

FRANKLIN TOWNSHIP LAND USE BOARD
MINUTES
MARCH 17, 2010

FLAG SALUTE:

The Franklin Township (Warren County) Land Use Board met for their workshop meeting on Wednesday, March 17, 2010 at the Franklin Township Municipal Building at 2093 Rt. 57, Broadway, NJ 08808. Chairman H. Meltzer called the meeting to order at 7:30 p.m. and declared all aspects of the Open Public Meeting Act had been met by posting notice of this meeting on the bulletin board in the Municipal Building and notifying the Municipal Clerk. Advertisement of notice was placed in the Star Gazette of Hackettstown, NJ and the Express Times of Easton, Pa.

ROLL CALL: Mr. Corde, Mr. Hart, Mr. Meltzer, Mr. Tietz, Mr. Schnorrbusch, Mr. Viscione.

Members Absent: Mayor Blaszk, Mr. DeAngelis, Mr. Van Sadars, Mr. Santini, Mr. Onembo, Mr. Bloom, Mr. Sigler

Also Present: Attorney R. Schneider, Engineer N. Duvneck, Planner C. McGroarty

CORRESPONDENCE: A list was provided to the land use board members. The board had a brief discussion regarding a request to look at the definition for the IP zone.

DISCUSSION AND PUBLIC HEARING ITEMS:

1. Docket #09-05 - 55 Edison Road LLC - Continuation of a public hearing for a Preliminary Major Subdivision application for Block 26, lot 18. This application has been carried from the February 17, 2010 meeting without further notice being required and extensions granted. The applicant was represented by Attorney A. Lowcher, Engineer J. Chmielak and Geotechnical Consultant Gary Kribbs professional geologist. Applicant Attorney A. Lowcher stated he would like to begin with the applicant Engineer J. Chmielak's review of Major Subdivision plans from the February 17, 2010 meeting and then proceed to the applicant's Geologist review of the karst, phase I and phase II.

Engineer J. Chmielak presented additional exhibit A-7 a Colorized rendering of a major subdivision plan dated March 17, 2010 and presented A-5 Colorized rendering of major subdivision plan dated February 17, 2010. The Engineer's report noted the applicant has applied for both Preliminary and Final Subdivision approval as indicated on the application to the Land Use Board. It should be noted that the fees submitted with the application are only for a Preliminary Major Subdivision application. The application to the Land Use Board should be advised that the Engineer's office will only be reviewing this application as a Preliminary Major Subdivision at this time. The Township Land Use Board would only be reviewing this application strictly as a Preliminary Major Subdivision application at this time. Applicant Engineer J. Chmielak reviewed the most recent

submission including the deletion of one lot and the proposed restoration of the existing home and barn.

Attorney R. Schneider swore in Geologist Gary Kribbs, Mr. Kribbs reviewed the Phase I findings for the board. Engineer N. Duveneck, addressed comments in Engineer M. Finelli's report dated March 15, 2010. Mr. Kribbs reviewed the Phase I findings, Mr. Kribbs stated the site was prone to Karst, minor features very small he would consider geologically dormant.

Engineer N. Duveneck asked if someone was on site during test pits, Mr. Chmielak stated he oversaw all soil logs. Mr. Duveneck asked if ninety percent of the test pits were done where homes would be, Mr. Chmielak replied that's correct.

Geologist Mr. Kribbs reviewed exhibit A-4 and explained he had a nice density.

Engineer N. Duveneck requested the applicant address concerns for possible issues in the public right of way, just want to be certain there are no pinnacles in the roadway or cul-de-sac. Engineer N. Duveneck suggested as a condition of approval the applicant provide a plan showing all test pitting and agree to additional test pitting if we feel it's necessary we are not going to get extensive with it.

Attorney A. Lowcher agreed the applicant would provide additional test pitting if necessary and a plan will be provided as a condition of approval.

Attorney R. Schneider stated that one of the comments is that the applicant will provide a phase II geologic review, Attorney A. Lowcher stated since we have provided over two hundred holes already we have effectively provided a phase II subject to the conditions suggested by Engineer N. Duveneck.

Engineer J. Chmielak addressed comments from Engineer M. Finelli's report dated March 15, 2010. Mr. Chmielak suggested cobra head street lighting at the intersection would be appropriate subject to the satisfaction of the Township Engineer, the board agreed.

Planner C. McGroarty, stated the buffer is subject to the conservation easement. Attorney R. Schneider stated the easement should mirror the DEP regulations and will require a conservation easement drawn by your council and refer to the DEP statute.

Chairman Meltzer asked if lot 18.02 will be restricted, Mr. Chmielak stated the 300ft. buffer only applies to vegetation. Planner C. McGroarty asked if the buffer will appear on the homeowner's survey, Mr. Chmielak stated it could be put on at final and should be complied with by a note on the drawing.

The board had a brief discussion regarding required COAH units.

Stormwater piping to certain lots subject to the approval of the Township Engineer.

PUBLIC COMMENT: No public comment was offered, the public hearing was concluded at this time.

A motion to grant Preliminary Major Subdivision approval was made by Mr. Meltzer, seconded by Mr. Tietz, Vote: Meltzer, Tietz, Corde, Schnorrbusch, Viscione - Ayes, 0 - Nay, 0 - Abstain, motion carried.

The board had a brief discussion regarding a request to review current zoning. The board agreed to cancel all April land use board meetings.

ADJOURNMENT: 9:50 p.m.

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

Respectfully Submitted,

Margaret Housman, Secretary