

Franklin Township

Somerset County, New Jersey



DEPARTMENT OF PLANNING AND ZONING
Planning – Zoning – Affordable Housing
Planning Board – Zoning Board of Adjustment

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MEMORANDUM

To: Planning Board

From: Mark A. Healey, PP/AICP
Director of Planning/ Senior Zoning Officer

Date: August 18, 2021

Re: Mohamed Gouda - (PLN-20-00015) - Preliminary & Final Major Subdivision – 360 Franklin Boulevard (Block 286 Lot 14.02)

The applicant has submitted the application materials listed below:

- 16-sheet subdivision plan set prepared by VanCleaf Engineering Associates dated 12/15/17

Project History & Description

The subject site was created via an application for Minor Subdivision approved in 2007 under Docket #PLN 2007-00022. Under that 2007 approval, the applicant (Mount Carmal Church, Inc) subdivided their 5.88-acre site into two lots: lot 14.01 (3.06-acre site containing the existing church, parking lot and detention basin) and lot 14.02 (the 2.78-acre subject lot which was not proposed for development at that time). The resolution for that approval indicates that the applicant demonstrated that new lot 14.02 could be developed in the future via improvement of Rogers Avenue with a short cul-de-sac roadway extended into the site and that public water and sewer could be extended into the site at that location.

The subject site (lot 14.02) is undeveloped and largely forested. The sole existing road frontage for the lot is the 40-foot wide unimproved terminus of Rogers Avenue. The site is located within the R-10 single-family residential zone.

The applicant proposes to subdivide the lot into a total of 6 lots: 5 of the lots would contain a single-family residence while the 6th lot would contain a stormwater basin which is proposed to be dedicated to the Township. The lots would be accessed via a proposed cul-de-sac extension of Rogers Avenue, extending from Belmar Street. The plans propose a stormwater

management and the extension of public water and sewer lines from Belmar Street down the length of the proposed cul-de-sac roadway.

Each of the proposed lot comply with the lot and bulk requirements of the R-10 zone. No variances are sought with the subdivision application.

Review Comments

1. A sidewalk was recently constructed along the southerly side of Belmar Street. The plan should be updated to reflect current conditions along the Belmar Street right-of-way, to reflect necessary modifications along Belmar Street (e.g., drop curbs and crosswalks) and to propose a sidewalk along the proposed connecting to the existing sidewalk.
2. The applicant proposes to extend the Rogers Avenue right-of-way at the same width (40 feet) as currently exists to either side of Belmar Street. I defer to others (e.g., engineering review) as to whether the right-of-way should be increased to 50-feet within the site consistent with Township standards or whether continuing the existing width would suffice.
3. Per Chapter 222 and the calculations on the plan the tree replacement value is 479 trees (\$14,370 to be paid prior to filing of the subdivision).
4. The applicant proposes to clear the entirety of the site. Consistent with Chapter 222, the applicant should explore plan changes that would result in the preservation of at least some of the existing trees on site.
5. I defer to the reviewing engineer whether waiver of curbs would be appropriate.
6. Construction of the new homes will be subject to collection of affordable housing development fees equal to 1.5% of the equalized assessed value.

Figure 1: Site location



Figure 2: Proposed Subdivision (Applicant's exhibit)



