

FRANKLIN TOWNSHIP LAND USE BOARD
MEETING MINUTES
September 4, 2013

FLAG SALUTE:

The Franklin Township (Warren County) Land Use Board met for their regular meeting on Wednesday, September 4, 2013 at the Franklin Township Municipal Building at 2093 Rt. 57, Broadway, NJ 08808. Vice Chairman J. Tietz called the meeting to order at 7:35 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: Mayor Butler, Mr. Tietz, Mr. Santini, Mr. Van Sadlers, Ms. Kantor, Mr. Banes, Mr. Schnorrbusch

Members Absent: Mr. Hart, Ms. Payne, Mr. Onembo, Mr. Sigler

Also Present: Attorney D. Salloway, Engineer M. Finelli, Planner J. Kyle

MINUTES: Minutes from the July 11, 2013 meeting.

A motion to approve the July 11, 2013 minutes as written was made by Mr. Santini, Mr. Banes, Vote: Santini, Banes, Kantor, Tietz – Ayes, 0 – Nay, Butler –Abstained, all ayes motion carried.

RESOLUTION:

1. Hayde Minor Subdivision – Resolution for an extension request for Minor Subdivision approval for Block 46 Lot 22.

Eligible to Vote: Meltzer, Butler, Onembo, Santini, Tietz, Kantor, Banes

A motion to approve was made by Mayor Butler, seconded by Ms. Kantor,

Vote: Butler, Kantor, Santini, Tietz, Banes – Ayes, 0 – Nay, 0 – Abstain, motion carried.

COMPLETENESS ITEMS:

1. Docket #2013-04 – Edison Lake 2000 Corp – Minor Subdivision application for Block 34 Lot 7. A motion to deem the application incomplete per the Engineer's report dated August 28, 2013 was made by Ms. Kantor, seconded by Mr. Santini, Vote: Kantor, Santini, Butler, Tietz, Van Sadlers, Schnorrbusch, Banes – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried. The board granted the applicant permission to proceed with their public meeting at the next meeting if they are deemed complete. Mayor Butler and Mr. Banes stepped down at this time for the next application.

2. Docket #2013-03 – Asbury Grist Mill Restoration Project Site Plan application with Variance relief for Block 55 Lot 1 & 2. A motion to deem the application complete per the Engineer's report dated August 28, 2013 was made by Mr. Schnorrbusch, seconded by Mr. Van Sadlers, Vote: Schnorrbusch, Van Sadlers, Santini, Tietz, Kantor – Ayes, 0 - Nay, 0 – Abstain, all ayes motion carried.

PUBLIC HEARING & DISCUSSION ITEMS:

1. Docket #2013-03 – Public Hearing for Asbury Grist Mill Restoration Project Site Plan application with Variance relief for Block 55 Lot 1 & 2. Attorney P. Banta introduced his first witness Beth Barry sworn by Attorney D. Salloway. Mr. Banta briefly described the watershed's relationship with the federal agencies, municipalities and counties. Ms. Barry described the proposed museum on the first floor which will display artifacts belonging to Franklin Township. The site will also include office space for non-profit organizations. Mr. Banta stated there would be a copy of statement of support with variances provided. Ms. Barry stated the building exterior would be re-pointed and stucco. Mr. Kyle asked how many employees would be employed, Ms. Barry stated there would be three at one time usually a total of four. There would be interns in the summer when funding is available. Engineer M. Finelli requested an updated letter for parking, the board had a brief discussion addressing parking concerns. Attorney D. Salloway swore in Mr. Charles Gullage trustee of the Watershed association and mill restoration project manager. Mr. Gullage described Phase I of restoration the grounds and mill will return back to the 1865 footprint. Mr. Gullage stated they will re-stone and re-grade the grounds and parking lot, that will include a new or repaired retaining wall on the south side. Phase II would be the exterior restoration to repair, replace and re-point the building exterior and would include the minor repairs to the slate roof. Exhibit A-1 - A-G Representations of final design by Andrew Curtiss. Exhibit A-2 -1890 Photo showing stucco on two sides of building. Mr. Gullage gave a description of mill operations and current conditions. Phase I would be property restoration, Phase II exterior restoration, Phase III interior restoration. Vice Chairman J. Tietz requested clarification of the access easement what legally exists.

Attorney D. Salloway swore in Engineer C. Nusser of Engineer and Land Planning Associates in Clinton, NJ. Engineer M. Finelli reviewed his report dated August 28, 2013. Exhibit A-3 – Overall Site Plan rendering showing grading, landscaping and parking calculations. Mr. Nusser stated there would be no free standing signs only building mounted.

PUBLIC COMMENT: No public comment was offered.
Attorney D. Salloway announced the application would be carried to October 2, 2013 with further notice being required the Planner's report and additional information will be reviewed at that time.

Attorney D. Salloway announced the Alethea Cleantech lawsuit has been officially withdrawn and dismissed.

VOUCHERS: A motion to approve vouchers submitted for payment was made by Mr. Banes, seconded by Mr. Van Sadlers, all ayes motion carried.

ADJOURNMENT: 10:45 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