

FRANKLIN TOWNSHIP LAND USE BOARD
MINUTES
January 5, 2011

FLAG SALUTE:

The Franklin Township (Warren County) Land Use Board met for their regular meeting on Wednesday, January 5, 2011 at the Franklin Township Municipal building at 2093 Rt. 57, Broadway, NJ 08808. Board member G. Corde 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.

OATH OF OFFICE: Attorney R. Schneider administered the oath of office to Mayor J. DeAngelis and James Onembo. Attorney Schneider stated Mr. Corde would be the temporary Chairman and the position of Chairman would be deferred to the February 2nd meeting.

ROLL CALL:

Mayor DeAngelis, Mr. Onembo, Mr. Santini, Mr. Van Saders, Mr. Corde, Mr. Hart

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

REORGANIZATION OF BOARD:

Appointments:

Appointment of the Land Use Board Secretary

A motion was made by Mr. Onembo seconded by Mr. Van Saders to re-appoint Margaret Housman as Land Use Board Secretary. Vote: Onembo, Van Saders, DeAngelis, Corde, Hart, Santini - Ayes, 0 - Nay, 0 - Abstain, motion carried.

Professional's Resolution:

A motion to approve resolution authorizing contract with Richard Schneider, Esq. of Vogel, Chait, Collins & Schneider as Attorney - Michael Finnelli, P.E. of Finelli Consulting Engineers as Engineer - James Kyle of Kyle Planning and Design LLC as Planner was made by Mayor DeAngelis, seconded by Mr. Santini, Vote: DeAngelis, Santini, Corde, Hart, Onembo, Van Saders - Ayes, 0 - Nay, 0 - Abstain, motion carried.

Adoption of Official Newspapers: Star Gazette & Express Times

The "Star Gazette" and "Express Times" were adopted as the official newspaper designated for Sunshine Law notices.

Adoption of the 2011 meeting schedule:

A motion to adopt the 2011 Land Use Board Schedule and Workshop Schedule was made by Mr. Onembo, seconded by Mr. Hart, all ayes motion carried.

MINUTES: Minutes from the December 2010 regular meeting.

A motion to approve the minutes of December 1, 2010 was made by Mayor DeAngelis, seconded by Mr. Onembo, Vote: DeAngelis, Onembo, Corde, Hart, Santini, Van Saders - Ayes, 0 - Nay, 0 - Abstain, motion carried.

CORRESPONDENCE: A correspondence list was provided to the land use board members. Mr. Santini stepped down at this time.

COMPLETENESS ITEMS:

1. Docket #2010-05 - Santini/Hager Lot Line Adjustment completeness review for Block 43 Lot 1 & 1.01. A motion to deem the application complete with waivers granted for completeness purposes was made by Mr. Onembo, seconded by Mr. Van Saders, Vote: Onembo, Van Saders, DeAngelis, Corde, Hart - Ayes, 0 - Nay, 0 - Abstain, motion carried.
2. Docket #2010-04 - Ron Sigler Minor Subdivision application second completeness review for Block 45 Lot 25 will be re-scheduled for a later meeting date.

DISCUSSION AND PUBLIC HEARING ITEMS:

1. Docket #2010-05 - Santini/Hager Lot Line Adjustment public hearing for Block 43 Lot 1 & 1.01. Applicant Sam Santini introduced Surveyor Laura Brill. Ms. Brill was sworn by Attorney R. Schneider and provided her credentials for the board. Ms. Brill stated Lot 1 has been accepted into the Farmland Preservation Program and closing on the property is imminent. The survey prepared by Ms. Brill which was conducted for the Farmland Preservation Program revealed that a garage a shed and a driveway on adjoining Lot 1.01 owned by the Hager's encroach onto Lot 1. Ms. Brill stated the purpose of the proposed minor subdivision/lot line adjustment is to eliminate the encroachments in order to expedite and simplify the farmland preservation closing on Lot 1. No new lots will be created and no new development or land disturbance is proposed in connection with this application. Ms. Brill addressed Engineer M. Finelli's report dated December 30, 2010. The applicant agreed to comply with all of the Engineer's recommendations
Public Comment: No public comment was offered.
The applicant's Attorney D. Santini arrived and stated the subdivision will be perfected by deed to the satisfaction of the Board Engineer and Attorney.
Attorney D. Santini requested the professionals approve the deed prior to the resolution's approval due to time constraints, the board agreed.
A motion to grant waivers for variances was made by Mr. Van Saders, Seconded by Mr. Onembo, Vote: Van Saders, DeAngelis, Corde, Hart - Ayes, 0 - Nay, 0 - Abstain, motion carried.
A motion to approve the proposed lot line adjustment was made by Mr. Hart, seconded by Mr. Van Saders, Vote: Hart, Van Saders, DeAngelis, Corde, Onembo - Ayes, 0 - Nay, 0 - Abstain, motion carried.

PUBLIC COMMENT: No public comment was offered.

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

ADJOURNMENT: 8:15 p.m.

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

Respectfully Submitted,

Margaret Housman, Secretary