

FRANKLIN TOWNSHIP LAND USE BOARD
MEETING MINUTES
May 1, 2013, 7:30 p.m.

FLAG SALUTE:

The Franklin Township (Warren County) Land Use Board met for their regular meeting on Wednesday, May 1, 2013 at the Franklin Township Municipal building at 2093 Rt. 57, Broadway, NJ 08808. Chairman H. Meltzer called the meeting to order at 7:40 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:

Members Present: Mr. Meltzer, Ms. Payne, Mr. Santini, Mr. Tietz, Mr. Van Sadlers, Mr. Schnorrbusch, Ms. Kantor, Mr. Banes

Members Absent: Mayor Butler, Mr. Corde, Mr. Hart, Mr. Onembo, Mr. Sigler

Also Present: Engineer M. Finelli, Attorney R. Schneider, Planner J. Kyle

MINUTES: Minutes from the February 6, 2013 and April 3, 2013 meeting.

A motion to approve the February 6, 2013 minutes with corrections was made by Mr. Meltzer, seconded by Ms. Payne, Vote: Meltzer, Payne, Santini, Schnorrbusch, Kantor, Banes – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carries.

A motion to approve the April 3, 2013 minutes as written was made by Mr. Tietz, seconded by Mr. Van Sadlers, Vote: Tietz, Van Sadlers, Meltzer, Payne, Santini – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carries.

RESOLUTION:

1. Docket 2013-01 – S. Santini – Resolution for a Minor Subdivision application for Block 41 Lot 10 located on Good Springs Road.

Eligible to Vote: Butler, Meltzer, Payne, Tietz, Van Sadlers, Sigler

A motion to approve the resolution for Minor Subdivision approval as amended was made by Mr. Tietz, seconded by Mr. Meltzer, Vote: Tietz, Meltzer, Payne, Van Sadlers – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carries.

Ms. Payne stepped down from the board at this time.

COMPLETENESS ITEMS:

1. Docket 2013-02 – Asbury Graphite Mill, Inc. – Third completeness review for Preliminary and Final Site Plan application with Variance relief for Block 54 Lot 26 located at 405 Old Main Street in Asbury. A motion to deem the application for Preliminary Site Plan approval complete with waivers granted for completeness purposes was made by Mr. Meltzer, seconded by Mr. Tietz, Vote: Meltzer, Tietz, Santini, Van Sadlers, Schnorrbusch, Kantor, Banes – Ayes,

0 – Nay, 0 – Abstain, all ayes motion carries. A motion to deem the application for Final Site Plan approval complete with waivers granted for completeness purposes was made by Mr. Meltzer, seconded by Mr. Tietz, Vote: Meltzer, Tietz, Santini, Van Sadlers, Schnorrbusch, Kantor, Banes – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carries.

PUBLIC HEARING & DISCUSSION ITEMS:

1. Docket 2013-02 – Asbury Graphite Mill, Inc. – Public hearing if deemed complete for a Preliminary and Final Site Plan application with Variance relief for Block 54 Lot 26 located at 405 Old Main Street in Asbury. Applicant Attorney M. Lavery addressed Engineer M. Finelli's report dated April 24, 2013.

Applicant Engineer J. Symonds of Biggs Engineering was sworn in by Attorney R. Schneider.

Mr. Symonds reviewed exhibit A-1, sheet four of eight dated 4/10/13. Mr. Symonds stated rear parking would be provided in the rear using aqua pavers with a gravel bed underneath. There would be a 994sq.ft. proposed pedestrian walkway to their existing office building which would include low shrubbery along the front. Mr. Symonds stated the proposed rear of the existing dwelling would be converted to an office. Mr. Symonds noted there will be no change to the footprint of the building and no exterior change with the exception of the proposed construction of the covered walkway. Mr. Symonds stated the new space would be for office use and would also include a copy room. The application also proposes the widening of the driveway and new parking area on Lot 26.

Attorney R. Schneider swore in applicant Planner D. Banisch. Mr. Banisch reviewed his report dated May 1, 2013. Mr. Banisch stated a line of boxwoods was proposed but additional plantings maybe planted if required. Mr. Banisch reviewed the non-conforming conditions for the site.

Attorney R. Schneider swore in Asbury Graphite employee M. Blaszk, Mr. Blaszk stated the site would eventually include a conference room all visitors would enter through the existing building.

Public Comment:

Mr. B. Imbimbo of Kitchen Road requested the removal of the temporary dumpster from their property, relocate it and enclose it.

Planner J. Kyle suggested a fence as a better alternative to white pines. The fence or landscaping would be determined also with the adjoining landowner.

Public Comment:

A resident stated he preferred underground electrical, Chairman H. Meltzer stated the land use board has no jurisdiction on private property.

A resident had concerns regarding lights shining into their home in the evening. The planner suggested plantings in the resident's front yard to help with the glare from the lights they declined.

Privacy fence in several areas was discussed but would be subject to the approval of the Engineer and Planner.

The public portion of the meeting was concluded at this time.

A motion to approve Preliminary and Final Site Plan approval was made by Mr. Tietz, seconded by Mr. Meltzer, Vote: Tietz, Meltzer, Santini, Van Saders, Schnorrbusch, Kantor, Banes – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carries. Ms. Payne returned to the board at this time.

VOUCHERS:

A motion to approve vouchers submitted for payment was made by Mr. Van Saders, seconded by Ms. Payne, all ayes motion carries.

ADJOURNMENT: 10:20 P.M.

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

Respectfully Submitted,

Margaret Housman, Secretary
Franklin Township Land Use Board