

FRANKLIN TOWNSHIP LAND USE BOARD
MEETING MINUTES
October 2, 2013

FLAG SALUTE:

The Franklin Township (Warren County) Land Use Board met for their regular meeting on Wednesday, October 2, 2013 at the Franklin Township Municipal Building at 2093 Rt. 57, Broadway, NJ 08808. Chairman H. Meltzer called the meeting to order at 7:36 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. Meltzer, Ms. Payne, Mr. Onembo, Mr. Van Sadars, Ms. Kantor, Mr. Banes

Members Absent: Mr. Hart, Mr. Santini, Mr. Sigler, Mr. Schnorrbusch

Also Present: Attorney R. Schneider, Engineer M. Finelli

MINUTES: Minutes from the September 4, 2013 meeting.

A motion to approve the September 4, 2013 minutes as written was made by Mayor Butler, seconded by Mr. Van Sadars, Vote: Butler, Van Sadars, Kantor, Banes – Ayes, 0 – Nay, 0 – Abstain, motion carried.

COMPLETENESS ITEMS:

1. Docket #2013-04 – Edison Lake 2000 Corp – Second Completeness review for a Minor Subdivision application for Block 34 Lot 7.
A motion to deem the application complete per the Engineer's report dated September 30, 2013 was made by Mr. Meltzer, seconded by Mr. Van Sadars, Vote: Meltzer, Van Sadars, Butler, Payne, Onembo, Kantor, Banes – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

PUBLIC HEARING & DISCUSSION ITEMS:

1. Docket #2013-04 – Asbury Grist Mill Restoration Project continuation of a public hearing for a Site Plan application with Variance relief for Block 55 Lot 1 & 2. Attorney R. Schneider announced at the request of the applicant this application has been carried without further notice being required to the November 6, 2013 meeting.
2. A motion to nominate John Van Sadars as Vice Chairman was made by Ms. Kantor seconded by Ms. Payne, all ayes motion carried Mr. Van Sadars accepted.

3. Docket #2013-04- Edison Lake 2000 Corp – Public Hearing for a Minor Subdivision application for Block 34 Lot 7. Attorney R. Schneider stated after review of the advertising the board has jurisdiction to proceed. Attorney R. Schneider swore in applicant and property owner Paul Weiner. The applicant was represented by Attorney G. Kienz. Mr. Weiner described the existing and proposed Lot for the new dwelling and exhibit A-1 – A-5 photos of the proposed site. Attorney R. Schneider asked if there were any access issues and if the driveway would accommodate fire trucks the applicant shall obtain confirmation. Engineer M. Finelli stated the driveway is an existing common driveway which provides access to the existing dwelling on the subject property and is more of a roadway than a driveway. Applicant Attorney G. Kienz added the common maintenance agreement would be amended from the existing agreement of two to three. Attorney R. Schneider swore in Applicant Engineer K. Dykstra, PE, PP, PLS, of Walker Design Group. Mr. Dykstra briefly described the thirty seven acre site which includes a twenty three acre lake, a detention basin which services the existing Edison Lake development as well as the existing dwelling, a septic system and well and on the northern side of the site is the Pohatcong Creek. The proposed site has been previously developed and an existing common driveway which provides access to the existing dwelling on the subject property, as well as the dwelling on adjacent Lot 7.17. The maintained driveway is in place and the lot has been cleared. Mr. Dykstra stated an LOI has been filed with the DEP to determine if any wetlands are present. Four test pits were satisfactory, two viable septic areas which must be twenty five feet from any body of water will be submitted to the County Health Department as well as the proposed well location. Mr. Dkystra reviewed the proposed lot locations and the variances. Mr. Onembo asked if there was legal language contained for water rights, Mr. Dkystra stated Edison Lake 2000 Corp. maintains liability. Mr. Dkystra stated there was nothing further to add and agreed to comply with plan revisions per Engineer M. Finelli’s report dated September 30, 2013. A motion to approve was made by Mr. Onembo, seconded by Mayor Butler, Vote: Onembo, Butler, Meltzer, Payne, Van Sadars, Kantor, Banes – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.
4. Highlands Conformance – The board will have to adopt in the near future developmental standards for the preservation area.
5. Solar Ordinance – Zoning official J. Onembo suggested the threshold be expanded to 15kw anything over should go to the board for approval the board agreed.

VOUCHERS: A motion to approve vouchers submitted for payment was made by Mr. Meltzer, seconded by Ms. Kantor, all ayes motion carried.

ADJOURNMENT: 9:26 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