

FRANKLIN TOWNSHIP LAND USE BOARD
REGULAR MEETING MINUTES
January 9, 2013

FLAG SALUTE:

The Franklin Township (Warren County) Land Use Board met for their regular meeting on Wednesday, January 9, 2013 at the Franklin Township Municipal building at 2093 Rt. 57, Broadway, NJ 08808. Attorney R. Schneider called the meeting to order at 7:47 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.

OATH OF OFFICE: Oath of office for any new or existing member.

Attorney R. Schneider administered the oath of office to Mayor Butler, Mr. Onembo, Ms. Payne, Mr. Hart, Mr. Sigler, Mr. Schnorrbusch, Mr. Banes

ROLL CALL:

Members Present: Mayor Butler, Mr. Hart, Ms. Payne, Mr. Onembo, Mr. Santini, Mr. Tietz, Mr. Sigler, Mr. Schnorrbusch, Mr. Banes

Members Absent: Mr. Corde, Mr. Meltzer, Mr. Van Saders, Ms. Kantor

Also Present: Attorney R. Schneider, Engineer G. Weber

CORRESPONDENCE: None

REORGANIZATION OF THE BOARD:

Attorney R. Schneider called for the nomination of the Land Use Board Chairman. A motion was made by Mr. Tietz, seconded by Mr. Schnorrbusch to nominate Mr. Meltzer as Land Use Board Chairman, no additional nominations were made. A motion to close nominations was made by Mr. Onembo, seconded by Mr. Hart all ayes motion carried.

Vote: Tietz, Schnorrbusch, Butler, Hart, Payne, Onembo, Santini, Sigler, Banes - Ayes, 0 - Nay, 0 - Abstain, motion carried.

Attorney R. Schneider called for the nomination of the Land Use Board Vice Chairman. A motion was made by Mr. Onembo, seconded by Mayor Butler to nominate Mr. Tietz as Land Use Board Vice Chairman, no additional nominations were made. A motion to close nominations was made by Ms. Payne, seconded by Mr. Hart all ayes motion carried.

Vote: Onembo, Butler, Hart, Payne, Santini, Sigler, Schnorrbusch, Banes - Ayes, 0 - Nay, 0 - Abstain, motion carried. Mr. Tietz accepted the position as Vice Chairman and assumed the Chairman's position for the meeting.

Vice Chairman J. Tietz called for the approval of the resolution authorizing contracts with Richard Schneider, Esq. of Vogel, Chait, Collins, and Schneider as Attorney - Michael Finelli, P.E. of Finelli Consulting Engineers as Engineer - James Kyle P.P. of Kyle Planning and Design LLC. as Planner for Professional Services for 2013. A motion to approve was made by Mr. Santini, seconded by Mr. Sigler, Vote: Santini, Sigler, Butler, Hart, Payne, Onembo, Tietz, Schnorrbusch, Banes - Ayes, 0 - Nay, 0 - Abstain, all ayes motion carried.

Appointments:

Appointment of the Land Use Board Secretary.

A motion was made by Mr. Santini seconded by Mr. Onembo to re-appoint Margaret Housman as Land Use Board Secretary. Vote: Onembo, Santini, Butler, Hart, Payne, Tietz, Sigler, Schnorrbusch, Banes - Ayes, 0 - Nay, 0 - Abstain, all ayes motion carried.

The "Star Gazette" and "Express Times" were adopted as the official newspaper designated for Sunshine Law notices. A motion to approve was made by Mr. Schnorrbusch, seconded by Mr. Banes, all ayes motion carried.

A motion to adopt the 2013 Land Use Board Regular and Workshop Schedule was made by Mr. Onembo, seconded by Ms. Payne, all ayes motion carried.

MINUTES: Minutes from the December 5, 2012 meeting will be tabled to the February 6, 2013 meeting.

RESOLUTIONS:

1. Docket 2011-10-ISE Farms Solar Farm/Moncada NJ Solar 201, LLC Resolution for a Use Variance/Preliminary and Final Major Site Plan approval for Block 26 Lots 16 & 17 and Block 27 Lot 2 located at 110 Good Springs Road. Eligible to vote: Onembo, Tietz, Van Saders, Schnorrbusch, Banes, Meltzer. This application received approval on December 5, 2012. This resolution will be submitted at the February 6, 2013 meeting.

DISCUSSION & PUBLIC HEARING ITEMS:

1. Docket 2012-05 - Neal Hayde - Application for a Minor Subdivision application for Block 46 Lot 22 located at 211 Asbury Broadway Road. Mr. Sigler recused himself for the application. Attorney R. Schneider swore in the applicant Mr. Hayde who represented himself for the application. The applicant is seeking approval from the Land Use Board for a Minor Subdivision of Block 46, Lot 22, consisting of approximately 20.3 acres located on Asbury Broadway Road. The applicant proposes to create (1) one new Lot 22.01, containing approximately 14.1 acres (net) with lands remaining, Lot 22, consisting of 5.0 acres (net). Both the proposed lot, Lot 22.01, and the remaining lands lot, Lot 22, appear to be conforming lots within the RC zone and would not require any variance relief.

Mr. Hayde stated the soil logs have been completed and the driveway design is pending. Mr. Onembo questioned the need to disclose the future lot's proximity to the landfill and concern about the well. Mr. Weber addressed the concerns expressed in Mr. Finelli's report dated January 7, 2013. Driveway feasibility was discussed at length. The applicant will do a stormwater management plan if it is deemed necessary in the future. One acre of disturbance for the driveway would trigger a stormwater management plan. Mr. Weber explained buildable area 12,500' sq. requirement for lot.

Public Comment: No public comment was offered at this time.

A motion to approve contingent on County driveway approval and Stormwater Management if necessary was made by Mr. Onembo, seconded by Mr. Banes, Vote: Onembo, Banes, Butler, Hart, Payne, Santini, Tietz, Schnorrbusch - Ayes, 0 - Nay, 0 - Abstained, all ayes motion carried. Mr. Sigler returned to the board at this time.

2. S. Santini - Request for an extension for a Preliminary Major Subdivision approval for Block 43 Lot 10. The resolution was memorialized for this application on January 6, 2010. Mr. Santini represented himself for the application. Mr. Santini requested from the board a two year extension for Preliminary Major Subdivision approval for Block 43 Lot 10. A motion to grant a two year extension was made by Mr. Onembo, seconded by Mr. Hart, Vote: Onembo, Hart, Payne, Tietz, Sigler, Schnorrbusch, Banes - Ayes, 0 - Nay, Butler - Abstained, motion carried.

PUBLIC COMMENT: No public comment was offered.

BILL LIST: A motion to approve vouchers submitted for payment was made by Mr. Hart, seconded by Mr. Tietz, all ayes motion carried.

ADJOURNMENT: 8:37 p.m.

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

Respectfully Submitted,


Margaret Housman, Secretary