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February 5, 2021

Township of Franklin
Zoning Board of Adjustment
475 DeMott Lane
Franklin Township, New Jersey 08873

**Re: Application of Dimitrakis General Contracting, Inc.
ZBA 20-00025 C Variance
Property Located at 40 Suydam Road (Block 36.01, Lot 13.02)
Franklin Township, NJ
Hearing Date: February 18, 2021**

Dear Chairman and Board Members,

This firm represents the above referenced applicant who is seeking C variance approval to develop a single family residence on this property which previously contained a residence and barn. A brief history concerning the property was provided by the current owner, Charles Read who has jointly owned the property with Hilary Brown since 1982. The applicant requests that this letter and the attached photographs be presented as exhibits at the February 18, 2021 hearing.

After acquiring the property in 1982, Mr. Read and Ms. Brown lived in the house and made improvements to the barn over a period of 10 years, until they moved in 1992. They then rented the house to tenants, for nearly 20 years.

During a storm in 2010, a very large tree fell on the barn causing extensive damage to the roof and the ensuing water damage and subsequent winter ice storms compounded the damage. (See attached Photographs, Exhibits A and B)

In 2011, after being unable to get in touch with the tenants following their non-payment of rent the owners learned that the tenants had lost their jobs and between job loss and medical emergencies, had vacated the premises without providing notice. As a result of the tenants leaving without notice there was no heat in the premises and the pipes froze and burst throughout the house causing significant water damage and mold.

As a result of the damage from the large tree falling on the barn in 2010 and subsequent water and exposure damage, the township requested that the property owner demolish the barn (or repair the damage), due to concerns raised by a neighbor. After assessing the extensive damage to both the house and the barn, the owners decided to demolish both structures, the house and the barn. All required permits were obtained and the demolition work was completed in Spring of

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2013. Prior to performing the demolition work, in early 2012, Mr. Read confirmed with township officials that after the demolition, they would still have a viable (e.g. 2-acre) building lot that would conform to the surrounding lots.

I trust the forgoing and attached photos will be helpful with respect to providing some history of the property and the previous residence which was located on the property. The applicant would like to include this letter and the attached photos as Exhibits for the February 18, 2021 hearing. Thank you for your courtesies in this matter.

Very truly yours,



Steven M. Hambro, Esq.

SMH/jr

Enclosures

cc: Dimitrakis General Contracting, Inc.