

FRANKLIN TOWNSHIP LAND USE BOARD
MEETING MINUTES
January 7, 2015

FLAG SALUTE:

The Franklin Township (Warren County) Land Use Board met for their regular meeting on Wednesday, January 7, 2015 at the Franklin Township Municipal building at 2093 Rt. 57, Broadway, NJ 08808. Board member H. Meltzer called the meeting to order at 7:35 pm 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.

OATH OF OFFICE: Oath of office for existing members.

Attorney R. Schneider administered the oath of office to Mayor Butler, Mr. Onembo, Mr. DeAngelis, Mr. Van Saders, Mr. Sigler, Mr. Santini.

ROLL CALL:

Present: Mayor Butler, Mr. Onembo, Mr. DeAngelis, Mr. Meltzer, Mr. Van Saders, Mr. Santini, Ms. Kantor, Mr. Sigler, Mr. Banes, Mr. Ferri

Absent: Mr. Hart

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

REORGANIZATION OF THE BOARD:

Board member H. Meltzer called for the nomination of the Land Use Board Chairman.

A motion was made by Mr. Onembo, seconded by Mr. Van Saders to nominate

Mr. Meltzer as Land Use Board Chairman, no additional nominations were made.

A motion to close was made by Mayor Butler, seconded by Mr. DeAngelis,

Vote: Butler, DeAngelis, Meltzer, Santini, Kantor, Sigler, Van Saders, Banes, Ferri – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried. Mr. Meltzer assumed the position as Chairman.

Chairman H. Meltzer called for the nomination of the Land Use Board Vice Chairman.

A motion was made by Mayor Butler, seconded by Mr. DeAngelis to nominate

Mr. Van Saders as Land Use Board Vice Chairman, no additional nominations were

made. A motion to close nominations was made by Mayor Butler seconded by Mr. DeAngelis, all ayes motion carried. Vote: Butler, DeAngelis, Onembo, Meltzer,

Santini, Kantor, Sigler, Banes, Ferri – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried. Mr. Van Saders assumed the position as Vice Chairman.

Appointments:

Appointment of the Land Use Board Secretary.

A motion was made by Mr. Meltzer, seconded by Mr. Van Saders, to re-appoint

Margaret Housman as Land Use Board Secretary, Vote: Meltzer, Van Saders,

Butler, DeAngelis, Santini, Kantor, Sigler, Banes, Ferri – Ayes, 0 – Nay,

0 – Abstain, all ayes motion carried.

A motion to approve the resolution authorizing contracts with Richard Schneider, Esq. of Vogel, Chait, Collins & Schneider as Attorney; Michael Finelli, P.E. of Finelli Consulting Engineers as Engineer; James Kyle P.P. of Kyle Planning and Design LLC as Planner for Professional Services for 2015. A motion to approve was made by Mr. Meltzer, seconded by Ms. Kantor, Vote: Meltzer, Kantor, Butler, Onembo, DeAngelis, Van Sadlers, Santini, Sigler, Banes, Ferri – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

The Express Times and the Star Gazette were adopted as the official Newspaper designated for sunshine law notices. A motion to approve was made by Mr. Van Sadlers, seconded by Mayor Butler, all ayes motion carried.

A motion to adopt the 2015 Land Use Board regular and workshop schedule with changes was made by Mr. Meltzer, seconded by Mr. DeAngelis, all ayes motion carried.

MINUTES: Minutes from the December 3, 2014 meeting.

A motion to approve was made by Mr. Onembo, seconded by Mr. Van Sadlers, Vote: Onembo, Van Sadlers, Santini, Kantor, Sigler, Banes, Ferri – Ayes, 0 – Nay- 0 – Abstain, all ayes motion carried.

RESOLUTION:

1. Moncada NJ Solar 201, LLC – Resolution granting an extension through December 3, 2015 for Variance approval.
Eligible to vote: Onembo, Van Sadlers, Meltzer, Kantor, Banes, Ferri
A motion to approve was made by Mr. Onembo, seconded by Mr. Banes, Vote: Onembo, Banes, Van Sadlers, Meltzer, Kantor, Ferri – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

PUBLIC HEARING & DISCUSSION ITEMS:

1. Docket #2014-01 – Samuel – Continuation of a 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. Mr. Meltzer stepped down for the application. Mr. Salmon reviewed the status of the application and addressed the Engineer's report dated January 2, 2015. Engineer M. Finelli reviewed the variances and confirmation from the State that the new configuration will be accepted.
PUBLIC COMMENT : Mr. H. Meltzer stated he is in support and doesn't see any problems. The public hearing was closed at this time.
A motion to approve was made by Mr. Onembo seconded by Mr. Sigler, Vote: Onembo, Sigler, Van Sadlers, Santini, Kantor, Banes, Ferri – Ayes, 0 – Nay, Butler, DeAngelis – Abstained, all ayes motion carried.
Mr. Meltzer returned to the board at this time.

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

ADJOURNMENT: 8:40 p.m.

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

Respectfully Submitted,

Margaret Housman, Secretary