

FRANKLIN TOWNSHIP LAND USE BOARD
SPECIAL MEETING MINUTES
June 24, 2020

FLAG SALUTE:

The Franklin Township (Warren County) Land Use Board had a special meeting (virtual) on Wednesday, June 2, 2020. Chairman H. Meltzer called the meeting to order at 7:35 p.m. and declared all aspects of the Open Public Meeting had been met by posting notice of this meeting on the bulletin board in the Township Municipal building and notifying the Municipal Clerk. Advertisement of notice was posted in the Express Times of Easton, Pa. and the Star Gazette and the Township website.

ROLL CALL:

Members Present: Mayor DeAngelis, Mr. Onembo, Mr. Ferri, Mr. Meltzer, Mr. Van Sadlers, Mr. Butler, Corde, Banes, Handel, Hamler
Also Present: Attorney R. Schneider, Engineer M. Finelli, Planner J. Kyle

MINUTES: Minutes for June 3, 2020.

Eligible to Vote: DeAngelis, Onembo, Meltzer, Van Sadlers, Butler, Hamler (9:30)
Corde, Banes, Handel

COMPLETENESS ITEMS:

1. 2019-05-Cline – Completeness Review for a Minor Subdivision application located at 2496 & 2500 Route 57 also known as Block 3 Lot 17 & 13 on the Franklin Township Tax Map. Engineer M. Finelli stated the Board will not have to take action on the application it remains incomplete.

DISCUSSION ITEMS:

1. 2020-01- Citrine Power LLC – Public hearing for a module solar energy carport facility located at 674 Mt. View Road East also known as Block 47 Lot 9 on the Franklin Township Tax Map. The applicant was represented by Attorney M. Peck and Engineer P. Sturbenz. Attorney M. Peck provided the board with a brief description of the proposed project. Attorney R. Schneider swore in applicant Engineer P. Sturbenz. Engineer P. Sturbenz addressed Engineer M. Finelli's comments in his report dated June 2, 2020. Engineer P. Sturbenz reviewed exhibit A-1 sheet 1 of 8 of the Site Plan. The applicant is seeking Minor Site Plan approval to permit the construction of structure mounted solar panels on the referenced property owned by the Blue Army of Our Lady of Fatima. The solar panels are proposed to be mounted on four (4) carports

and one (1) pavilion which are proposed to be constructed to facilitate the solar installation. The facility will generate 1.16 MW and will provide power to the Shrine and be connected to the JCP&L power grid. The application also seeks a “c” Variance for violation of a required side yard setback and several design waivers. The property (Block 47 Lot 9) in Franklin township comprises 24.66 acres and contains an existing paved parking area and a separate gravel parking area which services the Shrine located on the adjoining property to the east, Block 68, Lot 39 in Washington Township. Lot 9 also contains two (2) outbuildings located on the southern portion of the lot.

Attorney R. Schneider swore in the executive director of the Blue Army Shrine, Mr. D. Carollo and Douglas Bagwill and Cella Bernie the designers and installers of the project.

Mr. Onembo asked what the estimated cost of the project was, Ms. Bernie indicated the lease agreement was not yet finalized.

Mr. Onembo asked what percentage is taxable with relation to the Blue Army Shrine.

Mayor DeAngelis stated Franklin Township is the parking structure and there is taxable benefit for Franklin Township.

Mr. VanSaders asked if they could reduce the size to eliminate the variance.

Mr. Corde stated that parking has always been an issue and they would need every available parking spot.

PUBLIC COMMENT: No public questions or further comments for Mr. D. Carollo and Mr. Bagwill.

Attorney R. Schneider suggested applicant submit a supplement landscape plan to Planner J. Kyle for review, the applicant agreed.

A motion to approve was made by Mr. Corde, seconded by Mr. Banes, Vote: Corde, Banes, DeAngelis, Onembo, Ferri, Meltzer, Van Saders, Santini, Handel – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

2. Aeronautical Facility License application from Frank Bogyos for an Ultralight Recreational facility located at 8 Wolverton Road also known as Block 56 Lot 39 on the Franklin Township Tax Map. Applicant Frank Bogyos was represented by Attorney W. McDonald. Attorney W. McDonald briefly explained the State Licensing process which included J. Onembo, Mr. Bogyos and the DOT.

Attorney R. Schneider swore in applicant Mr. Frank Bogyos. Mr. Bogyos indicated his aeronautical license was being sought for his own personal use and not for commercial purposes. Mr. Bogyos indicated on certain occasions he would be inviting guests who would be utilizing the property for the same use. Mr. Bogyos gave a brief description of a power motor, inflated flying wing as he described as a parachute with a motor. Mr. Bogyos indicated it takes approximately 15 to 20 feet to launch and requires calm winds of 5 to 8 miles per hour. Mr. Bogyos indicated he cannot fly during the day due to thermals it would most likely be before sunset or if in the morning not too early. Mr. Bogyos stated there would be no runway construction as they launch using grass buffers and no site improvements.

Mr. Onembo at this time stated that some fly very low over houses, cars and livestock etc. creating a problem for the neighbors. Mr. Onembo suggested that Mr. Bogyos and his friends watch their height when flying.

The Land Use Board members suggested the applicant comply with Franklin Townships current noise ordinance allowing hours to be only from 7:00 am to 10:00 p.m.

At the time of the public meeting, the Board determined and the applicant agreed to the following stipulated conditions in conjunction with his proposed use:

1. Implementation of a no-fly zone and noise abatement plan in accordance with the attached plan.
2. Compliance in all material respects with relevant provisions of the Franklin Township noise ordinance to the extent applicable.

A motion to approve was made by Mr. Corde, seconded by Mr. Meltzer, Vote: Corde, Meltzer, DeAngelis, Onembo, Ferri, Van Sadlers, Butler, Banes, Handel – Ayes, Santini – Nay, 0 – Abstain, the Ayes carry.

PUBLIC COMMENT: No public comment was offered.

ADJOURNMENT: 10:20 p.m.

With no further business before the board and no public comment offered the meeting was adjourned.

Respectfully Submitted,

Margaret Housman, Secretary