

**FRANKLIN TOWNSHIP, SOMERSET COUNTY, NJ
ZONING BOARD REGULAR MEETING
THURSDAY, MAY 16, 2019
7:30 P.M.
SUMMARY OF ACTION**

SUNSHINE LAW

ROLL CALL

MINUTES

RESOLUTIONS

DISCUSSION

HEARINGS

- **MEILONG, JIANG / ZBA-19-00011**

Applicant seeks Certification of Pre-Existing Non-Conforming Use relate to the existence of the three-family dwelling and the existence of two dwellings on the same lot at 121 Victor Street, Somerset; Block 145 Lots 25-26 in zone HBD.

DL 05/22/2019

APPROVED

- **ENGEL BURMAN QC at SOMERSET, LLC / ZBA-18-00006**

Application for D(1) use variance, site plan, preliminary and final major subdivision, and associated 'C' variances for construction of a 5,694 square foot Quick Chek convenience store with a 8-pump gasoline filling station. The subdivision application involves appending a portion of an adjoining lot to allow for the construction of the new driveway to World's Fair Drive. Variances associated with the proposed Quick Chek consist of variances from requirements pertaining to impervious coverage, rear yard, year yard (accessory building) and parking in required front yard. Signage variances consist of variances from requirements pertaining to size of freestanding signs (monument and pylon signs), height of freestanding sign (monument and pylon signs), setback of freestanding signs (monument and pylon signs), number and size of building-mounted Signs (Quick Chek), and placement of corporate logos on directional signage. New/revised variances associated with the subdivision result from the slight changes in lot size and frontage provided to the hotel lot and the basin lot for property at 1860 Easton Avenue & 4 Worlds Fair Drive, Somerset; Block 468.01/468.10 Lots 26.02/4.01 in zones C-B & M-2.

DL 05/31/2019

APPROVED

- **MATSON CONSTRUCTION, INC. / ZBA-18-00019**

Applicant requests to construct a single-family dwelling at 235 Jerome Avenue, Somerset; Block 564 Lots 23-25 in zone R-10.

DL 05/31/2019

CARRIED TO JUNE 20, 2019 – with no further notification