

# Franklin Township

Somerset County, New Jersey



## Township Technical Review Committee (TRC)

### MEMORANDUM

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From: Technical Review Committee (TRC)

Date: November 13, 2020

RE: DeeJaiz LLC (d/b/a Supreme Productionz) - 2 JFK Blvd (Block 386.17, Lot 138)  
D(1) Use Variance (ZBA-20-00021)

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As requested, we have reviewed the application materials and issue the following report for the Board's consideration:

### Site and Project Description

The site is a shopping center located along JFK Boulevard in close proximity to its intersection with Easton Avenue. The property is located in the General Business (G-B) zone.

The applicant is requesting a D(1) use variance to operate a business, corporate and social event suite at the above-referenced location. The applicant describes the application as follows:

**Explain, in detail sufficient for the Board to understand the nature of the proposal, the exact nature of the proposed application and proposed physical modifications to be made to the site, building(s) and/or signage including the proposed use of the premises.**

Applicant is requesting a use variance to operate a business, corporate and social event suite. The business, corporate and social event suite will provide various community benefits by promoting enhanced business and social relationships and networks. To do this, the event suite will host corporate business meetings, fundraisers, book signings, bar/bat mitzvahs, bridal showers, baby showers and special milestone birthdays to name a few. The Applicant is not proposing any physical modifications to the existing building.

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## Use Variance

In support of the requested D(1) use variance, the applicant must demonstrate:

- (1) that "special reasons" exist for the variance (positive criteria); and
- (2) that the variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance (negative criteria).

With respect to the positive criteria, the applicant must prove that the use would promote the general welfare because the site is particularly suitable for such use.

With respect to the negative criteria, the applicant must prove that the variance can be granted without substantial detriment to the public good. In addition, the applicant must prove that grant of the variance would not be inconsistent with the intent and purpose of the master plan and zoning ordinance (e.g., they must reconcile the proposed use variance with the zoning ordinance's omission of the use from those permitted in the zoning district).

The applicant must prove that benefits of granting the variance would substantially outweigh any detriments.

## Review Comments

1. There is a residential townhouse development located to the rear of the site. The Board may wish to understand what the hours of operation would be, whether alcohol would be served, where patrons would be expected to park, etc.

Plans shows a bar. Will the applicant have a liquor license?

Plans shows a DJ booth. Will sound from this travel to housing nearby?

2. Plans show areas for food service but no kitchen. How will hot foods be kept hot or reheated if necessary and cold food be kept cold?

Figure 1

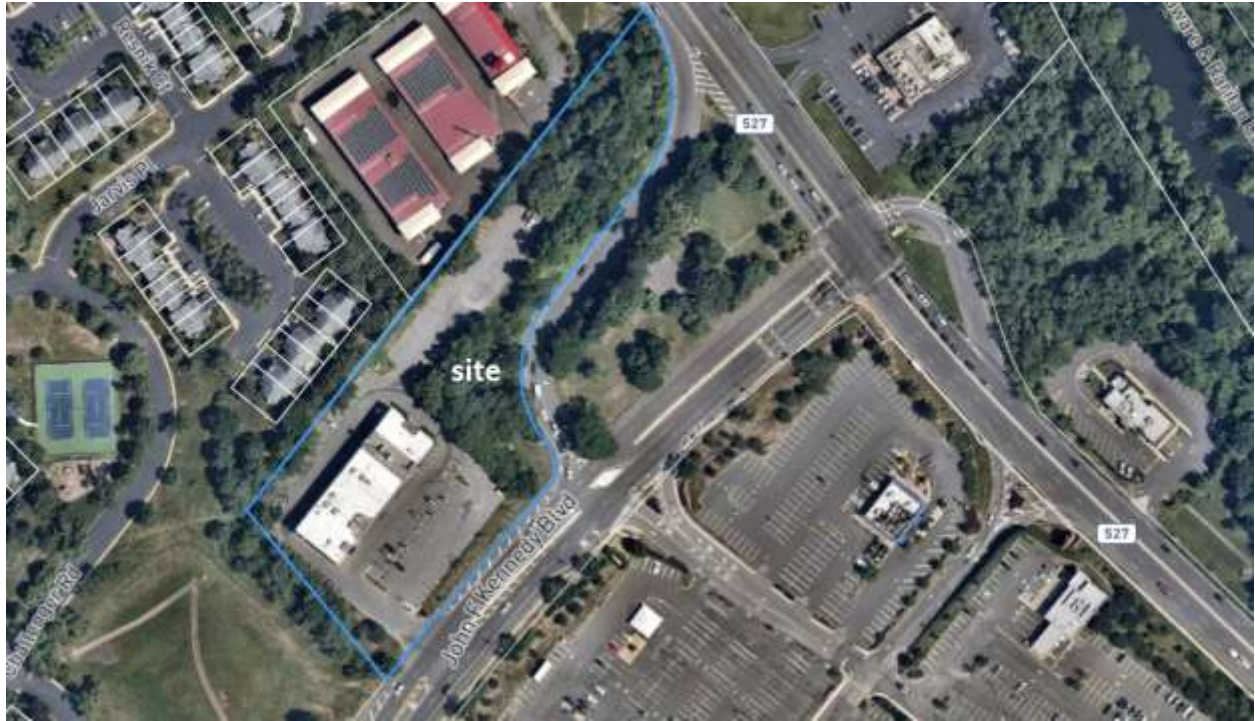


Figure 2

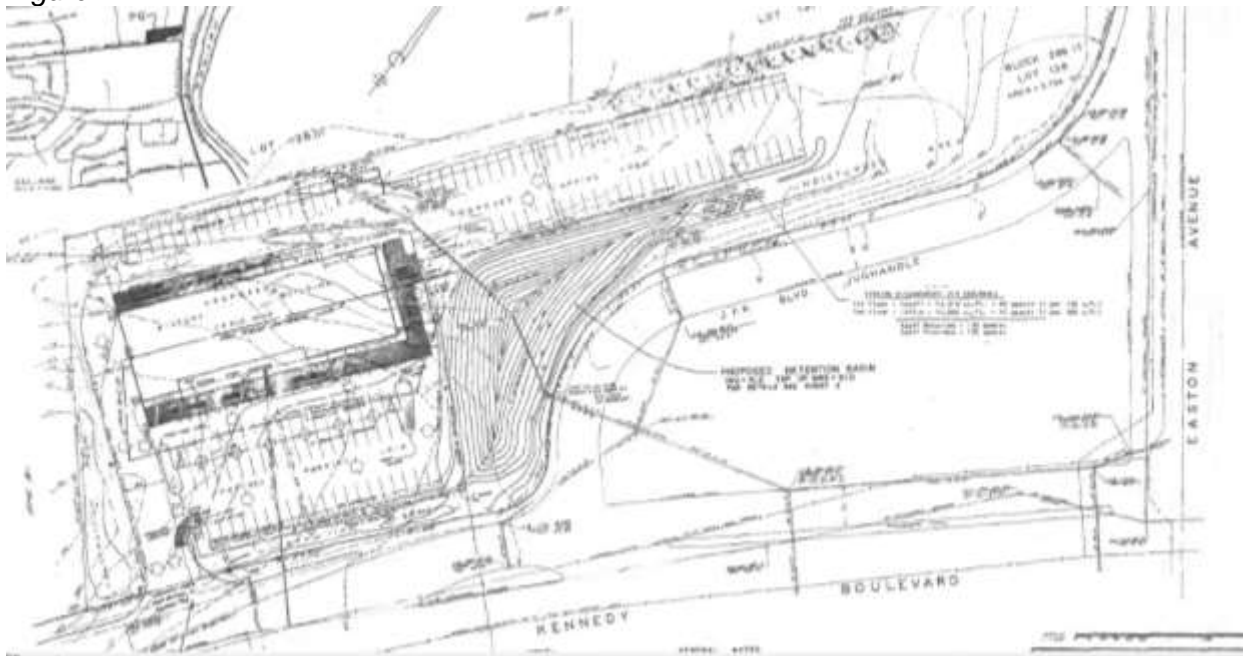
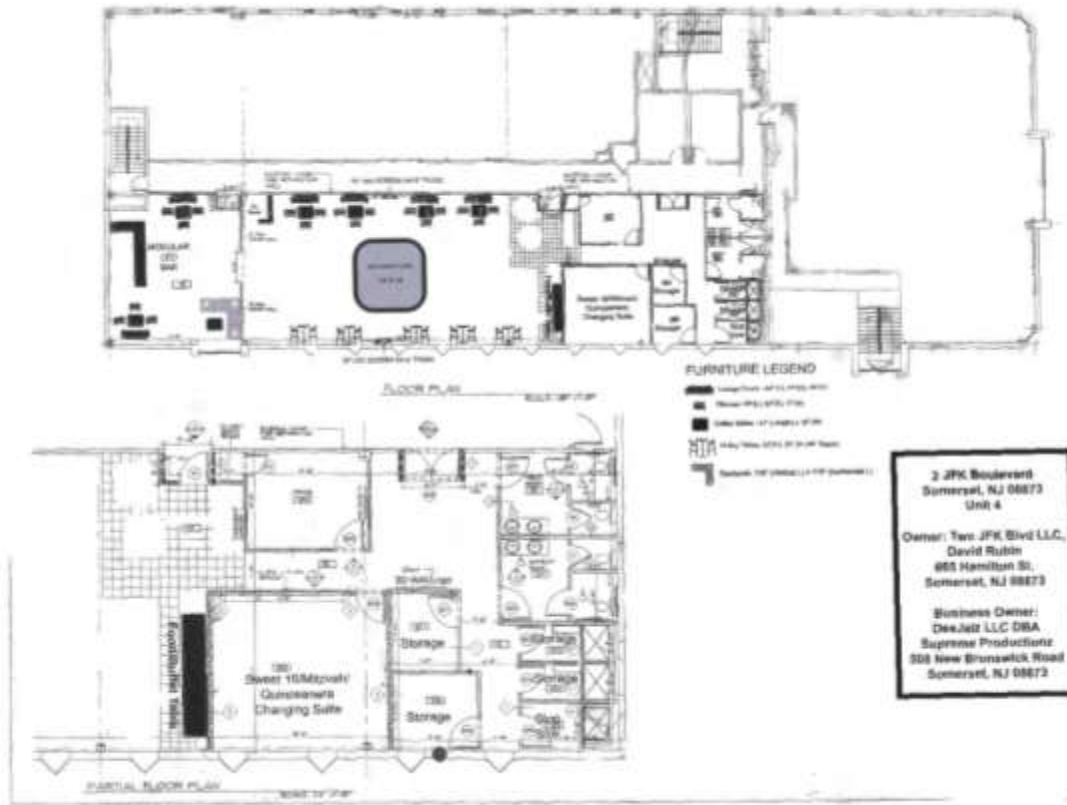


Figure 3



SUPREME PRODUCTIONZ - FLOOR PLAN LAYOUT (2 JFK BLVD., SOMERSET, NJ 08873 - UNIT 4)