

**FRANKLIN TOWNSHIP, SOMERSET COUNTY, NJ  
ZONING BOARD REGULAR MEETING  
THURSDAY, JANUARY 16, 2020  
7:30 P.M.  
SUMMARY OF ACTION**

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**SUNSHINE LAW**

**OATH OF OFFICE**

- Gary Rosenthal
- Cheryl Bethea
- Richard Procanik

**REORGANIZATION**

- Nomination/selection of Chairperson  
-- VOTE
- Nomination/selection of Vice Chairperson  
-- VOTE
- Witness Oath – Director of Planning, Mark Healey

**ROLL CALL**

**MINUTES**

- Regular Meeting – December 19, 2019

**APPROVED**

**RESOLUTIONS**

- 2020 Calendar
- Muslim Foundation, Inc. / ZBA-19-00016
- Odin Pharmaceutical, LLC / ZBA-19-00007

**APPROVED**

**DISCUSSION**

**HEARINGS**

- **TRUST UNDER ARTICLE 6 u/w/o SIGMUND SOMMER AND LEVIN  
PROPERTIES, LP / ZBA-19-00015**

Applicant is requesting site plan approval for 50 town house units provided in 9 separate buildings with 179 parking spaces at 31 Cedar Grove Lane, Somerset; Block 468.09 Lot 34 in zone R-40. The development previously received a Use Variance approval.

**CARRIED TO FEBRUARY 20, 2020 – without further notification**

**DL 02/20/2020**

- **CALVARY BAPTIST CHURCH / ZBA-19-00005**

Site Plan w/Use Variance in which applicant is proposing to construct an addition to the rear portion of the building and expand the existing on-site parking at 5 Franklin Street, Somerset; Block 71 Lots 1.01 & 2 in zone R-10

**DL 02/06/2020**

**CARRIED TO FEBRUARY 06, 2020 – without further notification**

- **DIAMOND INVESTORS & BUILDERS, LLC / ZBA-19-00031**

C Variance in which the applicant is looking to build a 2-story single family dwelling. The subject is a corner lot located at the intersection of Market Street and Livingston Street in East Millstone; Block 62 Lot 3 in one R-10

**DL 03/31/2020**

**CARRIED TO FEBRUARY 20, 2020 – without further notification**

- **JOHN SUDIA / ZBA-19-00008**

C Variances in which the applicant is seeing to construct a 1-story addition to the rear of the house, a covered porch to the front of the house and two large additions to the existing garage at 2024 Amwell Road, Somerset; Block 73.01 Lot 53.01 in zone R-40

**DL 03/31/2020**

**CARRIED TO FEBRUARY 20, 2020 – without further notification**

- **DIAMOND INVESTORS & BUILDERS, LLC / ZBA-19-00030**

C Variance in which the applicant is looking to build a 2-story single family dwelling at 61 Juliet Avenue, Somerset; Block 160 Lot 1.01 in zone R-10

**DL 03/31/2020**

**CARRIED TO FEBRUARY 20, 2020 – without further notification**