FLAG SALUTE:

CALL TO ORDER: Statement of Compliance
Adequate notice of this meeting has been provided as required by law,
by posting of the annual meeting notice on the Municipal bulletin board
and website and by mailing to the Express Times and Star Ledger in
accordance with the Open Public Meeting Act 1975.

ROLL CALL:

MINUTES:
Minutes from the May 5, 2022 meeting.
Eligible to Vote: Mr. Corde, Mr. Meltzer, Mr. Sigler, Mr. Onembo Mr. Guth, Mr. Kubik, Mr.
Balough

NEW BUSINESS:
1. Resignation Letter from Mr. Michael Handel

OLD BUSINESS:

1. Application of the Society of Jesus Christ, the Priest
   - Determination of Completeness

2. Elizabethtown Gas Acquisition Corp. Renewable Natural Gas Receiving Station
   continuation of hearing for amendments to original resolution
   - This matter has been withdrawn by the applicant by memo dated May 17, 2022

3. Mizrahi Minor Subdivision
   - Requesting extension of the 90 day requirement to file deeds through August 12, 2022

PUBLIC COMMENT:
PAYMENT OF BILLS:

EXECUTIVE SESSION IF REQUIRED:

ADJOURNMENT:
Michael T. Handel  
15 Stewartsville Road  
Franklin Twp, NJ 08886  
27 May 2022  

Mr. Henry Meltzer  
Chairman  
Franklin Township (Warren County) Land Use Board  
2093 Route 57  
Broadway, NJ 08808  

Dear Henry:

It is with regret that I tender my resignation from the Franklin Township Land Use Board (LUB). Please consider this notice immediately effective, unless my presence is required as a formality during the upcoming 2 June 2022 LUB meeting.

Please understand that my family and I will be moving out of Franklin Township by the end of June, thus obliging my resignation from this position.

My time served on this Board has been both gratifying and enlightening. I thank the Board and the Township residents for the opportunity to participate over the last 3 years. I trust this Board remains in worthy hands with its dedicated members, skilled professionals, steadfast administrative support, and valued input from the residents of Franklin Township.

Sincerely,

[Signature]

Michael T. Handel
May 27, 2022

VIA E-MAIL ONLY

Ms. Kelley Smith, Secretary
FRANKLIN TOWNSHIP LAND USE BOARD
2093 Route 57
PO Box 547
Broadway, New Jersey 08808

Re: Informal Review
Society of Jesus Christ, the Priest
Block 34, Lot 7.03
Franklin Township, Warren County, New Jersey
FCE No. FRWL129C5

Dear Ms. Smith:

Our office has received the following information in support of the above referenced application:

1. Letters from Jose Diaz, AIA dated, December 13, 2021 and May 5, 2022 outlining the applicant’s proposed use of the property.

2. Letter from William Caldwell, Esq. dated, January 6, 2022 outlining the applicant’s proposed use of the property and questioning the need for Site Plan approval.


PROJECT SUMMARY

As the Board knows this property was previously granted use variance approval in 1998 for use as a religious educational facility. The use and proposed building renovations associated with the educational facility use were never implemented and the Board in 2019 determined that the variance expired.

The applicant appeared informally at the January 5, 2022 Land Use Board meeting represented by Attorney Caldwell and Architect Diaz to explain the manner in which the property is currently used and how they wish to use the property.

It was explained that the existing dwelling is currently occupied by four (4) priests and that the first floor of the existing barn is currently used for the priest’s recreational purposes. The December 13, 2021 and May 5, 2022 Diaz letters explain that the existing dwelling would continue to be used for housing the four (4) priests, but the barn would be renovated to conduct...
private chapel services (one per week) for the four (4) priests and up to 12 guest/lay members of the Order.

At the January 5, 2022 Land Use Board meeting our office was requested to provide recommendations as to the need for Site Plan approval and the potential need for any variances.

**Need for Site Plan Approval and Variances**

1. The proposed use of the property clearly meets the definition of a House of Worship as defined within the Franklin Land Development Ordinance. Houses of Worship are permitted as a Conditional Use within the RC Rural Conservation Zone. Based upon a preliminary review of the above submitted information the following conditional use standards for Houses of Worship appear not to be satisfied requiring “D3” variances.
   
a. Chapter 90-57. A(2) Buildings shall be located 100 feet from a residential district or property line. The existing barn is located 68.1 feet from the southerly property line and does not comply.

b. Chapter 90-57. A(3) Maximum permitted building height is 35 feet. The existing barn is 38 feet high and does not comply.

c. Chapter 90-57. A(6) Maximum permitted lot coverage is 30%. No information has been provided to determine whether the lot complies.

d. Chapter 90-57. A(7) Parking for a House of Worship is required at the rate of one (1) space per three (3) seats in the sanctuary. Considering the potential presence of four (4) priests and up to twelve (12) guests for a total of sixteen (16) people during worship services the required number of parking spaces is six (6). The plans show five (5) spaces, but they are not located convenient to the main entrance to the barn.

e. Chapter 90-57. A(9) Evergreen screening is required along a residential zone or property line. The Board will need to determine if the existing trees along the residences to the south are adequate.

2. Pursuant to Chapter 90-63. A. Site Plan approval is required for any proposed use other than the construction of a single-family dwelling. Based upon the proposed use as a House of Worship with an included detached Parsonage Site Plan approval is required.
In summary, a formal amended application seeking Site Plan approval with Variances (per N.J.S.A. 40:55D-70d(3)) should be submitted to the Board Secretary as the manner in which the property is proposed to be used has changed from the use as approved by the Board in 1998 and as more recently filed. The amended application should include a revised Land Use Board application form, a Site Plan, Site Plan and variance application fees and escrow fees and any applicable information required by the Site Plan checklists. The applicant may request waivers from checklist items which are not relevant to the application. At this time, the application remains administratively incomplete.

We trust that this report will be satisfactory for consideration by the Board.

Very truly yours,

FINELLI CONSULTING ENGINEERS, INC.

Michael S. Finelli, P.E., P.P., C.M.E
Land Use Board Engineer

cc. All Land Use Board Members, via e-mail only
    Richard Schneider, Esquire, via email only
    James Kyle, P.P., via email only
    William Caldwell, Esquire, via email only
    Francisco Perez, PE, via e-mail only
    Jose Diaz, AIA, via e-mail only

Society of Jesus Christ, the Priest Use Variance

May 27, 2022
Richard L. Schneider, Esq.
VOGEL, CHAIT, COLLINS & SCHNEIDER
25 Lindsley Drive, Ste. 200
Morristown, NJ 07960

Re: Franklin Township Land Use Board
    Application of Elizabethtown Gas Acquisition Corp.
    Renewable Natural Gas Receiving Station

Dear Mr. Schneider:

As you will recall, this office represents Elizabethtown Gas Acquisition Corporation ("ETG") in connection with the above matter.

The purpose of this letter is to withdraw ETG's request for amendments to the Land Use Board's written Resolution (the "Resolution") memorialized on November 3, 2021, which Resolution granted preliminary and final site plan approval and variance approval to construct a Renewable Natural Gas (RNG) receiving station on ETG's property in Franklin Township. ETG does not require any amendments to the Resolution and, accordingly, ETG's request for amendments to the Resolution is withdrawn.

Accordingly, ETG no longer needs to appear at the June 2, 2022 Land Use Board meeting.

Thank you for your and the Land Use Board's attention and consideration of this matter.

Very truly yours,

M. Richard Valenti

MRV:nlc
Enc.
cc: Secretary to the Land Use Board
May 12, 2022

Via E-mail To:
Kelley Smith <lub@franklintwpwarren.org>

RE: Mizrahi Minor Subdivision
2500 Route 57
Franklin Township NJ 08886-3151
File No.: 2040

Dear Ms. Smith:

As you are aware, I represent the Applicant for the Minor Subdivision, referenced above. A condition of the approval granted to my client was the additional approval of the county planning board. That process took a considerable amount of time to resolve itself to a positive conclusion, and therefore we are requesting an extension of the original 90 days allowed to us from the final approval of your board for the approval as to form, and recording of, the proposed Deeds evidencing and perfecting the minor subdivision.

Depending on the amount of time needed for your review and approval of the proposed Deeds I would expect to be able to file them for recording at the county clerk’s office immediately after they are approved which I would hope to be accomplished within approximately 60 days after our receipt of notice of an anticipated approval as to form at your meeting on June 2, 2022.

Therefore, I am requesting an extension for the filing for recording of the minor subdivision deeds through August 12, 2022 to allow the process to be finalized.

Thank you.

Very truly yours,

/S/ Paul A. De Sarno

Paul A. De Sarno

PAD/aad
cc: David & Jason Mizrahi (by Email)
For Board's Info Only

Kelley Smith

From: Clerk at Franklin Township  
Sent: Monday, May 23, 2022 9:26 AM  
To: Kelley Smith; assessor assessor; Bonnie Butler; bonniebb105@gmail.com; Dave Guth; Mike Toretti; Mike Ferri; Mike T; Rich Herzer  

Denise L. Becton, RMC/CMR  
Municipal Clerk/Registrar/Notary  
Franklin Township, Warren Co., NJ  
2093 Rt. 57, POB 547  
Broadway, NJ 08808  
T 908-689-3994 x15  
F 908-689-5803  
PLEASE TAKE NOTE  
***New Daytime Office Hours*** Monday-Thursday 9:00 a.m. – 4:00 p.m.  
Please utilize the outside secure drop box for any/all correspondence and payments

From: Miller, Stefanie [AG] <Stefanie.Miller@ag.nj.gov>  
Sent: Friday, May 20, 2022 11:47 AM  
To: Teresa Kaminski <tkaminski@co.warren.nj.us>; Mike Toretta <mayor@franklintwpwarren.org>; Clerk at Franklin Township <clerk@franklintwpwarren.org>  
Subject: Farmland Preservation Survey_Blk 48, Lot 12.01 & 14_Franklin_Warren

The Richard Gardner farm has closed effective May 19, 2022 for an agriculture development easement of 93.34 acres. This farm came through the SADC Direct Easement program.

Please forward the notice and survey to the appropriate staff, including the governing body, planning board, tax assessor. If future road right of way was requested along a Township or County road, the Engineering department may appreciate a copy of the survey. If a landowner of a preserved farm seeks approval from the Township for development or improvements on the property and staff is unsure if the proposal is in compliance with the Deed of Easement, please contact the SADC stewardship staff at 609-954-2504.

Please let me know if you have any questions.
Stefanie

SADC Acquisition Program Manager  
NJ Farmland Preservation Program  
Mobile 609-954-1791 / Desk 609-913-6572

From: Teresa Kaminski <tkaminski@co.warren.nj.us>  
Sent: Friday, May 20, 2022 11:15 AM  
To: Miller, Stefanie [AG] <Stefanie.Miller@ag.nj.gov>  
Subject: [EXTERNAL] Gardner information

Stefanie,

Can you give me the block and lot, acres, total amount paid, price per acre so that I can add to inventory?
# FRANKLIN TOWNSHIP ESCROW ACCOUNTS

June 2, 2022

(Land Use Board Escrows)

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