

FRANKLIN TOWNSHIP LAND USE BOARD
MEETING MINUTES
September 3, 2014

The Franklin Township (Warren County) Land Use Board met for their regular meeting on Wednesday, September 3, 2014 at the Franklin Township municipal building at 2093 Rt. 57, Broadway, NJ 08808. Vice Chairman J. Van Sadlers 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: Mr. Onembo, Mr. Van Sadlers, Mr. Santini, Ms. Kantor, Mr. Sigler, Mr. Banes, Mr. Ferri

Members Absent: Mr. Meltzer, Mayor Butler, Mr. DeAngelis

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

MINUTES: Minutes from the May 7, 2014 meeting.

A motion to approve the minutes from May 7, 2014 meeting was made by Mr. Banes, seconded by Mr. Onembo, all ayes motion carried.

DISCUSSION & PUBLIC HEARING ITEMS:

1. Docket #2013-03 – Asbury Grist Mill Restoration project.

Continuation of a public hearing for Musconetcong Watershed Association. Eligible to Vote: Santini, Van Sadlers, Kantor, Sigler, Ferri, Onembo. The applicants were represented by Attorney P. Banta and Engineer C. Nusser. Attorney P. Banta updated the board on the application status. Attorney Banta stated they have been held up with the DEP who have jurisdiction over the construction. Attorney P. Banta stated some work has been done, footings and foundations for a wall to be built. We have entered into an agreement for access rights with the neighbor and we have consolidated Lots 1 & 2 for the septic system. We have met with the Township Attorney K. Benbrook regarding an easement granted. Offsite parking has been made available at Asbury Graphite after business hours see exhibit A-4 Letter to Asbury Graphite.

Engineer C. Nusser addressed Engineer M. Finelli's letter dated 8/26/14. Engineer Nusser reviewed exhibit A-5 a colorized version of the overall site plan for 478 Old Main Street including parking calculations, plantings and the self contained septic tank.

Engineer C. Nusser stated the driveway will be paved there will be a concrete foundation footing and wall to provide a buffer for the mill foundation and a portion of the eight foot wall has been constructed to stabilize the site from storms, the final section has not been poured.

Engineer C. Nusser stated the work was done under the DEP permit, there are time of year constraints as well. Mr. Sigler asked if that made it right. Engineer M. Finelli explained anything associated with the DEP permit would be permissible to commence with that activity but it has progressed past that point and they were advised they did not have approval for the site plan work. Mr. Onembo asked if it was a little risky. Engineer M. Finelli stated a lot has to do with stabilization not parking.

Attorney R. Schneider stated the applicant proceeded at their own risk. When the applicant was notified they stopped the work, work was done in excess was not permitted and should not have been done without township authority and should not prejudice the application which is the subject of impending site plan before the board.

Mr. Onembo asked how much of what has been done will effect the site plan. Engineer C. Nusser explained replacing the existing wall and the demolition. Engineer C. Nusser explained a permit had been issued for the wall and it was inspected. Mr. Onembo asked if the construction department is qualified to do the inspection or should it be done by the Engineer's office.

Attorney P. Banta addressed exhibit A-6 preservation easement.

Attorney R. Schneider stated the DEP work was authorized.

Attorney R. Schneider swore in Beth Barry Executive Director of the Musconetcong Watershed Association. Ms. Barry described the proposed museum and office space. Ms. Barry stated she knew there was an issue with parking at the April plant sale so next year there would be people there for the events. Attorney Schneider asked how many volunteers there would be or employees. Ms. Barry stated there would be two fulltime and three part time, no office use during open houses or weekends, no other proposed uses. The basement and first floor for the museum and second floor for office space.

Engineer M. Finelli stated a letter for addressing his report for next month, off site parking for Asbury Graphite favorable and works well.

Attorney R. Schneider announced the application will be carried to the October 1, 2014 meeting without further notice being required.

PUBLIC COMMENT:

Mr. P. Banes commented on parking spaces.

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

ADJOURNMENT: 10:25 p.m.

With no further business before the board and no public comment offered a motion to adjourn was made by Mr. Santini, seconded by Ms. Kantor, all ayes motion carried.

Respectfully Submitted,

Margaret Housman, Secretary
Franklin Township Land Use Board