

FRANKLIN TOWNSHIP LAND USE BOARD
MEETING MINUTES
December 6, 2017

FLAG SALUTE:

The Franklin Township (Warren County) Land Use Board met for their regular meeting on Wednesday, December 6, 2017 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:

Present: Mr. Onembo, Mr. Meltzer, Mr. Van Sadlers, Mr. Santini, Ms. Kantor, Mr. Banes, Mayor DeAngelis

Absent: Mr. Ferri, Mr. Sigler, Mr. Corde

Also Present: Attorney R. Schneider, Engineer M. Finelli

MINUTES: Minutes of the June 7, 2017 meeting.

A motion to approve the June 7, 2017 meeting as written was made by Mr. Van Sadlers, seconded by Mr. Banes, Vote: Van Sadlers, Banes, Onembo, Santini, - Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

COMPLETENESS ITEMS:

1. Docket 2017-01 – Jesse & Sara Pyskaty, Completeness review for an Agricultural Subdivision for Block 56 Lot 34 located at 93 Bloomsbury Rd. The applicant Sara Pyskaty was represented by Attorney R. Melsky. Attorney Melsky stated the applicant wished to expand their farming interests. Attorney Schneider swore in the applicant Sara Pyskaty of 93 Bloomsbury Road. The applicant stated she has owned the property eight or nine years and would like to include a calf operation on part of the farm. Engineer M. Finelli reviewed and discussed his report dated December 4, 2017 and stated the proposed lot is greater than five acres (21.7 ac) and that no new road is proposed. The Board inquired per Mr. Finelli's report regarding a deed restriction being placed on the new lot (proposed Lot 34.02). The applicant was unwilling to place any deed restriction on the lot. Attorney Melsky stated the proposed application complies with the requirements for an Agricultural Division of Property. Attorney Schneider indicated that he would like to research case law relative to the deed restriction matter. A motion to deem the application complete was made by Mr. Meltzer, seconded by Mr. Van Sadlers, Vote: Meltzer, Van Sadlers, DeAngelis, Onembo, Santini, Kantor, Banes – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

DISCUSSION ITEMS:

1. Docket 2016-01- Schoenwood Farms, LLC, - The applicant has requested an extension be granted through April 30, 2018 to file the deeds and to perfect the Subdivision for Block 9 Lots 2 & 5, Block 8 Lot 10.

RESOLUTION:

1. Resolution granting an extension for Minor Subdivision approval relating to property located at Block 9, Lots 2 & 5 and Block 8 Lot 10.
A motion to approve an extension be granted through April 30, 2018 was made by Mr. Onembo, seconded by Mr. Meltzer, Vote: Onembo, Meltzer, Van Sadlers, Santini, Kantor, Banes, DeAngelis – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

EXECUTIVE SESSION: 8:30 p.m. - COAH

A motion to go into Executive Session was made by Ms. Kantor, seconded by Mr. Van Sadlers all ayes motion carried.

A motion to return to Open Session was made by Mr. Van Sadlers, seconded by Mr. Banes all ayes motion carried.

A motion to approve the resolution for a COAH settlement was made by Mr. Meltzer, seconded by Mr. Onembo, Vote: Meltzer, Onembo, Van Sadlers, Santini, Kantor, Banes – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

BILLS: A motion to approve bills submitted for payment was made by Ms. Kantor, seconded by Mr. Banes, all ayes motion carried.

ADJOURNMENT: 9:00 p.m.

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

Respectfully Submitted,

Margaret Housman, Secretary