

FRANKLIN TOWNSHIP LAND USE BOARD
MEETING MINUTES
August 10, 2016

The Franklin Township (Warren County) Land Use Board met for their regular meeting on Wednesday, August 10, 2016 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:

Present: Mayor Butler, Mr. Onembo, Mr. Meltzer, Mr. Van Sadlers, Mr. Santini, Ms. Kantor, Mr. Banes, Mr. Ferri

Members Absent: Mr. DeAngelis, Mr. Sigler

Also Present: Attorney D. Salloway, Engineer G. Weber

MINUTES:

A motion to approve the April 6, 2016 minutes was made by Mr. Meltzer, seconded by Mr. Van Sadlers, Vote: Meltzer, Van Sadlers, Onembo, Kantor, Butler, Banes, Ferri, all ayes motion carried.

A motion to approve the May 4, 2016 minutes was made by Mr. Onembo, seconded by Mr. Banes, Vote: Onembo, Banes, Butler, Meltzer, Van Sadlers, Santini, Ferri, all ayes motion carried.

CORRESPONDENCE:

1. Moncada NJ Solar 201, LLC- Extension request for Amended Final Site Plan and Variance approval for Block 26 Lots 16 & 17 and 18.14. A motion to grant a six month extension request was made by Mr. Meltzer, seconded by Mr. Ferri, Vote: Meltzer, Ferri, Onembo, Van Sadlers, Kantor, Banes – Ayes, Butler, Santini – Abstain, 0 – Nay, motion carried.

COMPLETENESS ITEMS:

1. Docket 2016-01 – Schoenwood Farms, LLC – Second Completeness Review for a Minor Subdivision application with Variances for Block 8 & 9 Lots 2, 5 & 10. The applicant was represented by Attorney P. Russell. Attorney P. Russell stated the items have been fulfilled for completeness purposes. Engineer G. Weber stated the applicant has addressed all of the previously outstanding checklist items as referenced in the Engineer's report dated May 2, 2016. Therefore it was recommended that the application be deemed complete. A motion to deem the application complete was made by Mr. Meltzer, seconded by Mayor Butler, Vote: Meltzer, Butler, Onembo, Van Sadlers, Santini, Kantor, Banes, Ferri – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

DISCUSSION & PUBLIC HEARING ITEMS:

1. Docket 2016-01 – Schoenwood Farms, LLC – Public hearing for a Minor Subdivision application with Variances for Block 8 & 9 Lots 2, 5 & 10. The applicant was represented by Attorney P. Russell and Engineer T. Bodolsky, P.E. of Pequest Engineering. Attorney T. Salloway swore in Engineer T. Bodolsky, P.E. Attorney P. Russell stated the plan is to divide the land equally for the principals using the existing lots and following the topography. In 2013, Vulgans Schoen, one of the two owners, died, leaving the current dilemma of portioning the land holdings between the surviving partner and the heirs to Mr. Schoen. Engineer T. Bodolsky explained the desire is to partition the land so that a nearly 50% split in Lot area is achieved. A subdivision concept reconfigures Lots 2 and 5 in Block 9 and creates a new Lot 10.04 from Lot 10 in Block 8 has been formulated. Two of these lots front on Youman's Road while Lots 10.04 and 2 front entirely on a portion of White's Road that is labeled "abandoned" on the Township's Tax map. The Engineer's review letter dated May 2, 2016 raised the issue that the two lots along the "abandoned" portion of the road violate Section 90-48D () of the Land Use Code "all lots shall have direct access to a public street." Engineer T. Bodolsky stated the vacated portion is passable but trees would have to be trimmed prior to the filing of the deeds. Mr. Onembo asked what about the Municipal boundary. Attorney D. Salloway suggested they do two lots instead of four. Mr. Meltzer stated they could maintain frontage as it was and increase frontage on Lot 2, Lot 10.04 follows the tree lines and fields keep Lot 5 a farm field. Attorney P. Russell stated there is more to it than an estate, functionality, hunting and farming. This is an off set of circumstances with lot lines. Attorney P. Russell stated there was no desire to develop. Mayor Butler suggested a deed restriction to restrict the potential of development. Mr. Onembo stated a deed restriction would put the issues aside. Engineer G. Weber reviewed the Engineer's report dated August 5, 2016. Engineer T. Bodolsky stated Youmans and Whites Road are maintained by the applicant and the Municipal line was taken from the tax maps. Mr. Onembo asked how would you satisfy an estate, deed restriction would eliminate the road issues.
RECESS: 8:30 – 8:40 p.m. The applicant professionals requested a recess. Attorney P. Russell requested the application be carried to the September 7, 2016 meeting without further notice to be given. The board determined the applicant needed to consider an alternative and agreed to carry the application to the September 7th meeting date.

BILLS: A motion to approve vouchers submitted for payment was made by Mr. Meltzer, seconded by Ms. Kantor, all ayes motion carried.

ADJOURNMENT: 8:50 p.m.

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

Respectfully Submitted,

Margaret Housman, Secretary