

**TOWNSHIP OF FRANKLIN
PLANNING BOARD
COUNTY OF SOMERSET, NEW JERSEY**

**REGULAR MEETING
June 7, 2023**

The regular meeting of the Township of Franklin Planning Board was held at 475 DeMott Lane Somerset, NJ, and was called to order by Vice Chairman Brown, at 7:30 p.m. The Sunshine Law was read, the Pledge of Allegiance said, and the roll was taken as follows:

PRESENT: Theodore Chase, Jennifer Rangnow, Robert Thomas, and Charles Brown

ABSENT: Councilman Anbarasan, Erika Inocencio Meher Rafiq, Sami Shaban, Mustapha Mansaray, Rebecca Hilbert, and Chairman Orsini

ALSO PRESENT: Mr James Clarkin, Board Attorney, Mark Healey, Planning Director, and Christine Woodbury, Planning & Zoning Secretary

Due to the absence of a Board quorum, the Board Attorney, Mr. James Clarkin, announced that they would not be able to hold the meeting that evening. He apologized to the Applicants and the public who had come to the meeting that night and indicated that the Minutes and the Resolutions would be voted upon at the next meeting.

MINUTES:

- **Regular Meeting – April 19, 2023**

RESOLUTIONS:

- **Asha Abraham / PLN-17-00001**
- **Royal Somerset Inn, LLC / PLN-23-00001**

PUBLIC COMMENTS:

There were no public comments taken at the meeting that evening.

HEARINGS:

- **EWA SOMERSET 400 OWNER, LLC / PLN-22-00013**

Ms. Jennifer Porter, Esq., Attorney, appeared before the Board on behalf of the Applicant EWA Somerset 400 Owner, LLC. Preliminary & Final Major Site Plan w/”C” Variances in which the Applicant wanted to demolish the existing building and construct two (2) warehouses totaling 370,776 sq. ft. at 400 & 600 Atrium Drive, Somerset; Block 468.01, Lots 21.06 & 21.14, in the B-I Zone.

Due to the absence of a Board quorum, the Applicant and Board agreed to table the hearing until the next available meeting. Board Attorney, Mr. James Clarkin, announced that the hearing would be **CARRIED TO JULY 5, 2023, with no further notification or further publication required.**

DL – 07/31/2023

- **THE JAIN CENTER OF NEW JERSEY / PLN-23-00011**

Mr. Peter U. Lanfrit, Esq., Attorney, appeared before the Board on behalf of the Applicant, The Jain Center Of New Jersey. Applicant seeks Site Plan and Sign Variance approval for construction of an entrance “archway” structure across the entrance/exit drive which connects to Cedar Grove Lane at 111 Cedar Grove Lane, Somerset; Block 468.07, Lot 45, in an R-40 Zone.

Due to the absence of a Board quorum, the Applicant and Board agreed to table the hearing until the next available meeting. Board Attorney, Mr. James Clarkin, announced that the hearing would be **CARRIED TO JULY 5, 2023, with no further notification or further publication required.**

DL - 08/24/2023

- **BALDWAS REALTY, LLC / PLN-22-00009**

Mr. Peter U. Lanfrit, Esq., Attorney, appeared before the Board on behalf of the Applicant, Baldwas Realty, LLC. Preliminary & Final Major Site Plan, Preliminary & Final Major Subdivision w/"C" Variances in which the Applicant seeks approval to construct a 62,500 sq. ft. warehouse at 545 & 549 Weston Canal Road, Somerset: Block 516.01, Lots 4.03 & 5, in the Business & Industry (B-I) Zone.

Due to the absence of a Board quorum, the Applicant and Board agreed to table the hearing until the next available meeting. Board Attorney, Mr. James Clarkin, announced that the hearing would be **CARRIED TO JULY 5, 2023, with no further notification or further publication required.**

DL - 07/31/2023

COMMITTEE REPORTS:

There were no Committee Reports discussed.

WORK SESSION / NEW BUSINESS:

There was no Work Session or New Business discussed.

EXECUTIVE SESSION:

The Board did not enter into Executive Session.

ADJOURNMENT:

Again, the Board Attorney, Mr. James Clarkin, announced that there would be no meeting that evening due to a lack of Board quorum. He apologized to the Applicants and the public who attended.

Respectfully submitted,

Kathleen Murphy, Recording Secretary
July 5, 2023