

**TOWNSHIP OF FRANKLIN
ZONING BOARD OF ADJUSTMENT
COUNTY OF SOMERSET, NEW JERSEY**

**VIRTUAL MEETING
December 2, 2021**

This Regular Meeting of the Township of Franklin Zoning Board of Adjustment was held virtually at 475 DeMott Lane, Somerset, New Jersey and was called to order by Chairman Thomas at 7:30 p.m. The Sunshine Law was read, and the roll was called as follows:

PRESENT: Cheryl Bethea, Joel Reiss, Gary Rosenthal, Robert Shepherd, Kunal Lakhia, Elizabeth Clarkin, and Chairman Thomas

ABSENT: Richard Procanik, Alan Rich, and Vaseem Firdaus

ALSO PRESENT: Francis Regan, Board Attorney, Mark Healey, Planning Director, and Christine Woodbury, Planning & Zoning Secretary

HEARINGS:

Ms. Woodbury, Planning & Zoning Secretary, discussed the applications that were being carried that evening to other dates. She also gave information for the public to attend those upcoming virtual meetings.

- **SAINT SHARBEL MARONITE CHURCH / ZBA-20-00027**

D(3) Conditional Use Variances, Preliminary & Final Site Plan w/“C” Variance in which the Applicant proposes demolishing the existing church and daycare use, as well as four (4) of the single-family homes on the site and constructing a new 35,699 sq. ft. place of worship at 526 Easton Avenue, Somerset; Block 261, Lots 1-6, in the OP & R-7 Zones - **CARRIED TO FEBRUARY 17, 2022 – with no further notification required.**

- **JOE SALAZAR / ZBA-21-00018**

“C” Variance in which the Applicant was asking for the construction of two (2) columns and a small roof over the existing front stoop at 51 Jurocko Avenue, Somerset; Block 207, Lot 9.12, in an R-7 Zone - **CARRIED FROM NOVEMBER 4, 2021 – with notification required for newspaper.**

Mr. Roberto Hernandez, Architect, Metuchen, NJ, came forward and was sworn in. The Board accepted his qualifications. He explained that the Applicant has an existing front stoop that did not have a roof overhead and they want to have constructed two (2) columns with a roof over the front door for coverage for inclement weather. Mr. Hernandez indicated that they were applying for two (2) variances that include not meeting the minimum front yard

setback of 25 ft. After the two (2) columns were constructed, the front yard setback would be 23.25 ft. He then indicated that they were also adding a bit of building coverage to the property, where currently the maximum permitted was 20%, 20.28% existing and 20.59% proposed. He noted that the concrete stoop was 5 ft., 6 inches wide x 4 ft., 4 inches in depth and were not seeking to expand the concrete base, but just add a roof with fiberglass shingles on top of columns wrapped with weatherproof material.

Ms. Bethea then asked if the proposed roof would be an extension of the home's roofline or would it have a different type of design. Mr. Hernandez drew the Board's attention to page C-1 of his architectural plans, which was the cover sheet of the plans. He told the Board that the existing home was depicted. Mr. Hernandez then stated that page A-1 showed the home with the columns and gable style roof with an arch-shaped front.

Mr. Healey spoke about the hardship of the home being situated right at the setback and that the proposed covered front stoop would be an aesthetic improvement to the front of the home. Mr. Hernandez concurred with Mr. Healey's opinion. Mr. Hernandez stated that the homeowner's had been renovating the home and just installed brand new siding and they take particularly good care of their property.

Chairman Thomas then asked if there were any other review comments, and Mr. Healey stated that the Technical Review Committee did a report with no comments listed.

Chairman Thomas then opened the meeting to the public. Seeing no one coming forward, the meeting was closed to the public. All were in favor.

Vice Chair Shepherd made a motion to approve the variances to build a roof over Mr. Salazar's stoop. Mr. Reiss seconded the motion, and the roll was called as follows:

FOR: Ms. Bethea, Mr. Reiss, Mr. Rosenthal, Vice Chair Shepherd, Mr. Lakhia, Ms. Clarkin, and Chairman Thomas

AGAINST: None

MEETING ADJOURNED:

A motion was made to adjourn the meeting at 7:47 p.m. The motion was seconded, and all were in favor.

Respectfully submitted,

Kathleen Murphy, Recording Secretary
February 4, 2021