

Franklin Township

Somerset County, New Jersey



DEPARTMENT OF PLANNING AND ZONING

Planning – Zoning – Affordable Housing
Planning Board – Zoning Board of Adjustment

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MEMORANDUM

To: Planning Board

From: Mark Healey, PP, AICP
Director of Planning/ Senior Zoning Officer

Date: September 30, 2020

Re: Stein Assisted Living Inc/ DeMott Lane Inc. – Preliminary and Final Site Plan, D
Variance with “c” Variances (ZBA-20-00015)
360/ 370 DeMott Lane; Block 386.07, Lots 54.01 and 54.06

As requested, I have reviewed the application materials listed below and issue the following report for the Board’s consideration:

- 9-sheet set of site plan drawings prepared by Menlo Engineering Associates dated 11/22/19 with sheet 9 revised 6/15/20

Site and Project Description

The project consists of the construction of a series of ground-mounted solar arrays on an undeveloped portion of the Stein Assisted Living campus located on the easterly side of DeMott Lane within the R-20 zone. Figures 1 and 2 show the site location while figure 3 provides a screen shot of the site plan.

The proposal requires the following approval:

- *Preliminary and Final Site Plan Approval*
- *D(1) Use Variance* – Even though located on the larger campus, the proposal is contained on a separate lot; ground-mounted solar not a permitted principal use.
- *“C” Variances*
 - *Accessory Structure – Side Setback*: 15 feet required – 0.2 feet proposed
 - *Accessory Structure – Rear Setback*: 25 feet required – 0.0 feet proposed

Review Comments

1. Use Variance. Even though located on the larger campus, the proposal is contained on a separate lot. Thus, I made the determination that a D(1) use variance is technically required since ground-mounted solar arrays, by themselves, are not a permitted principal use in the R-20 zone.
2. Setback Variances. As indicated above the proposed solar arrays requires setback variances. It is noted however that the setbacks are to property lines internal to the campus – not the exterior of the site.
3. Tree Removal. Per the tree replacement calculations on the plan, the required tree replacement value is 428 trees. The applicant should address the degree to which they intend to address via on-site tree replacement and/or via contribution to the Township Shade Tree Fund per Chapter 222.
4. Front Setback. Per Footnote 4 in Schedule 2 of the Land Development Ordinance, the required front yard setback from Cedar Grove Lane is 50 feet (35 feet plus since 15 feet since Cedar Grove is an arterial road). It is noted, however, that the site plan complies. Nonetheless, the site plan chart on the site plan should be revised to reflect the correct required front yard setback.

Figure 1: Site Location



Figure 2: Site and Surrounding Area



Figure 3: Site Plan

