

FRANKLIN TOWNSHIP LAND USE BOARD
MEETING MINUTES
June 5, 2019

Flag Salute:

The Franklin Township (Warren County) Land Use Board met for their regular meeting on Wednesday, June 5, 2019 at the Franklin Township Municipal Building at 2093 Route 57, Broadway, NJ 08808. Chairman H. Meltzer called the meeting to order at 7:31 p.m. and declared all aspects of the Open Public Meetings 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 posted in the Star Gazette of Hackettstown, NJ and the Express Times of Easton, Pa.

ROLL CALL:

Members Present: Mr. Onembo, Mr. Meltzer, Mr. Van Saders, Mr. Santini, Mr. Sigler, Mr. Corde (7:45), Mr. Banes

Members Absent: Mayor DeAngelis, Mr. Ferri, Ms. Kantor

Also Present: Attorney R. Schneider, Engineer M. Finelli, Planner J. Kyle

MINUTES: Minutes from the May 1, 2019 meeting.

Eligible to Vote: Onembo, Meltzer, Van Saders, Santini, Corde, Sigler, Kantor, Banes

A motion to approve was made by Mr. Onembo, seconded by Mr. Van Saders,

Vote: Onembo, Van Saders, Meltzer, Santini, Sigler, Banes – Ayes, 0 – Nay,

0 – Abstain, all ayes motion carried.

CORRESPONDENCE:

1. Letter dated May 6, 2019 from Warren County regarding approval for the walking trail to be located on CR 643. Engineer M. Finelli gave the board an update of the walking trail. Mr. Finelli stated the application will be resubmitted to Warren County for unconditional approval.

COMPLETENESS ITEMS:

1. 2019-03 – Completeness review for a Variance application for Block 34 Lot 7.03 Society of Jesus Christ the Priest. The applicant was represented by Attorney W. Caldwell who briefly explained the status of the application. Engineer M. Finelli suggested the applicant apply for a “D” Variance application with Site plan approval which would include all the improvements to the property.
Mr. Finelli stated the application should be deemed incomplete.

A motion to deem the application incomplete was made by Mr. Van Saders, seconded by Mr. Meltzer, Vote: Van Saders, Meltzer, Onembo, Santini, Sigler, Banes – Ayes, 0 – Nay, Corde – Abstain, ayes motion carried.

PUBLIC HEARING ITEMS:

1. 2019-01 – Continuation of the public hearing for Route 57 Solar Block 16.01 Lot 10 & 10.08. This application has been carried from the May 1, 2019 meeting. Eligible to Vote: Onembo, Kantor, Meltzer, Van Saders, Santini, Sigler, Corde, Banes The applicant was represented by Attorney M. Peck of Florio & Perucci and Engineer R. Roseberry of Maser Consulting. Attorney M. Peck reviewed the status of the application. Attorney Peck explained the “option B” configuration moving the solar field closer to the Vo- Tech. Engineer R. Roseberry reviewed sheet six of the site plan application exhibit A-2 and explained the new improved driveway location. Mr. Banes asked if the tech-school received notice, Attorney R. Schneider said yes. Attorney Schneider asked how we are dealing with landscaping post construction conditions should refer to the Township Engineer& Planner if supplemental landscaping is required. Mr. Roseberry will change the original plan with fill in the design. Mr. Peck stated the concerns were for the western sideline and the plantings along the fence. Attorney Schneider said out of fairness the plans should be revised with a landscaping plan. Once the solar facility is decommissioned there should be a two year guarantee attached to the landscaping plan. The decommission plan should be submitted six months prior and any comments from the Fire Chief on option “B” should also be considered.

PUBLIC COMMENT:

Ms. J. Foley of 21 Beidleman Road appreciated the more agreeable design but would like to let them know the drainage pipe from Warren Tech. for Route 57 runoff is all packed down again.

Ms. T. Heisler of 370 Bloomsbury Road commended the Land Use Board for the approval of the solar project.

A motion to approve with conditions as stated was made by Mr. Meltzer, seconded by Mr. Banes, Vote: Meltzer, Banes, Onembo, Van Saders, Santini, Sigler, Corde – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

DISCUSSION ITEMS:

1. Chapter 90 Article VIII zoning 90-59 signs. Zoning official J. Onembo briefly made some suggestions for Franklin Township’s sign ordinance. The Land Use Board reviewed an additional sign ordinance provided and decided to address the issue at their July 10th meeting and review additional ordinances at that time.

VOUCHERS: A motion to pay vouchers submitted for payment was made by Mr. Corde, seconded by Mr. Sigler, all ayes motion carried.

PUBLIC COMMENT: No further public comment was made.

ADJOURNMENT: 9:05 p.m.

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

Respectfully Submitted,

Margaret Housman, Secretary