June 24, 2026
Franklin Township Land Use Board
Special Meeting

The following Land Use Board members were present:
Mr. Balogh, Mr. Corde, Mr. Herzer, Mr. Onembo, Mrs. Payne, Mr. Sigler

Professionals present: Mr. Schneider, Mr. Ingram, Ms. Kirchhof

The meeting was opened with the pledge of allegiance to the American flag and the Open Public Meetings Statement was read by Mr. Corde.

Motion by Mr. Sigler, seconded by Mrs. Payne to approve the memorializing resolution for 473 Mountain View Road West Variance. Roll Call: Ayes: Mr. Balogh, Mr. Corde, Mr. Herzer, Mr. Onembo, Mrs. Payne, Mr. Sigler. Nays: None

The resignation of Mr. Donald Butler from the Land Use Board was recognized.

Mr. Schneider introduced our traffic professional Rianna Kirchof from Dolan and Dean. Mr. Schneider briefed where we left the last meeting.

Mr. Peck agreed. The plan is to bring Mr. Wilks regarding the banked parking. Primary witness Mr. Mosley Traffic engineer. Architect is also present.

Mr. Kaplan is here on behalf of Mr. Simon.

Mr. Peck brought up Mr. Wilks who was previously sworn in. He revised the plan and ensured that the stormwater management has 92 spaces to bank. 20 on the north side and remainder on south side.

A-4 exhibit was presented. It is an updated site plan. Revised driveway entrance and banked parking shown. A-3 was driveway revision plan. Mr. Wilks explained the bank parking. Driveways would be installed. In areas of banked parking, lights would be installed, but essentially left as open space. Stormwater features will be installed as approved by DEP. Spaces are furthest from the entrance doors. Mr. Ingram agreed with this plan. Mr. Schneider asked if the banked parking in A-4 arrangement will be consistent with the terms with any DEP approvals based on on-going communications with the DEP.

Mr. Peck said he asked that that be incorporated as a condition. The applicant has not spoken with the DEP and explained what their strategy is.

Public hearing on banked parking proposal only.
Johnathan Kaplan asked about the spaces.
Elizabeth Hoyt – concerned about the river. Asked about the other spaces on the proposal.
Mr. Wilk explained where the spaces are.

Traffic Engineer – Nathan Mosely was sworn in by Mr. Schneider.
His education and background was given. Deemed an expert in traffic engineering for the purpose of this hearing by the board.

Mr. Mosley has reviewed the plans and December 10, 2025 study/report was discussed. Mr. Mosley explained the process on how the report was created. He reviewed the area and intersections that are affected, i.e. roadways, etc. The County and NJDOT approvals will also be needed. Traffic counts were done with electronic boards. That is the basis for a traffic study. Between the hours of 6-9 am 3-6 pm is when traffic study was done. It was done in October 2025. The busiest hours were 7-8 am and 3:30-4:30 pm. Peak hour volumes are used to do the analysis. They also surveyed existing sites owned by the applicant, Clinton and Easton sites. He discussed how they review things and the annual background growth rates. The future volumes are projected and specific volumes are determined. Trip generation is determined. He reviewed the trip generations for Easton and Clinton sites.

They applied to this current footprint:
Ite land use code 150 for warehousing
Using ite data 2 trips per minute during am peak
Using ite date 2-3 trips per minute during pm peak

The report used the ite data to look at a worse case scenario.
Add that to the existing truck traffic
Total morning peak hour trips would be 16 and same in the pm.

Traffic exits and goes south.

Levels of service analysis was discussed and how they work was presented.
He reviewed the intersections that were looked at.

Existing volume of current traffic was given.

Mr. Corde asked about line of sight and if it was evaluated. Mr. Mosley did evaluate that. Mr. Corde asked for the calculations. Mr. Corde asked about impact of current volumes and how outbound traffic will affect that. He asked about the line of sight. Time frame of a motorist coming from the south that they could actually identify someone exiting. Mr. Mosley will have to provide that information.

Mr. Balough asked about weight limits. Mr. Mosley reviewed the DOT maps and does not see any conflicts. There was discussion/disagreement on this matter amongst the board members and applicant.

Mr. Onembo asked if a truck coming from Route 31 going west can turn into the site. Mr. Mosley was not aware it was changed.

Mr. Onembo asked if fire access gate is locked or closed. Mr. Wilk explained this modification was made a truck cannot make a turn but a fire truck can. Discussion ensued on the matter. The applicant will work with the County.

Mr. Schneider asked about the methodology. Mr. Mosley explained . Mr. Schneider continued questioning Mr. Mosley about the traffic numbers at the other sites.

Mr. Ingram asked about truck signage. He asked what governs truck traffic. Mr. Mosley said there is a large map that the DOT has. He reviewed and there are no restrictions. Warren County also has some restrictions and municipalities can for their local roadways. Mr. Ingram asked about signage and if there are any restrictions.

Mr. Schneider swore in Rianna. Rianna gave her education and experience. She has been previously excepted as an expert in traffic engineering. Mr. Schneider questioned Rianna. She has reviewed the documents provided to the board. She is familiar with the application and has reviewed all relevant documents. She asked Mr. Mosley if he had the peak hour count of trucks that pass the site currently. Mr. Mosley provided the information. Currently there were no larger trucks recorded, some smaller and a bus in the a.m. and one bus and not trucks in the pm peak. Mr. Mosley stated that the ITE data was higher than the actual site rates at Easton and Clinton sites. There is not a way for vehicles to go around vehicles entering the site. Average delay is 10 seconds. She asked how traffic changes due to seasonal demands. Mr. Mosley deferred to the applicant.

Mr. Wilk was recalled. Mr. Peck as asked about vehicles entering site from Asbury. Mr. Wilk explained how they came up with the current turning points. He explained that they spoke to the fire department and how they came up with them. He said they could reduce the radius to 15 ft. He would have to ask the fire company. They could potentially put flexible ballards in place. He would have to confirm with the fire co. Mr. Corde asked what size trucks are there. Mr. Ingram asked if signage would work better. Mr. Duress said they have that in other areas. Mr. Corde asked Rianna if she has any sight concerns. She said no they meet stopping sight distance in their triangle.

Public comments –
Mr. Kaplan – Skylands Preservation Alliance
Asked when Mr. Mosley was retained for application. He stated October 18, 2025. By Mr. Duress. He reviewed the Franklin Township ordinance for traffic and the application. He has visited the site 2 times. Today prior to the meeting and the other time was mid morning for a few hours. Mr. Kaplan asked several questions which were acknowledged and answered accordingly.

Mr. Mosley- he stated truck traffic is restricted and they cannot go east.

Larura Winarski – if a tractor trailer is travelling west bound how do they get to the facility. They cannot go over bridge across the Musconetcong.
The applicant will provide proof that they are allowed.
Mr. Mosley asked if DOT growth table takes in consideration proposed growth.
Mr. Mosley said if county requires they will do so and provide copies to Franklin.

Rich Canale – did they look at a traffic study for Lime Kiln Road . Mr. Mosley said he is not familiar. He spoke about straight trucks using Lime Kiln Road to avoid weigh stations.

Justine Damiano- asked about waiting on the road.

Eleanor Tessler – she asked how the bays compare to the Clinton site and since it is more state of the art it will allow for more truck traffic. Mr. Mosley responded that the ITE numbers they used were substantially more conservative. She asked about trips per minute.

Jasmine Francisco – asked if a more comparable site would be beneficial instead of 2 smaller sites. Mr. Mosley stated why they used what they did. Asked is stopping site distance calculated based on average size or on a larger size like a truck. It is calculated for

all. She asked if affordable housing mandates were included. She asked if there is an active bus route on that road.

Albert Viscione (?) – asked about fatalities if they were considered in the analysis.

Nona Garson – asked who Mosley worked for. Who does he usually represent. If a traffic analysis is normal 1 day.

Claire Rohloff – she asked if they are aware that the road floods and closes. Applicant was not aware. Consider the farm machinery that slows the traffic. She is concerned with truck accidents.

Kim Lorenc – asked about tenants. Is there a modified application. She asked where the Clinton warehouse was.

April Mayer– she asked how quality of life is this going to be impacted. How much longer will it take to get to 78. Mr. Mosley said from capacity standpoint he does not think it will affect the flow of traffic. No change in level of service. She asked about noise.

Neil Moorcroft- asked about ITE trip manual – would there be 490 trip truck trips per day. Mr. Mosley could not answer.

George Avir…(?)– he asked about the ITE information. He came up with 225 trucks as the least number. Mr. Mosley explained.

Guy Citron – asked why Clinton and Easton were used and not other sites owned by the applicant. Mr. Mosley said due to the proximity of this site. Mr. Citron asked why by proximity and not usage. Did Mr. Yuraggi testify that these sites would merge into this site.

Laura decker – any study done on the exit and impacted by the truckstop. She asked how this will impact the town of Bloomsbury.

Sheila de Barre – she asked about coming from the truck stop. Make a right onto Asbury. What happens if 2 trucks meet. Mr. Mosley said it is existing and does not see any impact from this site.

The public comment period was closed.

Future dates for hearings were discussed. It was determined August 26, 2026 @ 7 p.m. would be the next hearing date for this application.

Vouchers – Motion by Mr. Sigler, seconded by Mr. Herzer to pay the bills as presented. Motion carried by all in favor.
Motion by Mr. Santini, seconded by Mr. Sigler to adjourn the meeting.

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Kelley Smith
Land Use Board Secretary