

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

**REGULAR MEETING  
May 19, 2022**

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:

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**PRESENT:** Cheryl Bethea, Richard Procanik, Joel Reiss, Alan Rich, Gary Rosenthal, Robert Shepherd, Elizabeth Clarkin, and Chairman Thomas

**ABSENT:** Vaseem Firdaus

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

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**MINUTES:**

- **Regular Minutes – March 3, 2022**

Mr. Rosenthal made a motion to approve the Minutes, as submitted. Mr. Rich seconded the motion, and the roll was called as follows:

**FOR:** Ms. Bethea, Mr. Reiss, Mr. Rich, Mr. Rosenthal, Vice Chair Shepherd, and Chairman Thomas

**AGAINST:** None

**RESOLUTIONS:**

- **Neil Patel / ZBA-21-00005**

Mr. Rosenthal made a motion to approve the Resolution, as submitted. Mr. Reiss seconded the motion, and the roll was called as follows:

**FOR:** Ms. Bethea, Mr. Reiss, Mr. Rich, Mr. Rosenthal, Vice Chair Shepherd, and Chairman Thomas

**AGAINST:** None

**DISCUSSION:**

***Extension of Time:***

- **Calvary Baptist Church / ZBA-19-00005**

Mr. Steve Finkelstein, Esq., Attorney, appeared before the Board on behalf of the Applicant, Calvary Baptist Church. He indicated that the initial approval had been granted by the Zoning Board on May 21, 2020, and noted that the CME Engineer, Mr. Russo, had just signed off on the project and plans had been submitted. Mr. Finkelstein asked for their first Extension of Time for a year.

Vice Chair Shepherd made a motion to approve the Extension of Time for a period of one (1) year. Mr. Reiss seconded the motion, and the roll was called as follows:

FOR: Ms. Bethea, Mr. Procanik, Mr. Reiss, Mr. Rich, Mr. Rosenthal, Vice Chair Shepherd, and Chairman Thomas

AGAINST: None

**HEARINGS:**

- **KINGSLEY SACKKEY / ZBA-21-00015**

C Variance in which the Applicant sought to build a 20' x 20' covered pavilion in their side yard at 1465 Easton Avenue, Somerset; Block 466, Lot 9, in an R-40 Zone - **CARRIED to JUNE 2, 2022 – with further notification required.**

**DL - 6/3/2022**

- **MUHAMMAD H. REHMAN & TEHMINA HABIB / ZBA-22-00005**

C Variance in which the Applicant installed an enlarged driveway, walkway and patio without permits at 54 Winding Way, Princeton; Block 11.09, Lot 8, in an R10-A Zone - **CARRIED to JUNE 16, 2022 – with further notification required.**

**DL 07/15/2022**

- **1784 CAPITAL HOLDINGS, LLC / ZBA-21-00009**

D(1) Use Variance; Preliminary & Final Major Site Plan w/C Variances in which the Applicant was seeking approval for construction of a 125,335 sq. ft. self-storage facility at 1613 Route #27, Somerset; Block 85, Lots 58 & 59.02, in the GB Zone - **CARRIED FROM MAY 5, 2022, Board member vote only.**

Ms. Woodbury, Zoning Board Secretary, called the roll of those members who were not present at the past two meetings to put on the record that they have listened to the tapes of the previous meetings. The roll was called as follows:

FOR: Mr. Procanik, Vice Chair Shepherd, Mr. Reiss, Mr. Rich and Ms. Bethea

AGAINST: None

Chairman Thomas then asked if the Board had any comments or questions prior to the vote.

Mr. Reiss made a motion to approve the Application, as requested. Vice Chair Shepherd seconded the motion, and the roll was called as follows:

FOR: Ms. Bethea, Mr. Reiss, Mr. Rich, Mr. Rosenthal, and Chairman Thomas

AGAINST: Mr. Procanik and Vice Chair Shepherd

- **SARWAT SIDDIQUI / ZBA-22-00007**

C Variance in which the Applicant had a ground-mounted solar array installed. Upon submittal of the As-Built Survey it was discovered that it was placed closer to the front property line than permitted (50 feet required – 47 feet existing/ proposed). at 3 Wood Turtle Court, Franklin Park; Block 33.01, Lot 26, in the NRPC Zone - **CARRIED FROM MAY 19, 2022 – with further notification required.**

Mr. Sarwat Siddiqui, Co-Applicant, came forward and was sworn in. Mr. Healey indicated that the summary given for the hearing was comprehensive and that staff had no comments. He pointed out that there was a survey shown on the second page of the TRC Report showing the location, along with an aerial photograph on the third page showing its location in relation to the surrounding properties in the area. He also told the Board that it was noted that the neighboring property was hundreds of feet away with tree coverage blocking the view of the array from the neighbor.

Chairman Thomas made a motion to open to the public. Seeing no one coming forward, the meeting was closed to the public.

Vice Chair Shepherd made a motion to approve a variance to correct the mistake in locating the solar array. Ms. Bethea seconded the motion, and the roll was called as follows:

FOR: Ms. Bethea, Mr. Procanik, Mr. Reiss, Mr. Rich, Mr. Rosenthal, Vice Chair Shepherd, and Chairman Thomas

AGAINST: None

**MEETING ADJOURNED:**

Chairman Thomas made a motion to adjourn the meeting at 7:46 p.m. The motion was seconded, and all were in favor.

Respectfully submitted,

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Kathleen Murphy, Recording Secretary  
July 9, 2022