FRANKLIN TOWNSHIP LAND USE BOARD
MINUTES – May 6, 2015

FLAG SALUTE:

CALL TO ORDER: Statement of Compliance.
Adequate notice of this meeting has been provided as required by Law, by posting of the annual notice on the Municipal bulletin board and by mailing to the Star Gazette and Express Times in accordance with the open public meeting act, 1975.

ROLL CALL:
Members Present: Mayor Butler, Mr. DeAngelis, Mr. Onembo, Mr. Meltzer, Mr. Van Saders, Mr. Ferri
Members Absent: Mr. Santini, Mr. Sigler, Ms. Kantor, Mr. Banes
Also Present: Engineer M. Finelli, Attorney, R. Schneider, Planner, J. Kyle

MINUTES: Minutes for April 1, 2015.
A motion to approve the April 1, 2015 minutes was made by Mr. Meltzer, seconded by Mayor Butler, Vote: Meltzer, Butler, Ferri – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

RESOLUTION:

1. Docket #2015-01-M. Ferri – Resolution of approval for a Variance application for Block 34 Lot 26 located at 17 & 17A Stewartsville Road. Eligible to Vote: Butler, Meltzer, Van Saders, Santini, Kantor, Sigler, Banes A motion to approve was made by Mayor Butler, seconded by Mr. Van Saders, Vote: Butler, Van Saders, Meltzer – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

COMPLETENESS ITEMS:

1. Docket#2015-06 – Moncada NJ Solar 201 LLC – Initial completeness review for a Use Variance/Preliminary Final Site Plan and Minor Subdivision application for Block 26, Lots 16, 17, 18 & 18.14. The applicant was represented by Attorney D. O'Hern. A motion to deem the application incomplete per the Engineer's report dated April 30, 2015 was made by Mr. Meltzer, seconded by Mr. Ferri, all ayes motion carried. Mayor Butler and Mr. DeAngelis recused themselves for the application.

2. Docket#2015-07 – Moncada NJ Solar 201 LLC – Initial completeness review for Amended Final Site Plan application for Block 26 Lot 16 & 17 Block 27 Lot 2. The applicant was represented by Attorney D. O'Hern. A motion to deem the application incomplete per the Engineer's report dated April 30, 2015 was made by Mr. Meltzer,seconded by Mr. Ferri, all ayes motion carried. Mayor Butler and Mr. DeAngelis recused themselves for the application.

PUBLIC HEARING & DISCUSSION ITEMS:

1. Docket#2015-03 – R. Lindabarry – Public hearing for a Variance application

for Block 12 Lot 1.02 located at Bickel and Angen Road. Mayor Butler and Mr. DeAngelis returned to the board at this time. Mr. Lindabarry was represented by Attorney B. Jones. Attorney B. Jones stated the applicant was asking for relief so as to permit the construction of a 40' x 50' accessory building which exceeds the permissible size of 800 sq. ft., on premises known as Block 12, Lot 1.02. The applicant submitted Exhibits A-1, A-2 & A-3 photos of out buildings currently on the property. Exhibit A-4 photo of proposed garage to replace buildings currently on the property. Exhibit A-5 New survey map, Exhibit A-6 copy of construction permit dated Sept. 13, 1995. The home was build in the early eighties and pre-existed the 2004 Highlands Act. Attorney B. Jones introduced Mr. Boucher, a neighbor in favor of the new proposed garage.
Attorney R. Schneider swore in applicant, R. Lindabarry and neighbor Mr. Boucher. Mr. Lindabarry stated the current buildings are not large enough for the storage of tractors and equipment and the existing buildings are an eyesore. Mr. Lindabarry's neighbor Mr. Boucher stated he lives to the west of Mr. Lindabarry and he was in favor of the new building.
Planner J. Kyle asked the applicant if he intended to keep both sheds or remove them, Mr. Lindabarry stated he would be removing them both.
Public Comment: No public comment was offered, the public hearing was concluded at this time.
A motion to approve was made by Mr. Onembo, seconded by Mr. Ferri,
Vote: Onembo, Ferri, Butler, DeAngelis, Meltzer, Van Saders - Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

2. Docket#2015-04 – V. Stull – Division of property by testamentary provision for Block 15 Lot 13. The estate was represented by Attorney A. Lowcher. Attorney A. Lowcher reviewed the application before the board, the Property consists of a single family residence, barn and outbuildings with 54.569 acres of land all of which is in agricultural use excluding approximately one acre of land surrounding the home. The house was the personal residence of Verna M. Stull, Mrs. Noel was her daughter and caregiver. The subdivision of ten acres including the residence will be partitioned by will, there will be no new streets, no deed review just an acknowledgement by resolution.
Attorney R. Schneider explained the exemptions pursuant to a will and stated the application qualifies as an exemption from subdivision. Attorney R. Schneider stated the resolution would have to be attached to the deeds, Attorney A. Lowcher agreed. Engineer M. Finelli stated the tax assessor must confirm the block and lot. Engineer M. Finelli stated the septic and public water must remain on the ten acres with the existing home.
Public Comment: No public comment was offered.
A motion to approve was made by Mr. Meltzer, seconded by Mr. Van Saders,
Vote: Meltzer, Van Saders, Butler, Onembo, DeAngelis, Santini, Kantor, Sigler, Ferri – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

3. Docket#2015-05 – Warren County Technical School application for ground mounted solar array system on a portion of the Warren County owned,

school property located within Franklin Township. The WCTS provided a courtesy review the land use board for a solar project to be dedicated to feed the school. The applicant was represented by Attorney F. Regan Engineer Hamidul Hoq, Engineer Hoq, reviewed his credentials for the board and reviewed the proposed site for the board including rear access for emergencies, and a twenty foot gate. There would be an emergency shut off located at the school. The fire chief would be given instructions for the box and no lighting was proposed. The land use board requested one light be installed at the access gate, the applicant agreed.

PUBLIC COMMENT: No public comment was offered.

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

ADJOURNMENT: 8:55 p.m.
With no further business and no public comment offered the meeting was adjourned. A motion by Mayor Butler, seconded by Mr. Van Saders, all ayes motion carried.

Respectfully Submitted,

Margaret Housman, Secretary