

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

**REGULAR MEETING
February 15, 2024**

This Regular Meeting of the Township of Franklin Zoning Board of Adjustment was held 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, Richard Procanik (arrived at 7:34 p.m.), Alan Rich, Gary Rosenthal, Robert Shepherd, Vaseem Firdaus, Faraz Khan, and Chairman Thomas

ABSENT: Richard Procanik, Joel Reiss and Michael Dougherty

ALSO PRESENT: Eric Bernstein, Board Attorney, Mr. Vincent Dominach, Economic Development Director/Zoning Officer, and Christine Woodbury, Planning & Zoning Secretary

MINUTES:

- **Regular Meeting – December 21, 2023**

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. Rich, Mr. Rosenthal, Vice Chair Shepherd, Ms. Firdaus and Chairman Thomas

AGAINST: None

RESOLUTIONS:

- **Board Attorney Appointment**

Ms. Bethea made a motion to approve the Resolution. Ms. Firdaus seconded the motion, and the roll was called as follows:

FOR: Ms. Bethea, Mr. Rich, Mr. Rosenthal, Vice Chair Shepherd, Ms. Firdaus, Mr. Khan, and Chairman Thomas

AGAINST: None

- **Fischer Realty, LLC / ZBA-22-00014**

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

FOR: Mr. Rich, Mr. Rosenthal, Ms. Firdaus, Mr. Khan, and Chairman Thomas

AGAINST: None

HEARINGS:

- **ECG NEW JERSEY, INC / ZBA-23-00014**

D(1) Use Variance Applicant sought to operate a 1,600 sq.ft. place-of-worship in one of the tenant spaces at 1165 Route #27, Somerset; Block 88.01, Lot 43, in the G-B Zone - **CARRIED TO MARCH 7, 2024 - with no further notification required.**

DL 04/14/2024

- **THOMAS HAUSS / ZBA-23-00021**

C Variance in which the Applicant was requesting to construct an addition to the home at 23 Triplet Road, Somerset; Block 396, Lot 34, in an R-20 Zone - **CARRIED TO MARCH 7, 2024 – with further notification required.**

DL 05/04/2024

- **DAVID WERENSLY / ZBA-24-00003**

C Variance in which the Applicant seeks a variance for construction of an addition built slightly into the side setback at 6 Liberty Lane, Somerset; Block 386.03, Lot 34, in the R-20 Zone.

Mr. Dominach, Economic Development Director/Zoning Officer, stated that the Applicant recently received building permits and did everything they were supposed to and put an addition on their home. He added that they had a 15 ft. side yard setback required, but that when they did the As-Built Survey, there was noted a slight mistake by the builders. He explained that there was supposed to be a 15 ft. side yard setback and there was only 14.4 ft., so they were about 7 inches too close to the setback. Mr. Dominach explained that the construction was completed, but that there was an error.

Mr. David Werensly, Applicant, came forward and was sworn in. Mr. Werensly stated that Mr. Dominach's explanation as to what occurred was correct, and that the Architect on the project admitted fault and that he had used the Site Survey that was done in 1976 and had incorrectly used the wrong measurement.

The meeting was then opened to the public. Seeing no one coming forward, the meeting was closed to the public.

Vice Chair Shepherd made a motion to grant a variance to allow for a shortened side setback. Ms. Bethea seconded the motion, and the roll was called as follows:

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

AGAINST: None

MEETING ADJOURNED:

Vice Chair Shepherd made a motion to adjourn the meeting at 7:37 p.m. Ms. Bethea seconded, and all were in favor.

Respectfully submitted,

Kathleen Murphy, Recording Secretary
March 19, 2024