TOWNSHIP OF FRANKLIN
Board of Adjustment
Agenda
Thursday, May 21, 2026

SUNSHINE LAW

ROLL CALL

MINUTES

RESOLUTION

DISCUSSION

HEARINGS

LEVIN PROPERTIES, L.P. / ZBA-24-00001

Preliminary & Final Major Site Plan w/C Variances in which applicant proposes to construct a 4-story apartment building at 940 Easton Avenue, Somerset; Block 385 Lot 2.07 in zone GB

THIS APPLICATION HAS BEEN WITHDRAWN

ISLAMIC CIRCLE of NORTH AMERICA, NJ, INC / ZBA-25-00024

D(1) Use Variance in which applicant seeks approval for interior renovations converting a portion of premises from office use to a prayer room/house of worship at 1320 Hamilton Street, Somerset; Block 90 Lot 3 in zone B-I

CARRIED TO A DATE TO BE DETERMINED – notification needed

ART HEINRICH / ZBA-26-00004

D(1) Use Variance in which applicant seeks approval to convert the second floor from storage space to “living space” at 6 Hawthorne Drive, Somerset; Block 126 Lot 194 in zone HBD

CARRIED to JUNE 04, 2026 – notification needed to outside agencies

IGLESIA CHRISTIANA REFUGIO, INC / ZBA-26-00001

D(3) Conditional Use Variance & Site Plan in which applicant proposes to utilize the existing two-story frame building as a house of worship at 680 Easton Avenue, Somerset; Block 322 Lots 1-9 in zone O-P

https://www.franklintwpnj.org/committees-commissions/zoning-board-of-adjustment/application-material/iglesia-christiana-refugio-inc-zba-26-00001/-fsiteid-1#!/

DL 05/28/2026

CARRIED to JUNE 04, 2026 – no further notification needed

EC report 03.03.26 ng.docx
TRC report 03.04.26.docx

DREAM ON ME INDUSTIRES, INC. / ZBA-26-00002

C Variance in which applicant is seeking a number of sign variances associated with various signs installed on site at 45 Veronica Avenue, Somerset; Block 88.02 Lot 71.01 in zone B-I

DL 05/28/2026

https://www.franklintwpnj.org/committees-commissions/zoning-board-of-adjustment/application-material/dream-on-me-industries-inc-zba-26-00002/-fsiteid-1#!/

CARRIED from MARCH 19, 2026 – no further notification needed

APPROVED
EC report 3.03.26 ng.docx
TRC report #2 05.19.26.pdf