

FRANKLIN TOWNSHIP LAND USE BOARD
REGULAR MEETING MINUTES
August 10, 2011

FLAG SALUTE:

The Franklin Township (Warren County) Land Use Board met for their regular meeting on Wednesday, August 10, 2011 at the Franklin Township Municipal building at 2093 Rt. 57, Broadway, NJ 08808. Board member Gary Corde 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: Mayor DeAngelis, Mr. Corde, Ms. Payne, Mr. Santini, Mr. Tietz (7:50) Mr. Van Sadars, Mr. Sigler, Ms. Kantor, Mr. Banes
Members Absent: Mr. Hart, Mr. Meltzer, Mr. Onembo, Mr. Schnorrbusch
Also Present: Attorney R. Schneider, Engineer M. Finelli, Planner J. Kyle

MINUTES: Minutes from the July 13, 2011 have been tabled to the next meeting.

CORRESPONDENCE: None

RESOLUTIONS:

1. Docket 2011-04 - H. Riewerts/55 Edison Road - Resolution for Amended Preliminary Major Subdivision approval for Block 26 Lot 18.
Eligible to Vote: Meltzer, Onembo, Payne, Van Sadars, Sigler, Schnorrbusch, Kantor, Banes
A motion to approve Amended Preliminary Major Subdivision approval was made by Mr. Sigler, seconded by Mr. Van Sadars, Vote: Sigler, Van Sadars, Payne, Kantor, Banes - Ayes, 0 - Nay, 0 - Abstain, motion carried.

COMPLETENESS ITEMS:

1. Docket 2011-04 - H. Riewerts/55 Edison Road - Second Completeness review for Final (Phase I) Major Subdivision application for Block 26 Lot 18.
Mr. Santini stepped down for the application.
A motion to deem the application complete with waivers granted was made by Mr. Van Sadars, seconded by Ms. Payne, Vote: Van Sadars, Payne, DeAngelis, Corde, Sigler, Kantor, Banes - Ayes, 0 - Nay, 0 - Abstain, motion carried.
2. Docket 2011-05 - Alethea Cleantech Advisors LLC. First Completeness review for a Use Variance & Preliminary and Final Major Site Plan for a Solar Farm application for Block 39 Lot 5. Mr. Santini stepped down for the application.
A motion to deem the application incomplete was made by Mr. Sigler, seconded

By Mr. Corde, Vote: Sigler, Corde, Van Saders, Kantor, Banes - Ayes, 0 - Nay, DeAngelis, Payne - Abstained, motion carried.

3. Docket 2011 - 06 - S. Bloom - First Completeness review for a Variance application for Block 51.01 Lot 20 located at 31 Halls Mill Road. A motion to deem the application complete was made by Mr. Corde, seconded by Mr. Tietz, Vote: Corde, Tietz, DeAngelis, Payne, Santini, Van Saders, Sigler, Banes - Ayes, 0 - Nay, Kantor - Abstained, motion carried.

DISCUSSION AND PUBLIC HEARING ITEMS:

1. Docket 2011-02 J. Vail/J. L'Hommedieu - Public hearing for a lot line adjustment for Block 54 Lots 1 & 2 located at 37 and 39 Maple Avenue. Mr. Banes and Mr. Corde stepped down for the application. Mr. J. Vail represented himself for the public hearing and was sworn by Attorney R. Schneider. Mr. Vail stated he has requested a lot line adjustment to straighten out his property line which was established over a hundred years ago. Mr. Vail stated a boundary line adjustment would make the lots more compliant with today's standards. Engineer M. Finelli addressed item number six of his review letter dated July 11, 2011, variances were also reviewed. Planner J. Kyle stated the zoning map would be amended reflecting the changes when the Highlands update was made. Attorney R. Schneider stated the boundary line adjustment would be perfected by deed and filed with the County Clerk's office. Mr. Vail stated his hardship was when you step off my porch and there is only a foot of land before you are on the neighbor's property. Mr. Vail stated monuments will be placed in each corner of the lot. Engineer M. Finelli stated improvements in the front of the properties may be in the Township right of way. Mr. Vail stated the slate sidewalk and original retaining Wall are from the 1920's. Attorney R. Schneider stated he would address the right of way in the resolution. Mr. Vail stated the revisions could be worked out with the surveyor. Public Comment: None provided, the public hearing was closed at this time. A motion to approve was made by Mr. Sigler, seconded by Ms. Kantor, Vote: Sigler, Kantor, DeAngelis, Payne, Santini, Tietz, Van Saders - Ayes, 0 - Nay, 0 - Abstain, motion carried. Mr. Corde and Mr. Banes returned to the board at this time.
2. Docket 2011-04 - H. Riewerts - Public Hearing for Final (Phase I) Major Subdivision application for Block 26 Lot 18. Mr. Santini stepped down for the application. The applicant was represented by Attorney W. Edelston and Engineer J. Chmielak, Attorney R. Schneider swore in Mr. Greg Clanton CEO of ISE farms for NJ, Maryland and South Carolina. Mr. Clanton stated the intention is to increase the buffer between residents and the feed mill. Mr. Edelston stated an application for preservation would be made after they retain title. Engineer M. Finelli reviewed his letter dated August 8, 2011.

Public Comment: None provided, the public hearing was closed at this time. A motion to approve was made by Mr. Van Saders, seconded by Ms. Payne, Vote: Van Saders, Payne, DeAngelis, Corde, Sigler, Kantor, Banes - Ayes, 0 - Nay, 0 - Abstain, motion carried.

3. Docket 2011-03 - Santini/Effi-Solar Energy Corp. - Public Hearing for a Use Variance and Site Plan application for Block 26 Lot 2.
Mr. Santini stepped down for the application.
The applicant was represented by Attorney John Giunco
Attorney Giunco presented a standard 280 watt solar panel as exhibit A-1 blue in color Mr. Giunco stated blue is less reflective than black and the standard panel can be easily replaced in the future with a more efficient system.
Attorney R. Schneider swore in Engineer Evan Hill of Innovative Engineering Inc.
Mr. Hill reviewed exhibit A-2 small set of plans for Preliminary & Final.
Mr. Hill reviewed the location of the proposed solar farm and stated it currently was not a permitted use in the zone. Mr. Hill stated currently there is access via a gravel drive on Route 57 by the restaurant supply store. Mr. Hill stated there was a family cemetery on the property that will remain and have permanent access to the site via road easement. Mr. Hill stated wetlands have been identified, LOI pending and the Pohatcong Creek flood hazard area has been incorporated. Mr. Hill reviewed the dimensions of the numerous solar panels and inverter pads located throughout the site. The site would also include 20ft. wide access isles located throughout the site. The site would also include a solar light fixture motion activated for night time for emergency purposes. Mr. Hill reviewed sheet 6 grading plan and stated they would not be moving around soil the site is ideally suited. Mr. Hill stated the grasses planted at the site would not exceed 8" - 12" in height and would not have mechanical irrigation. Mr. Hill stated the project is not considered a major development but must receive DEP approval. Attorney R. Schneider asked if there would be a formal permit required for the project Mr. Hill said yes. Mr. Hill addressed questions from the board regarding traffic to and from the site Mr. Hill stated the trucks will be standard pickup trucks or box trucks. Mr. Hill stated there would be no proposed signage only identification for emergency purposes. The site would be enclosed by an 8ft.high vinyl coated chain link fence for security purposes. Mr. Hill stated the site would require a DOT minor access permit.
Engineer M. Finelli addressed items in his report dated July 11, 2011.
Engineer E. Hill agreed to comply with the report
Mr. Hill addressed safety precautions and surveillance for the site.
Attorney Giunco stated they will provide a decommission plan, there is a 25 year warrantee on the panels and the plan will indicate how the ground will be restored to the prior use. Attorney R. Schneider announced the application has been carried to the September 7th 2011 meeting without further notice being required. Mr. Santini and Ms Payne returned to the board at this time.
4. Renewable Energy Ordinance - A subcommittee was formed to review the proposed ordinance, Sarah Payne, Joel Tietz, Gary Corde, Sudha Kantor.

PUBLIC COMMENT: None

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

ADJOURNMENT: 10:50 p.m.

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

Respectfully Submitted,

Margaret Housman, Secretary
Franklin Township Land Use Board

