**FRANKLIN TOWNSHIP, SOMERSET COUNTY, NJ**

**ZONING BOARD REGULAR MEETING**

**THURSDAY, SEPTEMBER 05, 2019**

**7:30 P.M.**

 **SUMMARY OF ACTION**

**SUNSHINE LAW**

###### ROLL CALL

**MINUTES**

* Regular Meeting – June 06, 2019
* Regular Meeting – July 11, 2019
* Regular Meeting – July 17, 2019

**APPROVED**

**RESOLUTIONS**

* Jayme Moskal / ZBA-19-00019 & ZBA-19-00020
* Meilong Jiang / ZBA-19-00011
* Bonnie Lehmer / ZBA-19-00013
* Kristin Pastore / ZBA-19-00014
* Engel Burman Hotel at Somerset, LLC / ZBA-18-00006 (subdivision)
* Brian Michalski / ZBA-19-00018
* Dominick Tierno ZBA-19-00009
* Dawn Williams / ZBA-19-00017
* 7507 Properties, LLC / ZBA-19-00006

**APPROVED**

**DISCUSSION**

* Amendment to Planning Board Bylaws to add new Sections regarding Public Hearing Guidelines

**APPROVED**

*Extension of Time:*

* Franklin II Associates, Ltd – Appeal of Zoning decision

 **CARRIED TO DECEMBER 05, 2019**

**HEARINGS**

* **ODIN PHARMACEUTICAL, LLC / ZBA-19-00007**

Application for D(1) Use Variance and C Variances in which for the expansion of the existing building and parking at 300 Franklin Square Drive, Somerset; Block 502.02 Lot 39.05 in

zone C-B.

 **DL 08/31/2019**

 **CARRIED TO SEPTEMBER 19, 2019 – without further notification**

* **CSABA MADJAK / ZBA-19-00023**

Application for C Variance in which applicant seeks to add a second story to the existing garage, site plan and associated ‘C’ variances for construction of a 828 square foot for property at 324 DeMott Lane, Somerset; Block 386.08 Lot 63.01 in zone R-40. **DL 10/21/2019**

**APPROVED**

* **ANTON & SHARON LEMLI / ZBA-19-00022**

Applicant is asking for amendment for a variance approval previously approved as the house was not located in the proper location at 621 Canal Road, Somerset; Block 58 Lot 1 in zone C-P.

 **DL 10/10/2019**

**APPROVED**

* **DA’AWATUL ISLAMA OF SOMERSET / ZBA-19-00004**

D(3) Conditional Use Variance, “C” Variance and Site Plan in which applicant seeks the inclusion of the existing lot as well as two lots located to the east with demolition of the existing structures to construct a 2-story place of worship with 52-space parking at 118-122 Churchill Avenue, Somerset; block 102 Lots 4.01, 6-7 in zone R10

 **DL 10/25/2019**

**APPROVED**

* **AMY WILMOT / ZBA-19-00021**

The applicant seeks D(1) use variance, site plan, minor subdivision, and associated C variances for the application which involves expanding the existing nursery/landscaping business located at 2135 & 2145 Amwell Road (Block 510, Lots 2.04 & 3.01) by expanding the lot area of the existing lot comprising the nursery business and construction of two storage buildings as well as other site modifications.  A D(1) use variance is required since nursery/landscaping businesses are not a permitted use in the R-40 or A zoning districts.  Requested “C” variances relate to the placement of existing storage areas, setbacks of accessory structures, impervious coverage and placement, height and area of signage. **DL 10/28/2019**

**APPROVED**