

FRANKLIN TOWNSHIP LAND USE BOARD
MINUTES
FEBRUARY 17, 2010

FLAG SALUTE:

The Franklin Township (Warren County) Land Use Board met for their workshop meeting on Wednesday, February 17, 2010 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:

Members Present: Mr. Meltzer, Mr. Tietz, Mr. Santini, Mr. Onembo, Mr. Viscione
Mr. Schnorrbusch (8:00 p.m.)

Members Absent: Mayor Blaszk, Mr. DeAngelis, Mr. Corde, Mr. Hart, Mr. Van Saders, Mr. Sigler, Mr. Bloom

Also Present: Attorney S. Tombalakian, Engineer N. Duveneck, Planner C. McGroarty

CORRESPONDENCE: A list was provided to the land use board members.

BREAK: 7:50 - 8:00 P.M.

The board took a brief recess to wait for additional members to arrive.

Mr. Schnorrbusch arrived at this time 8:00 p.m. Mr. Santini recused himself at this time.

RESOLUTIONS TO RETAIN PROFESSIONALS:

1. Resolution approving the retention of Michael P. Bolan for Professional Planning Services in the application of F. Greek for Block 61 Lots 5 & 6.
A motion to retain Mr. Bolan was made by Mr. Onembo, seconded by Mr. Meltzer, Vote: Onembo, Meltzer, Tietz, Viscione, Schnorrbusch - Ayes, 0 - Nay, 0 - Abstain, motion carried.

2. Resolution approving the retention of Amy S. Greene for Environmental Consulting Services in the application of F. Greek for Block 61 Lots 5 & 6.
A motion to retain Ms. Greene was made by Mr. Meltzer, seconded by Mr. Tietz, Vote: Meltzer, Tietz, Onembo, Viscione, Schnorrbusch - Ayes, 0 - Nay, 0 - Abstain, motion carried.

The Board had a brief discussion regarding the set up for the March 3, 2010 meeting.

DISCUSSION & PUBLIC HEARING ITEMS:

1. Docket #09-05 - 55 Edison Road LLC - Continuation of a public hearing for a Preliminary Major Subdivision application for Block 26, Lot 18. This application has been carried from the January 6, 2010 meeting without further notice being required.

Eligible to Vote: Meltzer, Tietz, Onembo, Van Saders, Sigler, Viscione, Schnorrbusch. The applicant was represented by Attorney A. Lowcher and Engineer J. Chmielak. Attorney Lowcher briefly reviewed the current status of the application for the board. Mr. Lowcher stated that at the last meeting the board had concerns with the qualifying map and wanted the applicant to take another look at lot averaging, Mr. Chmielak will explain, Mr. Chmielak was previously sworn. Mr. Chmielak provided additional Exhibits A-5 a colorized rendering for a major subdivision dated 2/17/2010 and Exhibit A-6 a qualifying subdivision plan dated 2/17/2010. Mr. Chmielak stated the applicant has provided additional soil testing data. Mr. Chmielak stated we know clustering would be the board's preference away from the river but the layout did not work functionally, we moved the density from the northern portion of the site because there was not much flexibility on the north side. We have proposed a shorter cul-de-sac than before and were able to get additional perks closer to the road and one in the open field. We have moved some density away from the stream corridor which removed the "D" Variance.

Mr. Onembo stated he would like to see some restriction from future subdivision on the remaining nine acre lot.

Attorney A. Lowcher stated there would be restriction against further subdivision in the deed.

Engineer N. Duveneck stated concerns with the southern portion being developed when there were poor soil logs. Mr. Duveneck stated there were failed soil logs in this area.

Mr. Duveneck stated cluster is semi-appropriate along the roadway could there have been testing done in other areas.

Mr. Chmielak stated a cluster was not suitable, Mr. Chmielak referred to exhibit A-4 Soil Investigation Plan which indicated suitable soils along the tree row and Edison Road, less favorable in open field. We went back and got two additional perks along the proposed road.

Mr. Chmielak reviewed exhibit A-3 Cluster Vegetation plan.

Attorney S. Tombalakian gave a brief explanation of the ordinance for lot averaging and suggested the applicant stick with the language of the ordinance.

Planner C. McGroarty addressed the qualifying map and Major Subdivision plan.

Engineer N. Duveneck stated the prior testimony resulted in the board looking for a reduction of lots, have they been reduced and by how many.

Mr. Chmielak stated from twenty three to twenty one, more overall lots maximum yield.

Mr. Tietz stated the plan certainly strikes as good a balance with comments and the environmental constraints for the site.

Chairman H. Meltzer suggested we go back to the qualifying map along the road seven on both sides, nineteen versus twenty one.

Attorney S. Tombalakian swore in applicant and property owner Mr. Henry Riewerts. Mr. Riewerts asked with the possibility of COAH requirements changing directions now what would be the effect. Planner C. McGroarty stated the bill is now pending in senate, all new residential should have twenty percent set aside for COAH.

Engineer N. Duveneck and Planner C. McGroarty had a brief discussion regarding the shade tree ordinance with the applicant professionals.

Attorney A. Lowcher stated the applicant would go along with nineteen lots with two COAH lots if the COAH requirements change the two lots would become market lots.

Attorney A. Lowcher stated the applicant will return to the board with nineteen lots.

Attorney S. Tombalakian announced the application would be carried to the March 17, 2010 workshop meeting with the required extensions and no further notice given and the applicant will be submitting revised plans.

2. The board had a brief discussion regarding procedure.

PUBLIC COMMENT: No public comment was offered.

ADJOURNMENT: 9:33 P.M.

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

Respectfully Submitted,

Margaret Housman, Secretary