

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: January 8, 2021

Re: Executive Drive Investments, LLC – Preliminary and Final Site Plan with “c” Variances
490 Elizabeth Avenue (Block 514; Lot 34); PLN-20-00009

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

- 23-sheet set of site plan drawings prepared by Hammer Land Engineering last revised 12/23/20
- 2-sheet set of architectural plans prepared by Cerminara Architect last revised 12/23/20

Site and Project Description

The 5.49-acre subject site is located along the westerly side of Elizabeth Avenue within the B-I¹ (Business & Industry) zone. The site is currently occupied by a single-family home and associated accessory structures in the front portion of the site. The majority of the site is undeveloped and tree-covered with a wetlands area to the rear of the site. The Franklin High School site adjoins the subject site to the southwest.

The application consists of the construction of a 48,037 square foot warehouse/ office building consisting of 46,037 square feet of warehouse space and 2,000 square feet of office space with associated site modifications including vehicular access drive, parking and loading areas, stormwater management facilities, utility connections, grading, landscaping and lighting.

The applicant intends to connect to sanitary sewer via a proposed line that would run through the Franklin High School site and the Hellar Park Lane right-of-way to connect to an existing manhole located at the Hellar Park Lane/ Jenson Drive intersection.

¹ Ordinance No. 4333-20 (<https://ecode360.com/FR0703/laws/LF1255659.pdf>) consolidated the Township’s M-1, M-2 and C-B zones into a new zone – the Business and Industry (B-I) zone. Thus, the subject site was effectively re-zoned from the M-1 zone to the new B-I zone. The previously-required frontage variance is no longer required. The site plan (including zoning table and reflective of required setbacks on the site plan) should be revised to reflect the requirements of the B-I zone.

The proposal requires the following approvals:

- *Site Plan*

Review Comments

1. I defer to Traffic Safety and/or the reviewing engineer whether traffic control signage and/or pavement markings should be modified/ supplemented to better enforce the one-way traffic circulation proposed on the site.
2. Per the tree replacement calculations on the plan, the required tree replacement value is 520 trees. The site plan proposes 342 qualifying replacement trees leaving a deficit of 178 trees. The remaining deficit shall be met per contribution to the Township Shade Tree Fund per Chapter 222.
3. No sidewalk is proposed along the site frontage. It is noted that no sidewalks exist in the vicinity of the site along Elizabeth Avenue. The Board may wish to discuss whether a sidewalk should be required along the site frontage or whether the Board should require a payment-in-lieu.
4. The development will be subject to collection of Non-Residential Development (“COAH”) Fees equal to 2.5% of equalized assessed value.

Figure 1: Site Location

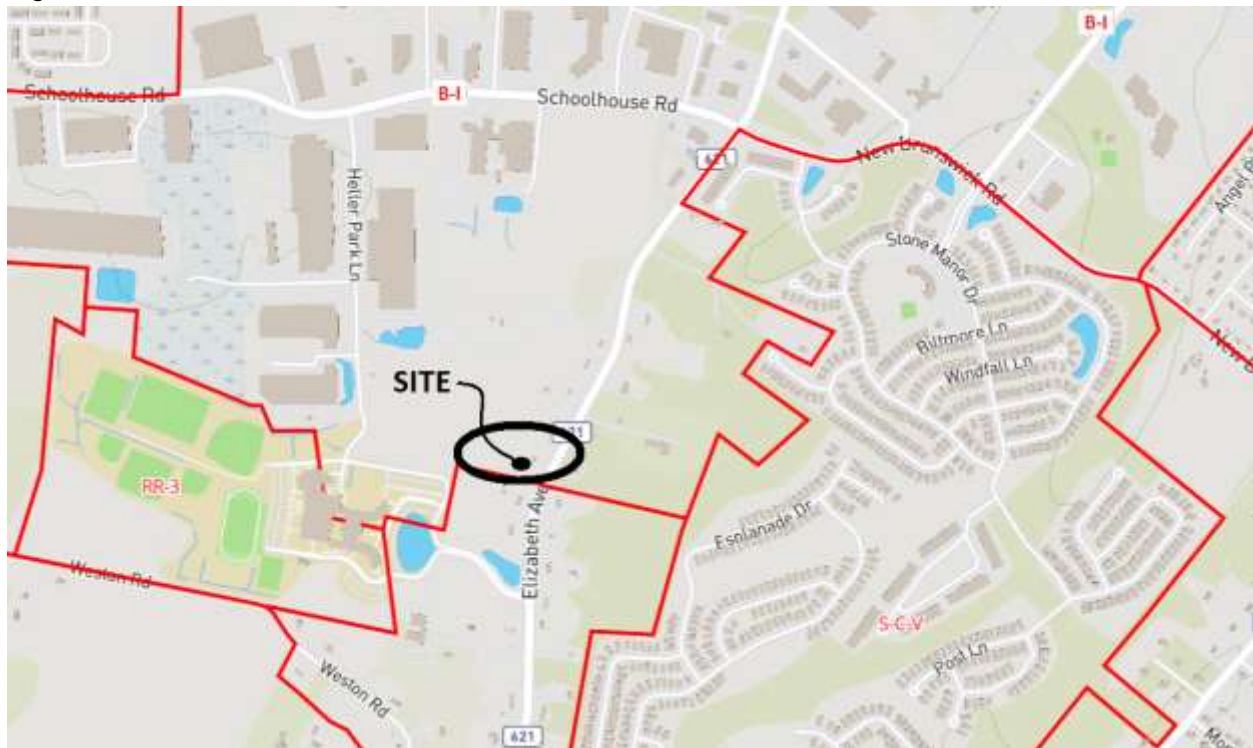


Figure 2: Site and Surrounding Area



Figure 3: Site Frontage

