

Franklin Township

Somerset County, New Jersey

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Township Technical Review Committee (TRC)

MEMORANDUM

To: Zoning Board of Adjustment

From: Technical Review Committee (TRC)

Date: June 2, 2021

Re: Allwell Pharmacy, LLC (ZBA-21-00010) - 49 Veronica Avenue, Suite 106 (Block 88.02, Lot 73 – D(1) Use Variance

SITE & PROJECT DESCRIPTION

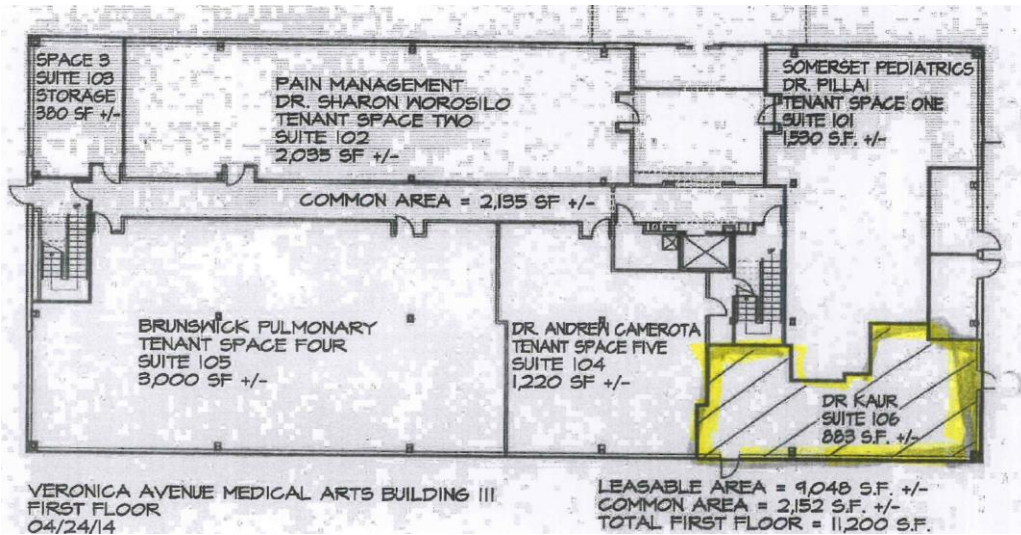
The applicant describes the nature of the application and the need for a D(1) use variance as follows (from application form):

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.

The Applicant seeks a use variance to construct and operate a pharmacy within Suite 106 of 49 Veronica Avenue which is a total of 1,067 s/f, including common areas. The 49 Veronica Avenue is in the B-1 Zone and is currently utilized for medical office space and laboratory space, which are permitted uses. The proposed pharmacy would fill prescriptions and sell over the counter medications and surgical supplies to patients within the building, as well as to members of the public, thus requiring a use variance for the zone.

Application materials (including a traffic and parking assessment) can be found on the Township website: <https://www.franklintwpnj.org/Home/Components/Calendar/Event/17596/2193>

The area within the building proposed to be comprised of the proposed pharmacy use is indicated in the floor plan below:



The site and surrounding area:



REVIEW COMMENTS

None.