**FRANKLIN TOWNSHIP LAND USE BOARD**

**AGENDA**

**MAY 25, 2022**

**7:30 PM**

**202 SIDNEY ROAD, PITTSTOWN, NEW JERSEY 08867**

**This meeting will be held remotely on Zoom**

**Zoom Meeting Information is below**

**Call to Order & Open Public Meeting Statement**

Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that a Notice was published in the Hunterdon County Democrat and the Express Times and the notice of this meeting was posted on the bulletin board in the Municipal Building.

**Pledge of Allegiance**

**Roll Call**

**Approval of Minutes**

**Approval of Bills**

**New Business**

1. **Memorialization of resolution:** Applicant Avi Telyas, property owner of Block 4 Lot 2, 10 Sidney Road, Annandale, NJ. The Land Use Board has granted approval of the following variances: minimum lot frontage, minimum lot width at front setback, minimum lot depth, minimum front yard setback, and minimum side yard setback.
2. **Hearing:** James Kontopodias, 121 Upper Kingtown Road, Pittstown, NJ, Block 24 Lot 23.01. Applicant has provided additional plans and is seeking a bulk variance from the Land Use Board to construct a one story, 3000 sq. ft. garage which exceeds the maximum allowable building size of an accessory building.
3. **Hearing:** Township of Franklin, 204 &206 Sidney Road, Pittstown, NJ, Block 16, Lots 41 & 42. The applicant is the owner of the subject parcels, which were previously developed as single-family residential properties. The prior dwellings and improvements have been removed from the property and the lots are currently vacant. The existing lots are undersized as they are located in a minimum 5-acre zone. The proposal is to merge the properties in question to make them more in conformance with the code, and to obtain variances to permit future development of the merged lot into a single-family residential property. No improvements are proposed on the lots at this time. Due to the size of the proposed merged lot, the applicant requires certain “c” variance relief.

**Public Comment**

**Comments from the Land Use Board, Non-Agenda Items, Other Business to come before the board**

**Adjournment**

No new business after 10:00PM unless agreed to by the Board. Any remaining items will be placed on the agenda for the next available meeting. Information pertaining to any item on the agenda is available for public review at the Municipal Building during normal business hours.

Time: May 25, 2022 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

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Meeting ID: 898 2342 2237

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