

FRANKLIN TOWNSHIP LAND USE BOARD
MEETING MINUTES
May 4, 2016

The Franklin Township (Warren County) Land Use Board met for their regular meeting on Wednesday, May 4, 2016 at the Franklin Township Municipal building at 2093 Rt. 57, Broadway, NJ 08808. Chairman H. Meltzer called the meeting to order at 7:30 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, Mr. Sigler, Mr. Banes, Mr. Ferri.

Absent: Mr. DeAngelis, Ms. Kantor

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

MINUTES: April 6, 2016 minutes were tabled to the June 1, 2016 meeting.

COMPLETENESS ITEMS:

1. Docket 2016-01 – Schoenwood Farms, LLC – Completeness review for a Minor Subdivision application for Block 8 & 9 Lots 2, 5 & 10.
The applicant was represented by Attorney P. Russell.
Attorney P. Russell briefly reviewed the proposed Minor Subdivision application. The applicant is seeking approval for a Minor Subdivision of Block 9, Lots 2 & 5 and Block 8, Lot 10 which are contiguous properties totaling approximately 255 acres. The properties are located along White's Road and Youmans Road and lie within the RC-Zoning district and are in the Highlands Preservation area. There is a small pole building on Lot 10 and a small shed on Lot 5, otherwise there are no buildings or structures on the lots. The applicant also owns several other lots which are adjacent to the lands which are subject of this application. No variances are being requested.
Engineer M. Finelli reviewed his report dated May 2, 2016.
A motion to deem the application incomplete with waivers granted for completeness purposes was made by Mr. Meltzer, seconded by Mr. Banes, Vote: Meltzer, Banes, Butler, Onembo, Van Sadlers, Santini, Sigler, Ferri – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.
2. Docket 2016-02 – Broadway Automotive Service & Sales – Completeness review for a Use Variance application for Block 18 Lot 24. The applicant was represented by Attorney A. Lowcher. Attorney A. Lowcher reviewed the proposed application. The applicant has been operating their business on the subject property along State Highway Route 57 (Block 18, Lot 24) since acquiring the property in 1994. The applicant is seeking approval for a Use Variance and other bulk Variances which maybe required to permit the outside storage of up to forty-four (44) vehicles.

Relief was granted to the previous owner of the property by the Board of Adjustment to permit the outside storage of up to twelve (12) vehicles. The property is located in the R-75 Residential Zone .

Engineer M. Finelli reviewed his report dated May 2, 2016.

A motion to deem the application incomplete with waivers granted for completeness purposes was made by Mr. Ferri seconded by Mr. Santini, Vote: Ferri, Santini, Onembo, Meltzer, Van Sadlers, Sigler, Banes – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

BILLS: A motion to approve vouchers submitted for payment was made by Mr. Meltzer, seconded by Mr. Van Sadlers.

ADJOURNMENT: 9:05

With no further business before the board and no public comment offered a motion to adjourn was made by Mr. Meltzer, seconded by Mr. Van Sadlers all ayes motion carried.

Respectfully Submitted,

Margaret Housman, Secretary