

FRANKLIN TOWNSHIP LAND USE BOARD
MEETING MINUTES
November 5, 2014

The Franklin Township (Warren County) Land Use Board met for their regular meeting on Wednesday, November 5, 2014 at the Franklin Township municipal building at 2093 Rt. 57, Broadway, NJ 08808. Chairman H. Meltzer 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. Meltzer, Mr. Santini, Mr. Sigler, Ms. Kantor, Mr. Ferri, Mr. Banes, Mr. DeAngelis

Members Absent: Mayor Butler, Mr. Hart

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

MINUTES: Minutes from the September 3, 2014 meeting.

A motion to approve the minutes from the September 3, 2014 meeting with a time correction was made by Mr. Onembo, seconded by Mr. Ferri, Vote: Onembo, Ferri, Van Sadlers, Santini, Kantor, Sigler, Banes – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

COMPLETENESS ITEMS:

1. Docket #2014-01 – Samuel/Millstone Farm – Completeness review for a Minor Subdivision/Lot Line Adjustment for Block 56 Lots 33 & 33.02 located at 59 Bloomsbury Road. A motion to deem the application complete per the Engineer's report dated November 3, 2014 with waivers granted for completeness purposes was made by Mr. Onembo, seconded by Mr. Santini, Vote: Onembo, Santini, DeAngelis, Van Sadlers, Kantor, Sigler, Banes, Ferri – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

DISCUSSION & PUBLIC HEARING ITEMS:

1. Docket #2014-02 – Delco Properties, D. Leary – Informal review for Block 26 Lot 3.02 located at 2257 Route 57. Applicant D. Leary was represented by Attorney A. Lowcher. Attorney Lowcher stated Mr. Leary was the contract purchaser for 2257 Rt. 57 which previously was the Cherrybrook building. The site is a one story building including retail space with a driveway and parking. Attorney Lowcher stated the applicant has met with Engineer M. Finelli and spoken with Mr. Onembo. Attorney R Schneider swore in applicant D. Leary, Mr. Leary stated he was a ten year resident and owner of a digital printing company currently located on Rt. 31, Clinton, NJ. Mr. Leary stated he currently has six employees and has no proposed changes to the exterior of the building. Mr. Leary stated he would like to

use the warehouse side of the building and lease out the retail side. The site currently has thirty seven parking spaces where thirty five are required. Engineer M. Finelli asked Mr. Leary how much space do you currently require, Mr. Leary stated approximately two thousand. Mr. Onembo stated he suggested Mr. Leary come before the board due to the second use for the site. Attorney R. Schneider stated what is being proposed is substantially similar if the previous terms of approval authorized by the township for multiple uses. A zoning permit can be issued if in conformity for this chapter if you are satisfied with two leases. Mr. Onembo will proceed with Mr. Leary from here on. Chairman H. Meltzer and Mr. Baner stepped down from the board at this time. Mr. DeAngelis left the meeting at this time and Vice Chairman J. Van Saders assumed the position as Chairman at this time.

2. Docket #2013-03 – Asbury Grist Mill Restoration project. Continuation of a public hearing for a Site Plan application with Variance relief for Block 55 Lot 1 & 2. Eligible to Vote: Santini, Van Saders, Kantor, Sigler, Ferri, Onembo
Engineer C. Nusser presented exhibit A-9 Site Plan and addressed the changes per Engineer M. Finelli's report dated 11/3/14. Engineer C. Nusser addressed the proposed uses for the building, museum space for the first floor, second floor office space for non-profit and the remaining floors will not be used. Engineer C. Nusser provided exhibit A10- A letter from Asbury Graphite regarding parking and exhibit A11- A letter from the United Methodist Church regarding parking. Exhibit A-12 Aerial Map showing parking. Mr. Sigler asked who would police the parking, Mr. Nusser stated the watershed association would provide signage when there is an event. Mr. Onembo asked if the uses are being defined, is the museum the primary use. Attorney R. Schneider suggested the applicant clarify for the board what they are being asked. Mr. Onembo stated a freeholder thought the restoration would be a museum with exterior restoration. Engineer M. Finelli explained his tour and stated the basement is part of the museum use, the basement is a historical interesting part of the building. Engineer C. Nusser provided exhibit A-13 photos of the basement area.
Planner E. Raes, PP, PE was sworn in by Attorney R. Schneider and reviewed his credentials for the board. Planner E. Raes reviewed the current zoning for the site and the proposed uses for the mill.

PUBLIC COMMENT: Multiple members of the public voiced their support for the Watershed Association and the Mill Restoration project. With no further public comment the public hearing was closed at this time. Attorney P. Banta requested the 2007 resolution be included as exhibit A-14 and exhibit A-15 letter.
Mr. Santini asked if it was considered safe to pull in and out of there, Mr. Banta stated county approval must be received on a county road.

Attorney R. Schneider reviewed the variances for the board and explained there must be five affirmative votes for the application to pass. A motion to approve the dual use variance was made by Mr. Onembo, seconded by Mr. Sigler, Vote: Onembo, Sigler, Van Saders, Santini, Kantor, Ferri – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

A motion to approve “C” Variance and Preliminary and Final Site plan approval as discussed with conditions listed per the resolution was made by Ms. Kantor, seconded by Mr. Onembo, Vote: Kantor, Onembo, Van Saders, Santini, Sigler, Ferri – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

A motion to make the parking area gravel vs. paving was made by Ms. Kantor, seconded by Mr. Van Saders, Vote: Kantor, Van Saders, Onembo, Sigler, Ferri – Ayes, Santini – Abstain, 0 – Nay, all ayes motion carried. Mr. Banes and Mr. Meltzer returned to the board at this time.

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

ADJOURNMENT: 9:55 p.m.

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

Respectfully Submitted,

Margaret Housman, Secretary