

FRANKLIN TOWNSHIP LAND USE BOARD
VIRTUAL MEETING MINUTES
January 5, 2022

FLAG SALUTE:

The Franklin Township (Warren County) Land Use Board met for their virtual regular meeting on Wednesday, January 5, 2022. Secretary M. Housman called the meeting to order at 7:38 p.m. and declared all aspects of the Open Public Meeting had been met by posting notice of this meeting on the municipal bulletin board and provided to the municipal clerk. Advertisement of notice was posted in the Star Ledger of Newark, NJ and the Express Times of Easton, Pa. as well as the Franklin Township website.

OATH OF OFFICE: Attorney R. Schneider swore in Land Use Board members Deputy Mayor D. Guth, Class I, J. Onembo, Class II, R. Herzer Class III, Alternate #1 D. Kubik, Alternate #2 M. Balogh

ROLL CALL:

Members Present:

D. Butler, G. Corde, M. Handel, R. Herzer, H. Meltzer, S. Santini, R. Sigler, J. Onembo, D. Guth, D. Kubik, M. Balogh

Members Absent: None

Also Attending:

Attorney R. Schneider, Engineer M. Finelli

REORGANIZATION OF THE BOARD:

Secretary M. Housman called for the nomination of Land Use Board Chair.

A motion was made by Mr. Corde, seconded by Mr. Herzer to nominate Mr. Meltzer as Land Use Board Chairman, no additional nominations were made nominations were closed. Vote: Corde, Herzer, Butler, Handel, Meltzer, Santini, Sigler, Guth – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

Chairman H. Meltzer called for the nomination of the Land Use Board Vice Chairman.

A motion was made by Mr. Onembo, seconded by Mr. Meltzer to nominate Mr. Corde as Land Use Board Vice Chairman, no additional nominations were made nominations were closed. Vote: Onembo, Meltzer, Butler, Corde, Handel, Herzer, Santini, Sigler, Guth – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

Appointments:

A motion to approve the resolution authorizing contracts with Richard Schneider, Esq. of Vogel, Chait, Collins & Schneider as Attorney; Michael Finelli, P.E. of Finelli Consulting Engineers as Engineer; James Kyle P.P. of Kyle & McManus Associates as Planner for Professional Services for 2022. A motion to approve was made by Mr. Meltzer, seconded

by Mr. Corde, Vote: Meltzer, Corde, Butler, Handel, Herzer, Santini, Sigler, Onembo, Guth – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

A motion to appoint Margaret Housman as Land Use Board Secretary was made by Mr. Meltzer, seconded by Mr. Herzer, Vote: Meltzer, Herzer, Butler, Corde, Handel, Santini, Sigler, Onembo, Guth – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

The Express Times and the Star Ledger were adopted as the Official Newspapers Designated for sunshine law notices. A motion to approve was made by Mr. Meltzer, seconded by Mr. Handel, Vote: Meltzer, Handel, Butler, Corde, Herzer, Santini, Sigler, Onembo, Guth – Ayes, 0 – Nay, 0- Abstain, all ayes motion carried.

A motion to adopt the 2022 Land Use Board regular and workshop meeting Schedule was made by Mr. Meltzer, seconded by Mr. Butler, Vote: Meltzer, Butler, Corde, Handel, Herzer, Santini, Sigler, Onembo, Guth – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

MINUTES: Minutes from the December 1, 2021 meeting.

A motion to approve the December 1, 2021 meeting minutes was made by Mr. Meltzer, seconded by Mr. Corde, Vote: Meltzer, Corde, Onembo, Butler, Handel, Herzer, Sigler, Kubik, Balogh – Ayes, 0 – Nay, 0 – Abstain all ayes motion carried.

DISCUSSION ITEMS:

1. Informal discussion for Society of Jesus Christ the Priest Block 34 Lot 7.03. The applicant was represented by Attorney W. Caldwell, Design Engineer Jose Diaz and Ramen Nacarino. Attorney W. Caldwell stated the 1998 application has been abandoned. Engineer M. Finelli stated questions were raised on the completeness review with Mr. Diaz and Mr. Onembo. Mr. Finelli stated that they needed a clear understanding for the use of the property and the conflicting information. The proposed uses were not consistent with the first review. The pending application has been filed. Mr. Finelli stated there is a lesser magnitude of change nothing of significant consequence society and some guests to attend.

Mr. Onembo stated family residential with a nice home where the priests live.

Mr. Ramen Nacarino stated there was adequate parking now for 10-12 including the priests.

Attorney W. Caldwell states it is a residential property with accessory structures

and no jurisdiction for site plan approval.

Attorney R. Schneider state the board will come to an understanding.

Mr. J. Onembo stated group homes are permitted with no site plan approval required for the request just limit any type of growth.

Attorney W. Caldwell stated the board does not have jurisdiction for site plan approval. Attorney Caldwell suggested he outline everything in a letter to get it on record.

Attorney W. Caldwell stated the single-family structure is currently used for the family of priests. The Society intends to transfer the chapel currently located within the house to the accessory structure barn. They intend to transfer the library and meeting areas to the barn as well. Mass would be held once per week in the barn attendance would not exceed 10-12 people. The plan or survey would be provided.

Engineer M. Finelli suggested Jose reach out to himself or Gene Weber regarding the process for questions.

PUBLIC COMMENT:

Attorney R. Schneider stated the board would not entertain any comments regarding the pending warehouse application. The application remains incomplete at this time.

Jean Paul Reece reviewed virtual instructions for public comment.

1. Pat Banes 366 Bloomsbury Road.
Mr. Banes stated with regard to warehouses White and others are looking at their zoning. Option to exclude warehouses a path to move forward into township, no response was offered.
2. Rick Canale 12 Lime Kiln Road.
Mr. Canale stated he is still having problem with large trucks trying to cross the River. A large truck got stuck and jack knifed on the bridge, some trucks come down the road and block the bridge.

Chairman H. Meltzer asked if it was a County Road Engineer M. Finelli said it was not but it's a narrow road clearly not negotiable by a large truck. Engineer M. Finelli said we had a similar problem on Whites Road.

Mr. J. Onembo asked if a sign reading one way would work or any additional signage.

Mr. D. Guth asked if the weight limit could be enforced.

Engineer M. Finelli explained the weight limit sign can be problematic it's an advisory sign its yellow, a no commercial vehicle maybe an option.

Pat Banes 366 Bloomsbury Road.

That sign is on Lime Kiln Road they may not see the sign talk to the County about a turning sign for 632. Maybe Township could send a memo to Warren County.

Engineer M. Finelli suggested to apply to the County and bring it to their attention.

Chairman H. Meltzer you would have to apply to the County for size and length of trucks restricted on certain roads maybe.

Mr. J. Onembo suggests revisiting the sign ordinance revisions and try to focus on it when it's not so busy.

Engineer M. Finelli advised Mr. Canale to come to a Township Committee meeting and ask for a letter to the County regarding signage for his road.

BILLS: A motion to pay vouchers submitted for payment was made by Mr. Meltzer, seconded by Mr. Herzer, all ayes motion carried.

The Board was closed to the public at this time.

EXECUTIVE SESSION: 9:00 p.m. to 9:20 p.m.

The Land Use Board went into Executive Session to discuss pending litigation: Broadway Solar. A motion to go into Executive Session was made by Mr. Meltzer, seconded by Mr. Herzer, all ayes motion carried.

A motion to come out of Executive Session was made by Mr. Meltzer, seconded by Mr. Corde, all ayes motion carried.

ADJOURNMENT: 9:20 p.m.

With no further business before the board and no further public comment offered the meeting was adjourned. A motion to adjourn was made by Mr. Meltzer, seconded by Mr. Corde, all ayes motion carried.

Respectfully Submitted,

Margaret Housman, Secretary