May 27, 2026
Franklin Township Special Land Use Board
Special Meeting

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

Professionals present: Mr. Schneider, Mr. Kyle, Mr. Ingram

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 Mr. Onembo to approve resolution of proposal dated April 28, 2026 by Dolan & Dean Consulting Engineering for Professional Services affiliated with a traffic study for 380 Bloomsbury LLC Application. Roll Call Ayes: Mr. Balogh, Mr. Corde, Mr. Herzer, Mr. Onembo, Mrs. Payne, Mr. Santini, Mr. Sigler. Nays: None

Motion by Mr. Santini, seconded by Mr. Sigler to grant an extension to August 9, 2027 as requested by Mr. Steven Gruenberg on behalf of OK Auto, 4WD &Tire, Inc. Roll Call: Ayes: Mr. Balogh, Mr. Corde, Mr. Herzer, Mr. Onembo, Mrs. Payne, Mr. Santini, Mr. Sigler.

<u>380 Bloomsbury Road LLC Application</u>
Mr. Peck was present for the applicant. He announced continuing the hearing for the warehouse construction. Mr. Peck identified the project and gave a summary of the application. No variances, no pilot, no special treatment being asked for. They understood there were concerns on the left hand turn. They have made changes and will testify about this. Mr. Wilks will speak about this . Mr. Wilks was previously sworn and was reminded he is still under oath.

Mr. Wilks displayed A-3 which is an updated version of the driveway entrance of Bloomsbury Road. They created a 24ft wide entrance way. An 18ft wide driveway for egress and turns into a second driveway. Trucks will continue straight out egress driveway. It will not be possible to take a left. The geometry of the median will not allow trucks to turn left. They spoke with the fire company and they are satisfied with this design.
Mr. Corde asked about the egress. Passenger cars can make a left. Mr. Onembo asked about entering the sight. They will be coming from 78 only. A six inch curb is being proposed. A higher one would have to be approved by County. Mr. Onembo asked if this

design satisfies the truck traffic concerns entering and exiting the site. Mr. Wilk indicates that this design will not allow trucks to exit left. Title 39 will address the issue if a truck jumps the curb.

Mr. Schneider confirmed with Mr. Wilks that these plans have not been submitted to the board. Mr. Wilks stated that they wanted to speak with the fire company first. Mr. Wilks said they will submit to Mr. Kyle, Mr. Ingram and the Traffic consultant Mr. Dean. Mr. Schneider asked when he indicated that the fire department was favorable, did they intend to submit documentation to their consent. Mr. Wilk will seek something in writing from the fire departments for their approval. Mr. Balough asked if there are turn lanes. There are none. He asked about signage and weight limits on 173.

Mr. Schneider asked Mr. Wilks about questions in prior hearing, he summarized, the number of parking spaces that were in excess of the employees, Mr. Kyle also said that the applicant can consider some banked parking spaces, he indicated the board might grant variance for this at some point. He asked if there were any updates . Mr. Wilk said they re-evaluated banking , and a lot of the parking spaces are porous spaces so they would not be able to do that to meet DEP stormwater requirements. The current stormwater design requires so much green space so this needs to be considered. The porous pavement is not for truck parking. Mr. Wilk stated that it stays the same. Mr. Ingram stated that he disagrees, he said that they simply be land banked . He said if you cut the pervious, you can cut the impervious and there are methods to reduce it. The applicant said they would look at it but due to the stormwater plan they have to take that into consideration. Mr. Wilk said they will look at again. Mr. Corde addressed the matter . Mr. Kyle suggested the professionals speak offline. Mr. Kyle asked about the landscape proposal. He would like it submitted for people to review.

Public Comment –
Rob Simon, attorney for Skylands Preservation Alliance

1. Asked who retained Mr. Wilks for the application. Mr. Wilks stated the entity for Safavieh. He asked when was he retained. 3 years ago. He asked if he inherited plans from another engineering firm. Mr. Wilks said that they had site plans that were presented somewhere else. He does not know who provided the plans. Mr. Wilk was asked if he reviewed the application plans. Did he come up with alternative designs. Yes, what were the designs. Mr. Wilk stated other rectangular warehouses. They were larger than what is being proposed. He was asked why they didn't propose 1mil sq feet. Because of DEP constraints. Flood hazard constraints. He was asked who instructed him to design a building over 1 mil sq ft. That was

from operations perspective, safavaieh. Mr. simon asked with regard to this application has Mr. wilk designed any other warehouses in warren, hunterdon or somerset. Mr. Wilk said franklin twsp somerset count near 287. Mr. Wilk said that it was not approved. Mr. simon asked about the franklin somerset county application, the site was changed to not allow this type of application. Mr. Simon said just because an expert is qualified. Mr. corde stated that we are not hear to impeach the professional. Mr. Simon asked about the stormwater ordinance in Franklin. He asked about the specifics in the ordinance. He asked if the applicant had to provide all existing geological. Mr. Simon asked if verification had to provide any adversary aspects to the water, on site or off site. What technical reports have been submitted. Mr. Wilk a stormwater management report. There were a geotechnical report submitted. Mr. Wilk indicated that the stormwater manganement requitrements were met. Mr. wilk was asked about the excavation on the site. The water feature has a floor elevation of clay and native stone. Was an investigation done to determine these features. Mr. wilk said no. Re ordinance section that provides that there is no unstable land developed , would the stormwater management report say there is no unstable land. Mr. Simon stated that the applicant needs to demonstrate that the development of land should not create unstable land based on section 90-72h of the ordinance. As a result of changes an grading. What reports have been submitted to comply with the ordinance. Mr. Wilk said no specific report but there are sediment control plans and state requirement on their plan that provides. Mr. Simon addressed reports Section 90-72D13:13J. Mr. Wilk said as part of DEP application there is compliance report that addresses topography. The DEP has classisfied this stream as an intermittent stream according to Mr. Simon. Mr. Wilk said that is under appeal and does not believe. Mr. Wilk said they have an application before the DEP for this purpose. Mr. simon said assuming it is a regulated waterway what is the contributing tributary to this intermittent stream. Mr. Wilk did not have that information. Mr. Wilk said there is not requirement to measure base line flow. Mr. Wilk described the areas. Mr. Simon asked inf NJDEP issued any approval. Mr. Wilk, no they are under review. They are seeking a hardship permit. Mr. Simon asked if there is a specific timeline to make this decision. Mr. Wilk said July 20th is the deadline. Mr. Simon asked if the application is deemed complete. Mr. Wilk said yes, they are working on a phasing plan that the DEP is requested. They are proposing to do this prior to construction, they are speaking with the DEP about this. Mr. Simon asked about the existing feature. It bisects the property. He asked what happens if the DEP denies the permit. Mr. Wilk said the site could not be developed. This project could not continue. Mr. Wilk said that is why they designed this as something the DEP would

approve. Mr. Wilk said the DEP is separate approval. Mr. Simon asked if the DEP app[roval being sought does not request karst activity . Mr. Wilk said that there is consideration being taken. Dozens of tests were done on site. Mr. Wilk said that their involvement is stormwater perspectives, not geological . Mr. Simon asked about the swale, if it gets filled. Mr. Wilk said yes it gets filled, the material from digging the new stream would be used. Mr. Simon asked if the new channel would follow the elevations of the existing water. Mr. Wilk said it is following the same elevations, and will pick up the entire drainage area that the existing feature picking up. The relocated slope is less steep because it is made longer. By flattening the stream lower flow velocity is made, Mr. Simon asked if hydraulic comparison was done. Mr. Wilk asked if that was submitted. Mr. Kyle stated that is all part of the DEP submission. Mr. Wilk stated that the volume would not change but the velocity would slow down . There will not be any change as it leaves the property. Mr. Simon asked if there is any alteration to subsurface flow because of the project. Mr. Wilk answered accordingly. Mr. Simon asked if a sinkhole evaluation was done. Mr. Wilk said yes a sinkhole survey of the local area was done . Mr. Simon asked about the excavation of the new stream channel. Mr. Wilk said seasonal high water evaluations were done. Mr. Simon asked if dewatering would be taking place during construction. Mr. Wilk said he believed so. He does not what effect it will have since it is a big sight. Mr. Simon asked if there is any blasting to be done. Mr. Wilk did not have an evaluation for this yet. Mr. Simon asked about the ecoglogical uplift. What ecological performance criteria is there in the design. Mr. Wilk indicated that the application establishes high grasses in areas . It is currently agricultural. It was demonstrated that it will not erode. Mr. Simon asked about riparian zone. Will it depend on engineered soils. Mr. Wilk said the intent is to use the soils on sight. No liners under the proposed waterway. Liners are proposed in stormwater basins.

2. Lauri Waslewski – asked about the environmental uplift. Has an environmental impact study been done. There is nothing at the township. Mr. Corde said it is not part of the checklist. Lauri asked more questions…what studies have been done over the year to ensure no impact to habitat. A larger stream and plantings will be done. She asked what study is being done to make sure that the natural habitat is not being destroyed. Mr. Peck said that the DEP reviews all of this. Mr. Wilk stated reports that were conducted.

3. Mr. Likens - Quality of life – what are you bringing to the township that will not effect our quality of life. Mr. Wilk said the roof is designed to be solar ready.

4. Erin – asked about the trucks. She asked about signage. Mr. Wilk said they are adjusting the radius so tractor trailers cannot turn right. She asked about Title 39. Will there be mitigation by the applicant if trucks are violating the turns. She asked about new drivers being educated on the entering/exiting. Mr. Wilk said they will try to enforce as much as possible.

5. Rick – He is confused on the process. He asked the board if they represent the people. He is concerned about the water. He designed it 12 years ago and it took him a year to get his house by the well and what type of well are they putting on the property. Mr. Corde said that wells are governed by the county. Rick is concerned about the water for the fire suppression system. Mr. Wilk said the fire company would connect to the river. He is worried about the well and fire extinguishing. Mr. Wilk said the size of the tanks are based on international plumbing codes and explained how these are designed. He is also concerned about straight trucks and the bridge is 5 tons. When they come into the site.

6. Ms. George – she believes the board is working for the people. She spoke about the importance to keep franklin a clean community. She asked is an amended application was made. Mr. Wilk stated that nothing has been submitted with changes. She asked about the county application . Mr. Wilk said that the county application will include the latest design.

7. Erin – spoke about truck traffic.

8. Mr. George allocot – He wondered what the tax revenue. He was under the assumption that there are 8 trucks per day. He asked about the tax revenue. Mr. Schneider said there is nothing relevant to tax revenue. Mr. Peck had previously indicated what the tax revenue is in the opening statement which is not evidence. He asked about the consideration of tax revenue. The board cannot base it's decision based on tax revenue. Mr. Schneider said it is not relevant to the boards decision. He asked about the proposed 8 trucks per day. Mr. Schneider said that traffic will be at future testimony. Mr. Corde said that they testified 6-8 trucks per day and maybe higher during peak season. Mr. Corde said that traffic issues will be addressed at the next meeting.

9. Guy Citrone – Tewksbury twsp – discussed the site specifics. Acreage and paved areas. He addressed speaking to fire dept, the well situation. He asked if there were any fire hydrants. Mr. Wilk said yes there are about 8 hydrants, fire lane stripping,

knox boxes. He asked about the installation of solar panels and if the fire company. He asked that they would speak to the fire co about that. He asked about locations on the map. He asked what the plan is if route 78 is inaccessible. Mr. Peck reminded the board about the dunkin donuts suit. Mr. Schneider said we are dealing with traffic tonight. And the permitted use and the board has not authority to deny……Mr. Citrone said the point is that Mr. Wilks should have an answer to the egress on the other side on his design. Mr. Citron asked about pourouse pavement. He said the water still goes to the Musconetcong. He said if you are trying to manage floodwaters how does pourous pavement do that. Mr. Wilk stated how that happened. Mr. Citron asked about studies done to ensure this system will migigate flooding. Mr. Wilk indicated that is designed according to latest regulations. This is designed for the future anticipation of rainfall. Mr. Citron asked if there is an ordinance to allow data centers. Mr. Corde said yes as part of the master plan. Mr. Citron asked about detention centers. Mr. Corde said no.

10. Laura – she asked about the trucks that try to enter from the north . Mr. Corde said that is for traffic experts. Mr. Wilk said that the new design is based on what was heard last month.

11. S Hare – Hope township – She asked Mr. Wilks about the swale question asked by Mr. Simon. Do you haver any degrees or certifications that qualify you do testify and respond to these questions. Mr. Wilk said what he is is aware of is the regulatory . Mr. Wilk responded on what he has seen . She wants to know how he is qualified to testify on this topic.

12. Mr. Simon – Asked if this is a major development for stormwater management. Mr. Wilk said yes . NJAC:9A does it compy? Mr. Wilk said he cannot answer yes or know and indicated when they tested and that the DEP had them specifically test to make sure they were not impacting groundwater. The basins are above the existing elevations. Mr. Simon asked if they conducted testing for the high water level. Mr. Wilk indicated that the geotechnical report addressed that. MR. Simon asked if he designed the basins. Mr. Wilk said yes. Mr. Wilk said they are designed for 100 year evaluation. He did not provide a failure analysis. Mr. Simon asked if a failer analysis was done for any of the systems. Mr. Simon asked if the basins didn't work. Mr. Wilk said it would flood the site. Not off site. He explained how that worked and other basin on the site. Discussion on basins took place on the number and types.

Mr. Simon asked if soil samples were made where these basins are going. Mr. Wilk indicated where soil samples and test pits were done. Some basins were probably not tested. Mr. Simon asked about the liners in the basins. Mr. Simons said they are proposing landscaping in these basins where there are liners. Is it the intent to modify the plan not to plant in the basins. Mr. Simon asked to board to look at this. Mr. Simon asked with regard to the applicable regulations are there test borings required as it relates to the basins. Mr. Wilk said that testing will be done after they are built to show they are working . Mr. Simon asked about test pits and what they could identify. Mr. Wilk answered. MR. Simon asked if the site got runoff from upstream . Mr. Wilk answered it does. Mr. Simon asked for treatment devices and what is being proposed. Mr. Wilk said yes they are and it is improved by the DEP. Mr. Simon asked about water supply study. A water supply study was done according to Mr. Wilk. He was asked if a noise study was done . Section 90:40-j mentions noise. Asked about noise impact study and environmental studies. Mr. Simons said that the internal drive way is as little as 90 ft from residential property. He asked if any noise evaluation was done. Mr. Wilk said it has not been done. Mr. Simon stated the proposed spaces. Basically 228 locations for trucks, tractor trailers and the applicant is proposing 6-8 trudks per day. Mr. simon indicated mr wilk has worked on other warehouse applications throughout the state. Mr. Simon asked if there is a distinction in terms of design and layout and a distribution facility. Mr. Wilk said they are very similar. Mr. Simon asked about the differences between parking and designing of these sites between the warehouse and distribution sites. Mr. Wilk said there is a rule of thumb based on current market conditions. Discussion ensued opn how to develop these sites an what drives the design Mr. Simon asked in terms of current market conditions what does he rely on. Mr. Wilk said other than experience, there is data that is updated by organizations that are generated buy the market and users. Discussion ensued about containers being delivered to the site. Mr. Simon asked how many containers to fill up the warehouse. Mr. Wilk did not know. Mr. Simons asked if there were any data available how to size the warehouse. Mr. Wilk answered he does not have that information. Questions on studies were made by Mr. Simon, Mr. Wilk answered accordingly. Mr. Simon addressed the question of parking spaces and banking parking. Mr. Simon discussed green banking and how it works. Mr. Wilk is aware of banking spaces. Mr. Simon said he responded to the board that he cannot remove pourous parking spaces. Mr. Simon asked if these spaces were converted that he could comply with the regulations. Mr. Wilk is going to look into. Mr. Simon asked if trucks can stay parked overnight. Mr. Wilk said yes it is his understanding. There is no defined amount of trucks that would park overnight. Mr. Wilk said it is his understanding there will be 6-8 trucks

per day. Mr. Simon said it is designed for 30 years so it is possible. Mr. Wilk stated a different user would have to come back before the board. Mr. Simon said the sight is already built. Questions about trucks making a righ hand turn were asked. Mr. Wilk said that there is curbing and delineation issues. Mr. Simon asked if pourous paving as part of the trailer parking. He asked if Mr. Wilk has designed sites for trailers with pourous paving. Mr. Wilk said it is becoming very common now and explained why. Mr. Simon stated that no environmental studies have been done to address any oils, etc. from the trailer parking area. Mr. Simon asked about tree removal. C3.0 shows area were vegation is being removed. Mr. Simon asked how many square feet or acerage is being removed. Mr. Wilk did not know. Mr. Simon nothing has been provided to the board indicating what is being removed, no evaluation being done on the impact of the view shed due to the removal of these trees. No study was conducted to do a visual impact study. Mr. Wilk has walked the boundary and they will be providing additional buffering. Mr. Simon asked if any trees on site are being preserved. Mr. Wilk indicated what is being preserved. Discussion on tree removal ensued and impacts, evaluations. Mr. Simon asked about cutting and filling on the property and the trees being provided. Is there any maintenance or irrigation plans. Mr. Wilk said there is an obligation to keep the plantings alive and will be drougt tolerant. Questions on fencing or sound barriers were made. Mr. Wilk addressed the questions. Mr. Simon discussed the septic system. Mr. Wilk said it is preliminary designed by a septic professional. Mr. Simon said it looks like it is higher than the stream. Mr. Wilk said there are certain requirements and this is the only location onsite for the septic. Mr. Simon asked about the design and if it is used on other projects. Mr. Wilk said there are different types of systems. Mr. Wilk said all the water is treated where it originates then pumped up to the system. The septic is designed for 130 people on site. Mr. Wilk said the application is designed so the County will review it. Mr. Simon asked if Mr. Wilk was aware of the state redevelopment plan. Mr. Simon said this is in a PA4B rural sensitive planning area.. He asked if it was provided anywhere in the application. Hours of operation was discussed. Lighting was discussed. It was designed according to code . Location of dumpster was discussed and how it was decided. Mr. Simon asked if a design waiver is being considered. Mr. Wilk said that was a county issue.

The application will be carried to June 24th at 7 pm. At the school with no further notice.