

Franklin Township

Somerset County, New Jersey



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Township Technical Review Committee (TRC)

MEMORANDUM

To: Zoning Board of Adjustment

From: Technical Review Committee (TRC)

Date: February 11, 2020

Re: 1340 Hamilton Street, LLC – Relief of Condition (ZBA-20-00004)
1340 Hamilton Street (Block 80, Lot 1.01)

Project History and Description

The applicant previously received use variance (ZBA-13-00003) and site plan approvals (ZBA-15-00010) for construction of a shopping center including a 7/11 convenience store and filling station. The site has since been developed per the approvals.

Those approvals contained the following conditions related to hours of operation:

Docket No. ZBA-13-00003 (use variance resolution)

- The hours of operation shall be determined at the Site Plan hearing. Applicant is aware that the Board's current preference is that the hours of operation be 6am to 10pm.

Docket No. ZBA-15-00010 (site plan resolution)

- Applicant agrees that the trash removal and deliveries will not be before 7:00a.m. or after 10:00p.m.
- Applicant agrees to have the following hours of operation:
 - 7-Eleven store will be open 24 hours a day, 7 days a week.
 - The fuel station will be open daily from 5:00a.m. – 11:00p.m.
 - The general shopping center, with the exception of the 7-Eleven, shall close at 10:00p.m.
- Applicant agrees to the following lighting requirements:
 - The general parking lot lights, which will be LED, will be turned down to 50% intensity after close of the shopping center.
 - The gas station will operate between 5 a.m. and 11:00p.m. After close of the gas station, the gas station signage lighting will be turned off and the gas station canopy lights, which will be LED, will be set at 25% intensity.
 - 7-Eleven will have LED gooseneck lighting illuminating at 100% at all times (24/7).
 - Main monument sign will have LED gooseneck lighting illuminated at 100% at all times (24/7).

Project Description

Per Part A of the application form, the applicant is returning to the Zoning Board of Adjustment to request a modification to the conditions that were imposed as part of that their approvals. Specifically, the applicant is returning to the Zoning Board of Adjustment to “*request permission to operate the service station 24-hours/ 7 days a week*” – i.e., vs. the application condition restrict the hours of operation of the fuel station from “5:00a.m. – 11:00p.m.”

Review Comments

1. The applicant should clarify whether any other associated modifications are proposed to conditions related to hours of operation.
2. The TRC neither supports nor objects to the requested relief of condition. The applicant needs to provide sufficient justification to the satisfaction of the Board.



