

Franklin Township

Somerset County, New Jersey



Township Technical Review Committee (TRC)

MEMORANDUM

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To: Zoning Board of Adjustment

From: Technical Review Committee (TRC)

Date: July 6, 2021

RE: *Brentwood Bay, LLC* – 830 & 850 Hamilton Street (Blocks 143/ 145 Lots 21.01/
1.01– Relief of Condition (ZBA-19-00006)

As requested, we have reviewed the application materials and issue the following report for the Board's consideration:

Project Description

The applicant previously received D(1) use variance & site plan approval on 2/29/20 under the docket number indicated above, memorialized 9/5/19 and clarified by revised resolution 10/1/20.

The applicant seeks relief of a condition related to the use of exterior building materials. Condition #13 of the resolution (see below) required that the exterior building appearance shall be as presented to the Board at the hearing (i.e., consistent with the exhibits and testimony provided by the project architect).

13. 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.

In particular, the applicant seeks to substitute the proposed use of harde board siding with CertainTeed 7" Insulated vinyl siding. They are planning to use the "colors Sand Stone and Natural Clay to compliment the stone veneer." Aside from being less expensive the applicant indicates that vinyl insulated siding is a "much better option and aesthetically would stand up to the elements much longer."

TRC Review Comments

The Zoning Committee of the Hamilton Street Advisory Board (HSAB) offers the following recommendations to the Zoning Board for the Brentwood Bay relief of conditions application:

- 1) Harde Plank shall be installed on the facades facing Hamilton Street and the other facades may have the proposed siding.
- 2) The vinyl siding shall be seem-free where possible and where seems are necessary they shall be minimized and placed in a manner that lessens their visibility