

Franklin Township Land Use Board  
Meeting Minutes  
April 6, 2023

The Franklin Township (Warren County) Land Use Board met for their regular meeting on Thursday April 6, 2023. Chairman 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 a notice of this meeting on the Municipal Bulletin board and providing a copy 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.

The Flag Salute was led by Mr. Meltzer.

ROLL CALL:

Members Present: Mr. Corde, Ms. Payne, Mr. Herzer, Mr. Meltzer, Mr. Santini, Mr. Sigler, Mr. Balogh

Members Absent: Mr. Butler, Mr. Onembo, Mr. Guth, Mr. Kubik

Also Present: Attorney Richard Schneider, Engineer Michael Finelli

MINUTES

Motion by Mr. Corde, seconded by Mr. Herzer to approve the minutes from February 2, 2023.

Roll Call: Ayes: Mr. Corde, Ms. Payne, Mr. Herzer, Mr. Meltzer, Mr. Sigler, Mr. Balogh

CASE 23-1; OK AUTO, 4WD & TIRE INC. PRELIMINARY & FINAL SITE PLAN & USE VARIANCE APPLICATION

At the request of the applicants Attorney, Steven Gruenburg, it was the consensus of the board to carry their application to June 1, 2023, without further notice. Mr. Schneider announced this for the public present.

REDEVELOPMENT

Mr. Kyle prepared investigation reports for Block 34, Lot 20 and Block 41, Lots 12, 12.01 and 12.02 and Block 27, Lots 1 and 1.01. Mr. Kyle reviewed the individual reports with the board and the public members. Mr. Kyle recommended all of these areas as an area in need of redevelopment. The board discussed the different locations and their potential for redevelopment.

Mr. Balogh questioned how do you actually make an area get redeveloped. Discussion ensued on opportunities and how to entice developers.

The matter was opened up to the public and comments were made.

Mr. and Mrs. Dubiel recommended keeping the historical area of Block 34, Lot 20 and put it up for sale. Kerry Dubiel is concerned about what can go across the street from them at this location.

Kathy McGovern asked if this property, Block 34, Lot 20 will be maintained by the Township since they own it. Mr. Herzer stated he will take care of it on the Township Committee level. Marsha Colaluca asked if it was in fact a historical site?

Mr. Dubiel asked if the Railroad on Block 41 is being used.

Bill and Mary Alice Farkas stated they are concerned about what would come in on Block 41 and asked if it will be re-zoned.

Public comment was closed on the Redevelopment Reports.

Motion by Mr. Herzer, seconded by Mr. Sigler to recommend Block 34, Lot 20 as an area in need of redevelopment. Roll Call: Ayes: Mr. Corde, Ms. Payne, Mr. Herzer, Mr. Meltzer, Mr. Santini, Mr. Sigler, Mr. Balogh. Nays: None.

Mr. Herzer was excused at this time from the meeting.

Motion by Mr. Corde, seconded by Ms. Payne to recommend Block 41, Lots 12, 12.01 and 12.02 and Block 27, Lots 1 and 1.02 as an area in need of redevelopment. Roll Call: Ayes: Mr. Balogh, Mr. Sigler, Mr. Santini, Mr. Meltzer, Ms. Payne, Mr. Corde. Nays: None.

EXECUTIVE SESSION:

The Board entered into executive session to discuss matters of litigation with Broadway Solar.

The meeting was reopened to the public at this time.

PUBLIC COMMENT:

None heard.

BILL PAYMENT:

Motion to pay the bills was made by Mr. Sigler, seconded by Mr. Santini to pay the bills submitted. Motion carried by All In Favor.

Respectfully submitted,

Kelley Smith  
Land Use Board Secretary