

Franklin Township Land Use Board
Meeting Minutes
March 2, 2023

The Franklin Township (Warren County) Land Use Board met for their regular meeting on Thursday, February 2, 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. Butler, Mr. Corde, Ms. Payne, Mr. Herzer, Mr. Meltzer, Mr. Sigler, Mr. Guth, Mr. Balogh

Members Absent: Mr. Santini, Mr. Onembo, Mr. Kubik

Also Present: Attorney Richard Schneider, Engineer Michael Finelli

MINUTES

Motion by Mr. Guth, seconded by Mr. Meltzer to approve the minutes from February 2, 2023.

Roll Call: Ayes: Mr. Butler, Mr. Corde, Ms. Payne, Mr. Herzer, Mr. Meltzer, Mr. Sigler, Mr. Guth, 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 April 6, 2023 without further notice. Mr. Schneider announced this for the public present.

CASE 23-2; ASBURY GRIST MILL RESTORATION PROJECT PRELIMINARY SITE PLAN & USE VARIANCE COMPLETENESS DETERMINATION

Attorney Alan Lowcher was present representing the applicant. Mr. Finelli's report of February 27, 2023 was reviewed and considered. Outstanding items were agreed to by the applicant and will be addressed prior to the public hearing of the application. Discussion on the date of the public hearing was held. It was agreed to by the applicant to hold the public hearing and consideration of the application on May 4, 2023 at 7:30 p.m. The applicant will have all the required documents to Mr. Finelli in advance of the May meeting. Mr. Finelli recommended the application be deemed incomplete at this time based on his report.

Motion by Mr. Corde, seconded by Mr. Meltzer to deem the application incomplete at this time.

Roll Call: Ayes: Mr. Butler, Mr. Corde, Ms. Payne, Mr. Meltzer, Mr. Sigler, Mr. Balogh. Nays: none. Abstained: none.

REDEVELOPMENT PROPOSALS

Mr. Schneider indicated that there is no formal action the Board has to take at this time. The Township Committee has passed a resolution directing the Land Use Board to conduct a study for the properties in question to determine whether those properties qualify as ones on a non-condemnation basis as being properties being in need of redevelopment. The next procedure step is for Mr. Kyle to conduct that study and it is his intention to have those ready for the April meeting. Notices will have to be made to the surrounding property owners. The Governing Body members of the Board a brief overview of what the Committee has acted on. It was noted that these properties are not being condemned, they are both non-condemnation. The properties being considered were discussed as to where their locations were.

PUBLIC COMMENT:

None heard.

BILL PAYMENT:

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

Respectfully submitted,

Kelley Smith
Land Use Board Secretary