

FRANKLIN TOWNSHIP LAND USE BOARD  
REGULAR MEETING MINUTES  
June 1, 2011

FLAG SALUTE:

The Franklin Township (Warren County) Land Use Board met for their regular meeting on Wednesday, June 1, 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: Mayor DeAngelis, Mr. Meltzer, Mr. Onembo, Ms. Payne, Mr. Santini, Mr. Tietz, Mr. Hart, Mr. Corde, Mr. Sigler, Ms. Kanto, Mr. Banes  
Members Absent: Mr. Van Sadlers, Mr. Schnorrbusch  
Also Present: Attorney R. Schneider, Engineer M. Finelli, Planner J. Kyle

MINUTES: Minutes from the April 20, 2011 workshop meeting.

A motion to approve the minutes of April 20, 2011 was made by Mayor DeAngelis, seconded by Mr. Meltzer, Vote: DeAngelis, Meltzer, Onembo, Payne, Santini, Sigle, Kantor, Banes - Ayes, 0 - Nay, 0 - Abstain, motion carried.

COMPLETENESS ITEMS:

1. Docket 2011-02 J. Vail/J. L'Hommedieu - Completeness review for a lot line adjustment for Block 54 Lots 1 & 2 located at 37 and 39 Maple Avenue.  
Mr. Corde and Mr. Banes recused themselves from the application.  
A motion to grant waivers for completeness purposes was made by Mr. Tietz, seconded by Mr. Onembo, Vote: Tietz, Onembo, DeAngelis, Hart, Meltzer, Payne, Santini, Sigler, Kantor - Ayes, 0 - Nay, 0 - Abstain, motion carried.  
A motion to deem the application complete per the Engineer's letter dated May 31, 2011 was made by Mr. Tietz, seconded by Mr. Meltzer, Vote: Tietz, Meltzer, DeAngelis, Hart, Onembo, Payne, Santini, Sigler, Kantor - Ayes, 0 - Nay, 0 - Abstain, motion carried.  
The public hearing for this application was scheduled for July 13, 2011.  
Mr. Corde and Mr. Banes returned to the board at this time.
2. Docket 2011-03 S. Santini/Effi-Solar Energy Corp - Completeness review for a Use Variance and Site Plan application for Block 26 Lot 2.  
Mayor DeAngelis, Mr. Santini and Ms. Payne recused themselves for the application. A motion to grant waivers was made by Mr. Meltzer, seconded by Mr. Tietz, Vote: Meltzer, Tietz, Corde, Hart, Onembo, Sigler, Kantor, Banes - Ayes, 0 - Nay, 0 - Abstain, motion carried.

A motion to deem the application incomplete per the Engineer's letter dated May 27, 2011 was made by Mr. Meltzer, Seconded by Mr. Tietz, Vote: Meltzer, Tietz, Corde, Hart, Onembo, Sigler, Kantor, Banes - Ayes, 0 - Nay, 0 - Abstain, motion carried.

Mayor DeAngelis, Mr. Santini and Ms. Payne returned to the board at this time.

3. Docket 2011-04 H. Riewerts/55 Edison Road - Completeness review for amended Preliminary and Final Subdivision approval for Block 26 Lot 18. A motion to grant waivers for amended Preliminary approval was made by Mr. Meltzer, seconded by Mr. Corde, Vote: Meltzer, Corde, DeAngelis, Hart, Onembo, Payne, Sigler, Kantor - Ayes, 0 - Nay, 0 - Abstain, motion carried. A motion to deem the amended Preliminary application complete per the Engineer's letter dated May 27, 2011 was made by Mr. Meltzer, seconded by Mr. Corde, Vote: Meltzer, Corde, DeAngelis, Hart, Onembo, Payne, Sigler, Kantor - Ayes, 0 - Nay, 0 - Abstain, motion carried.

#### DISCUSSION ITEMS:

1. Victaulic REH, LLC - Informal review for Block 27 Lot 1.01 located at 119 Edison Road. Attorney J. Hague reviewed the filed application with the Warren County Soil Conservation District in connection with the soils investigation.

#### PUBLIC COMMENT:

Zoning official J. Onembo explained to the board that homeowner S. Bloom had contacted him regarding the installation of solar panels in his yard (approximately sixty). Mr. Onembo requested the board attorney interpret the definition of accessory structures and would solar panels be considered as such. Engineer M. Finelli stated his office was currently working on a solar ordinance which would be reviewed by the township committee, Land Use Board and other professionals. Mr. Bloom stated he planned on going forward with his project, Mr. Onembo stated he could always appeal the zoning officer's decision.

#### BILL LIST:

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

#### ADJOURNMENT: 9:45 p.m.

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

Respectfully Submitted,

Margaret Housman, Secretary