon for expansions they were planning for the existing facility. He added that they would be coming in for a full blown Site Plan and Use Variance application because it was not a permitted use in the zone. Mr. Healey told the Board that they wanted to start some of the internal work inside the building now and that the trailer would stay on-site throughout the duration of the complete construction project, should it be approved by the Board. Additionally, he indicated that it was his understanding that the trailer would be placed behind the building on the site on a grassy area and that they were asking for a 6-month period of time, which could be extended if they do not make application before then.

Mr. Smith added that it was their intention that they would be filing the formal application within the next 60 days.

Chairman Thomas made a motion to open to the public. Seeing no one coming forward, the meeting was closed to the public.

Mr. McCracken made a motion to approve the Temporary Use Variance to allow a trailer on the property for a period of six (6) months. Mr. Betterbid seconded the motion and the roll was called as follows:

FOR: Raymond Betterbid, Mr. Johnson, Mr. McCracken, Mr. Rich, Mr. Reiss, Ms. Bergailo and Chairman Thomas

AGAINST: None

WORKSESSION/NEW BUSINESS

There was no new business

MEETING ADJOURNED

Mr. Betterbid made a motion to adjourn the meeting at 7:40 p.m. Mr. McCracken seconded and all were in favor.

Respectfully submitted,

Kathleen Murphy, Recording Secretary
December 5, 2017