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MARTIN S. GOLDIN
(1962-2002)

February 12, 2021

**Via E-mail
and Regular Mail**

Christine Woodbury, Secretary
Planning/Zoning Boards
Township of Franklin
475 DeMott Lane
Somerset, New Jersey 08873

Re: **Dada Bhagwan Vignan Institute
Docket # ZBA-19-00040**

Dear Ms. Woodbury:

Pursuant to meetings with the adjoining property owners and Township Staff, we have made the following revisions to the plans that will be presented at the next meeting:

1. Added 10 feet high berm with 8 feet pine trees (2 rows) at rear to provide a screen of the proposed building to the farm.
2. Added fence along rear property line on two sides adjoining the building, per Mr. Snyder's request, to keep people from wandering onto his farm field.
3. Added planted evergreen hedge at parking lot towards front neighbor on South Middlebush Road to further block the view of the cars and any headlight impact.
4. Removed the current driveway to the property along with the pipe at the street. Driveway will now be over 300 feet from the Warwick's property line and it will be posted for no parking.
5. Provided additional plantings agreed to where existing driveway will be removed.

6. Proposed street trees will be setback to ensure adequate site distance along South Middlebush Road at proposed driveway. A site distance line is also shown from the Snyder's driveway to confirm that these trees don't obstruct their view.
7. The proposed driveway, only, will be used as the construction entrance.
8. The proposed parking lot lights shall be on a timer and separate circuits so that they will be lit only when necessary.
9. Access to the existing house will now be from the proposed parking area closest to the house of worship.
10. The House of worship will meet the 75 foot side yard setback requirement and be shifted to be 130 feet from the rear property line (from the original proposed 50 feet).
11. We have added a note on the plans that the trees shown shall remain in the area specified at the house of worship / Snyder property line. A tree removal plan is in our plan set and will be updated accordingly.
12. We will abide by any federal standards regarding tree clearing limitations for time of year as they may apply to this site

Please be advised that the revised site plans will be provided under separate cover by Mr. F. Mitchel Ardman, P.E., P.P. of The Reynolds Group, Inc.

If you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

Peter U. Lanfrit
Peter U. Lanfrit *OCESL*

PUL:eesl

cc: Dada Bhagwan Vignan Institute (via e-mail only)
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