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MARTIN S. GOLDIN
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May 26, 2021

**Via E-mail
and Hand-Delivery**

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

Re: **Brentwood Bay, LLC
(Property formerly owned by 7507
Properties, LLC)
Docket # ZBA-19-00006**

Dear Ms. Woodbury:

As you are aware, this office represented the above applicant who on June 6, 2019 obtained Preliminary and Final Site Plan Approval, D Variances and C Variances from the Zoning Board of Adjustment to construct two 4-story buildings consisting of 77 units (50 one-bedroom; 27 two-bedroom) at Hamilton Street, Mark Street and Pershing Avenue, Somerset, New Jersey. The resolution memorializing the approval was adopted on September 5, 2019. A resolution clarifying the conditions was memorialized on October 1, 2020.

In November 2020, the property/project was purchased by Brentwood Bay, LLC who will be constructing the project in accordance with the approval. This correspondence is to request relief from condition 13 of the aforementioned resolution which states:

Building architecture, including but not necessarily limited to exterior materials, shall be as provided on the submitted plans and testified to by the project architect at the hearing including use of same materials around the side and rear of the buildings as provided along the front (e.g., masonry base and siding) and modifications to sides facing Pershing Avenue (e.g., more windows) to address the comments of the Zoning Committee of Hamilton Street Advisory Committee.

The owner is requesting relief to use CertainTeed 7" Insulated vinyl siding instead of the Hardie Board 8" siding originally proposed. I am enclosing herewith the following in support of our request for relief:

1. Twenty-five (25) sets (1 original and 24 copies) of the General Application Form;
2. Two (2) copies of the General Application Submission Checklist;
3. Twenty-five (25) sets of the revised architectural drawings prepared by Kurt J. Ludwig, AIA, Architect dated November 13, 2018, revised through September 25, 2020;
4. Twenty-Two-five (25) copies of correspondence prepared by the owner of the property dated April 15, 2021;
5. Check No. 0076 in the amount of \$325.00 representing payment of the fee associated with this application; and
6. CD containing digital copies of the application materials.

At your earliest convenience, kindly advise when this matter can be placed on the Board's agenda for discussion.

Should you have any questions or wish to discuss this further, please do not hesitate to contact this office.

Very truly yours,



Peter U. Lanfrit

PUL/db

Enclosures

cc: Brentwood Bay, LLC (via e-mail only)
Kurt J. Ludwig, AIA (via e-mail only)