

FRANKLIN TOWNSHIP LAND USE BOARD  
REGULAR MEETING MINUTES  
July 13, 2011

FLAG SALUTE:

The Franklin Township (Warren County) Land Use Board met for their regular meeting on Wednesday, June 13, 2011 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. Onembo, Ms. Payne, Mr. Santini, Mr. Sigler, Mr. Van Sadlers, Mr. Schnorrbusch, Ms. Kantor, Mr. Banes  
Members Absent: Mayor DeAngelis, Mr. Hart, Mr. Corde  
Also Present: Attorney R. Schneider, Engineer M. Finelli, Planner J.Kyle

MINUTES: Minutes from the June 1, 2011 regular meeting.

A motion to approve the minutes of June 1, 2011 was made by Mr. Meltzer, seconded by Mr. Onembo, Vote: Meltzer, Onembo, Payne, Santini, Sigler, Kantor, Banes - Ayes, 0 - Nay, 0 - Abstained motion carried.

CORRESPONDENCE: None

COMPLETENESS ITEMS:

1. Docket 2011-03 - S. Santini/Effi-Solar Energy Corp. - Second Completeness review review for a Use Variance and Site Plan application for Block 26 Lot 2.

Mr. Santini and Ms. Payne recused themselves for the application.

A motion to deem the application complete for Preliminary Major Site Plan with waivers granted for completeness purposes per the Engineer's report dated July 11, 2011 was made by Mr. Onembo, seconded by Mr. Sigler, Vote: Onembo, Sigler, Meltzer, Van Sadlers, Schnorrbusch, Kantor, Banes - Ayes, 0 - Nay, 0 - Abstain, motion carried. This application is scheduled for public hearing on August 10, 2011.

A motion to deem the application complete for Final Major Site Plan approval with waivers granted for completeness purposes per the Engineer's report dated July 11, 2011 was made by Mr. Meltzer, seconded by Mr. Van Sadlers, Vote: Meltzer, Van Sadlers, Onembo, Sigler, Schnorrbusch, Kantor, Banes - Ayes, 0 - Nay, 0 - Abstain, motion carried. The public hearing for this application was scheduled for August 10, 2011. Ms. Payne returned to the board at this time.

2. Docket 2011-04 - H. Riewerts/55 Edison Road - Completeness review for Final (Phase I) Major Subdivision approval for Block 26 Lot 18. Mr. Santini recused himself for this application. A motion to deem the application incomplete for Final (Phase I) Major Subdivision approval per the Engineer's report dated July 12, 2011 was made by Mr. Meltzer, seconded by Mr. Onembo, Vote: Meltzer, Onembo, Payne, Van Sadars, Sigler, Schnorrbusch, Kantor, Banes-Ayes, 0 - Nay, 0 - Abstain, motion carried. Mr. Santini returned to the board at this time.

#### 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. Attorney R. Schneider announced the applicant's advertising was deficient Mr. Vail will not have to re-notice but he will have to notify the utilities by certified mail. This application has been carried to the August 10, 2011 meeting date.
2. Docket 2011-04 - H. Riewerts/55 Edison Road - Public Hearing for Amended Preliminary Major Subdivision approval for Block 26 Lot 18. Mr. Santini recused himself for the application. The applicant was represented by Attorney W. Edelston and Engineer J. Chmielak. The board accepted Mr. Chmielak as a professional, Mr. Chmielak was sworn by Attorney R. Schneider. Mr. Chmielak presented exhibit A-1 a colorized sheet within the plan set showing the proposed location on Edison Road. Exhibit A- 2 Final Major Subdivision plat for Phase I dated July 13, 2011. Exhibit A-3 a color representation of the base approval dated March 3, 2010. Mr. Chmielak reviewed the Amended Preliminary Major Subdivision application which proposes the creation of a total of 15 lots. The Phase I (Final) component of the subdivision application consists of creating one (1) new lot of 46.16 acres and lands remaining. The Phase I lot to be created is slated to be conveyed to ISE America, Inc. for purposes of buffering/open space between the existing ISE Farms Operation and the adjacent and nearby residential subdivisions. Mr. Chmielak stated the prior approval was for (19) market value lots and (2) affordable housing lots.  
The board asked if the (46) acre lot will be sub-dividable.  
Attorney W. Edelston stated the lot will be conveyed to ISE Farms Inc., there is no intention for any building the intention is to merge with their adjoining properties to increase the buffer from residences.  
Planner J. Kyle addressed COAH rules for the board.  
Public Comment:  
Ms. Susanne Stinger of 38 Edison Road  
Ms. Stinger asked what the current zone is for the property, Mr. Finelli Stated RC (Rural Conservation).  
Mr. Finelli and Mr. Kyle also addressed questions regarding the proposed duplex units for COAH requirements.

Mr. Onembo addressed questions from the public regarding current zoning for ISE farms, Chairman H. Meltzer suggested the Attorney for ISE Farm be present at the next public hearing, the applicant's Attorney W. Edelston agreed. A motion to grant Amended Preliminary Major Subdivision approval with conditions as discussed was made by Mr. Meltzer, seconded by Mr. Onembo, Vote: Meltzer, Onembo, Payne, Van Saders, Sigler, Schnorrbusch, Kantor, Banes - Ayes, 0 - Nay, 0 - Abstain, motion carried. Mr. Santini returned to the board at this time.

**PUBLIC COMMENT:**

Mr. Steve Bloom and the board had a brief discussion regarding solar panels for his residence.

**BILL LIST:**

A motion to approve vouchers submitted for payment was made by Mr. Sigler, seconded by Ms. Payne, all ayes motion carried.

**ADJOURNMENT: 9:55 P.M.**

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

Respectfully Submitted,

Margaret Housman, Secretary  
Franklin Township Land Use Board







