

FRANKLIN TOWNSHIP LAND USE BOARD
MEETING MINUTES
December 3, 2014

The Franklin Township (Warren County) Land Use Board met for their regular meeting on Wednesday, December 3, 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. Meltzer, Mr. Van Sadlers, Mr. Santini, Ms. Kantor, Mr. Sigler, Mr. Banes, Mr. Ferri

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

Also Present: Attorney R. Schneider, Engineer G. Weber

MINUTES: Minutes from the November 5, 2014 meeting.

A motion to approve was made by Mr. Onembo, seconded by Mr. Van Sadlers,

Vote: Onembo, Van Sadlers, Meltzer, Santini, Sigler, Kantor, Banes – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

RESOLUTION:

1. Docket #2013-03 – Resolution for Asbury Grist Mill Restoration project Site Plan application with Variance relief for Block 55 Lot 1 & 2.

Eligible to Vote: Santini, Van Sadlers, Kantor, Sigler, Ferri, Onembo

A motion to approve was made by Mr. Onembo, seconded by Ms. Kantor,

Vote: Onembo, Kantor, Santini, Van Sadlers, Sigler, Ferri – Ayes,

0 – Nay, 0 – Abstain, all ayes motion carried.

PUBLIC HEARING & DISCUSSION ITEMS:

1. Docket #2014-01- Samuel – Public hearing for a Minor Subdivision/ Lot Line Adjustment for Block 56 Lots 33 & 33.02 located at 59 Bloomsbury Road. The applicant was represented by Engineer W. Salmon, P.E. of Gladstone Design, Inc. Chairman H. Meltzer stepped down for the application. Engineer W. Salmon submitted exhibit A-1 a colorized version of the minor subdivision plan dated 12/03/14. Engineer W. Salmon stated the applicants are seeking approval from the Land Use Board for a Minor Subdivision/Lot Line Adjustment of Block 56, Lots 33 and 33.01 located on Bloomsbury Road. The applicant proposes to merge 0.295 acres from Lot 33.01 and merge it with Lot 33 for the purpose of eliminating an encroachment of the existing indoor riding arena over the common lot line. Both lots are within the Rural Conservation District.

The applicant would like to sell the facility to Millstone farm. Engineer W. Salmon stated he agreed with all of the Engineers comments in the Engineer's report dated 11/26/2014. Attorney R. Schneider swore in applicant Mrs. Samuels. Mr. Onembo asked how the riding arena got on the lot, Mrs Samuels stated there were drainage issues which changed the location of the barn. Engineer W. Salmon stated the barn should have been completely on Lot 33 when it was subdivided in 2002. Engineer W. Salmon stated there should be a 200ft. buffer from an animal barn to a residence. The previous approval would have to be amended the larger lot is under a conservation easement, DEP has preservation on the larger lot.

RECESS: 8:10-8:15

Attorney R. Schneider stated there would have to be an amendment to the conservation easement and action deferred. Mr. Onembo suggested the applicant go to DEP and return in February subject to DEP approval if not approved go to original plan, the applicant agreed.

Attorney R. Schneider announced the application will be carried to the January 7, 2015 meeting without further notice being required. Mr. Meltzer returned to the board at this time.

2. Moncada NJ Solar 201, LLC – Request for an extension of Variance approval for Moncada NJ Solar 201, LLC relating to Block 26 Lots 16 and 17. Mr. Santini and Mr. Sigler stepped down for the application. A motion to grant a one year extension was made Mr. Onembo, seconded by Ms. Kantor, Vote: Onembo, Kantor, Banes, Ferri – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried. Mr. Santini and Mr. Sigler returned to the board at this time.

PUBLIC COMMENT: No public comment was offered.

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

ADJOURNMENT: 8:50 p.m.

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

Respectfully Submitted,

Margaret Housman, Secretary