

**FRANKLIN TOWNSHIP, SOMERSET COUNTY, NJ  
ZONING BOARD REGULAR MEETING  
THURSDAY, JANUARY 17, 2019  
7:30 P.M.  
SUMMARY OF ACTION**

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**SUNSHINE LAW**

**ROLL CALL**

**OATH OF OFFICE**

- Robert Thomas
- Bruce McCracken
- Cheryl Bethea
- Joel Reiss

**REORGANIZATION**

- Nomination/selection of Chairperson
- Nomination/selection of Vice Chairperson
- Witness Oath – Director of Planning, Mark Healey
- Board Attorney interviews

**MINUTES**

- Regular Meeting – December 06, 2018

**APPROVED**

**RESOLUTIONS**

- Levin Properties / ZBA-15-00017 (ext of time)
- Ocean State Job Lot / ZBA-17-00009
- Tolulope Adeleye / ZBA-18-00012
- New Cingular Wireless / ZBA-18-00011
- Tabatchnick / ZBA-15-00018 (ext of time)
- Meridian Developers / ZBA-18-00007
- Somerset Hotel, LLC / ZBA-18-00003
- Kings Row Homes, LLC / ZBA-16-00017

**APPROVED**

**DISCUSSION**

*Vouchers:*

- Marriott Callahan & Blair – Cargill - \$259.00
  - Adeleye - \$272.50
  - Ocean State Job Lot - \$459.00

**APPROVED**

*Extension of Time:*

- Franklin II Associates, Ltd – Appeal Zoning decision – **carried to March 07, 2019**

Revision to By-Laws

**APPROVED**

**HEARINGS**

- **ADICHUNCHANAGIRI CULTURAL & SPIRITUAL FOUNDATION OF USA, INC. / ZBA-18-00014**

Site Plan w/Use Variance in which applicant is proposing to construct a new one-story 4,998sqft house of worship with 80 parking spaces at 216 Weston Road, Somerset; Block 512 Lot 12.01 in zone R-20

**DL 03/27/2019**

**CARRIED TO FEBRUARY 21, 2019 – with no further notification needed**

- **SURINDER & RANO SINGH / ZBA-17-00020**

Hardship Variance in which applicant is seeking a variance due to his going 1,070sqft over the previously approved impervious coverage at 3 Buell Street, Somerset; Block 83 Lot 1.04 in zone R-20

**DL 02/28/2019**

**CARRIED TO FEBRUARY 21, 2019 – with no further notification needed**

- **REV. URSULA CARGILL / ZBA-16-00025**

The applicant seeks Certification of Pre-Existing Non-Conforming Use. The applicant contends that the one-bedroom apartment in the finished portion of her basement was constructed at the time the house was constructed (with the house being constructed prior to enactment of the Township Zoning Ordinance) at 160 Bennington Parkway, Franklin Park; Block 38 Lots 6-7 in zone R-20

**DL 01/31/2019**

**CARRIED TO FEBRUARY 21, 2019 – with no notifications needed**

- **RUKH Cedar Grove Lane Properties LLC / ZBA-18-00022**

Applicant seeks D(1) use variance, site plan and associated variance approval for construction of a 1,070 square feet patio with 40 seats. Applicant requires D(1) use variance as outdoor seating was prohibited in the Board’s original grant of use variance approval. Variances also required with respect to parking, front yard setback and building coverage for the property located at 16 & 18 Cedar Grove Lane, Somerset; Block 424.02 Lot 21.01 in zone R-40

**DL 04/11/2019**

**CARRIED TO FEBRUARY 21, 2019 – with no notifications needed**

- **FRANKLIN TOWNSHIP/AP REALTY GROUP / ZBA-18-00010**

An application for a minor subdivision with variances and a certification of pre-existing, non-conforming use or D(1) Variance for the property located at 418 Lewis Street and 150 Shevchenko Avenue, Somerset; Block 228 Lots 17-24 and 29-30 in zone R-7

**DL 01/31/2019**

**CARRIED FROM JANUARY 03, 2019 – with newspaper notifications needed**

**APPROVED**

- **PRAISE PRESBYTERIAN CHURCH, INC. / ZBA-17-00028**

D(3) Use Variance and Site Plan in which applicant is requesting to expand the parking lot with an additional 115 spaces, provide a new stormwater basin, 75' x 62' asphalt, fenced basketball court and use the previous residence for “religious purposes” at 15 Cedar Grove Lane, Somerset; Block 436.09 Lots 31 & 31 in Zone R-40

**CARRIED FROM DECEMBER 20, 2018 – with no notifications needed**

**DL 01/31/2019**

**APPROVED**