

# Franklin Township

Somerset County, New Jersey



## Township Technical Review Committee (TRC)

### MEMORANDUM

To: Zoning Board of Adjustment

From: Technical Review Committee (TRC)

Date: August 10, 2021

Re: Kingsley Sackey  
1465 Easton Avenue (Block 466 Lot 9)

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#### Site and Project Description

The subject 0.9-acre site is located within the R-40 residential zone along the northerly (westbound) side of Easton Avenue roughly opposite its intersection with Culver Street. The site is currently occupied by a single-family dwelling. The site is roughly triangular in shape, with a significant portion of the site being extremely shallow in depth. To the rear of the site the D&R Canal State Park.

Applicant seeks to build a 20' x 20' covered pavilion in their side yard. The placement creates need for the following variances:

- Front Yard (accessory structure): 55<sup>1</sup> feet required – 25 feet proposed
- Rear Yard (accessory structure): 25 feet required – 10 feet proposed

#### Review Comments

1. The applicant will need to prove to the Board's satisfaction that grant of the variances would be justified under the C-1 (hardship) and/or C-2 (better zoning alternative). Staff does note the rather shallow depth of the lot which provides this lot a very small "back yard" and which essentially requires a variance for the placement of any accessory structure on the property.
2. The development will be required to obtain either approvals or letter of no interest from the following agencies:

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<sup>1</sup> The usual setback in the R-40 zone is 40 feet. However, this setback increases by 15 feet when located along an arterial roadway

- Delaware Raritan Canal Commission
- Franklin Township Historic Advisory Committee
- Franklin Township Construction Dept.

Figure 1: Site location

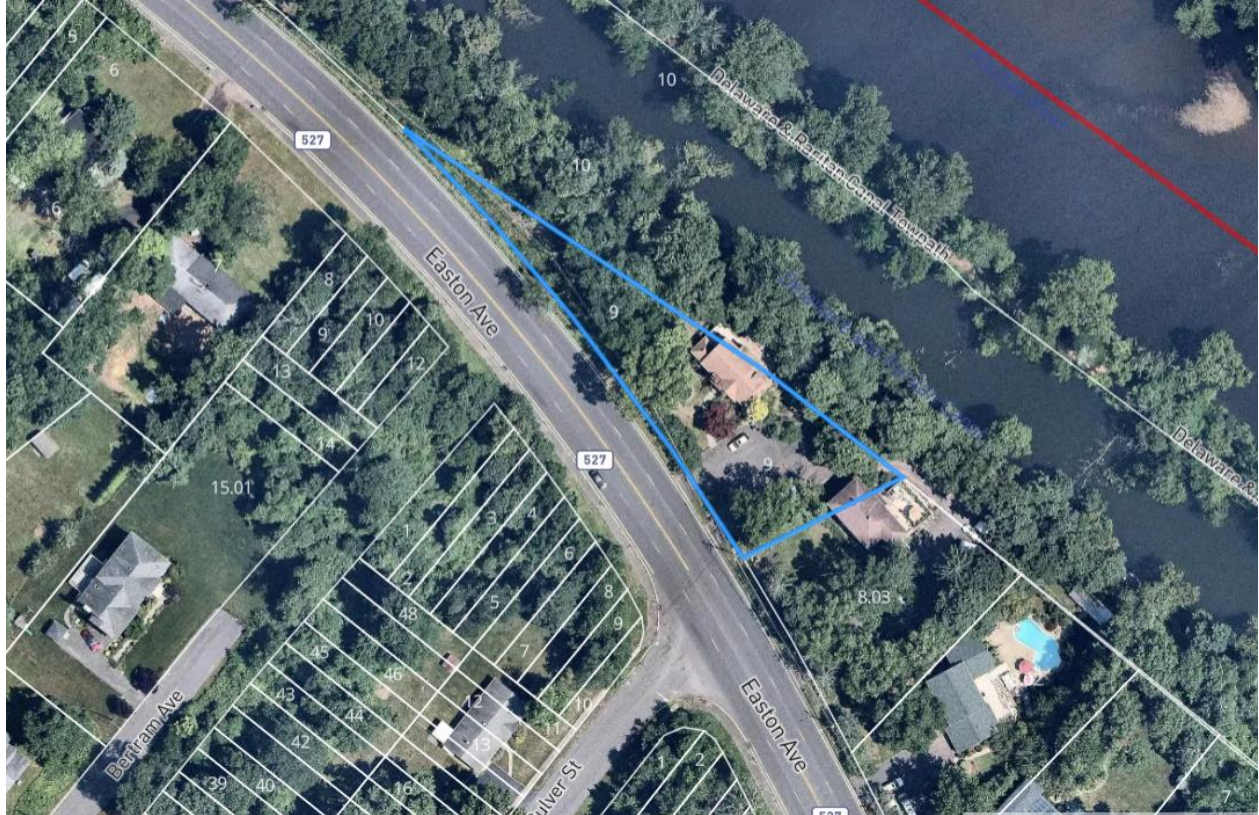


Figure 2: Survey plan

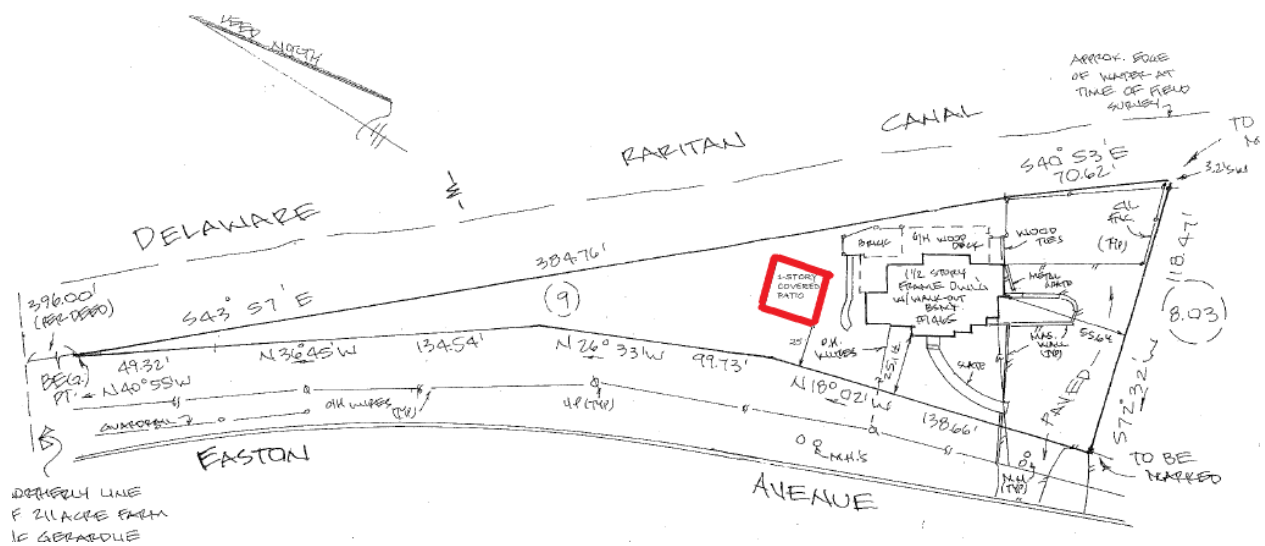


Figure 3: Building plans

