

**FRANKLIN TOWNSHIP, SOMERSET COUNTY, NJ
ZONING BOARD REGULAR MEETING
THURSDAY, APRIL 20, 2023
7:30 P.M.
SUMMARY OF ACTION**

SUNSHINE LAW

ROLL CALL

MINUTES

RESOLUTION

- American Outdoor Advertising / ZBA-22-00019
- Dollar tree Stores, Inc. / ZBA-22-00025
- Linda Swayne / ZBA-23-00000

APPROVED

DISCUSSION

HEARINGS

- **ALAN & GLORIA RICH / ZBA-23-00008**

Applicant received permit to build an addition. After construction, it was found to be slightly closer to side lot line than permitted at 45 Ellison Road, Somerset; Block 386.01 Lot 113 in zone R-40

DL 07/23/2023

APPROVED

- **SOMERSET at ATRIUM, LLC / ZBA-23-00005**

Sign Variance in which applicant seeks approval for height and size for a sign at 240 Atrium Drive, Somerset; Block 468.01 Lot 21.11 in B-I zone

DL 06/13/2023

CARRIED from APRIL 13, 2023 – newspaper notification needed

APPROVED

- **GABRIEL MERCADO & LUZILDA MERCADO-ESPARRA / ZBA-23-00003**

C Variance in which the applicant proposes to gut the existing single-story dwelling and add a full second story as well as adding a nearly equal-sized two-story addition converting the structure into a duplex at 85 Henry Street, Somerset; Block 174 Lot 38.01 in R-7zone

DL 05/25/2023

CARRIED from APRIL 13, 2023 – newspaper notification needed

APPROVED

- **64 CASA ESENCIA, LLC / ZBA-21-00027**

Preliminary & Final Major Site Plan w/D Variance in which applicant seeks to build 12 townhouse units at 64 Norma Avenue, Somerset; Block 234 Lots 3-7 in zone O-P

DL 04/30/2023

CARRIED to MAY 18, 2023 – no further notification needed