

FRANKLIN TOWNSHIP LAND USE BOARD
MINUTES
March 2, 2011

FLAG SALUTE:

The Franklin Township (Warren County) Land Use Board met for their regular meeting on Wednesday, March 2, 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 Henry Meltzer, Joel Tietz, Sarah Payne, Ronald Sigler, David Schnorrbusch, Sudha Kantor and Patrick Banes.

ROLL CALL:

Members Present: Mayor DeAngelis, J. Onembo, S. Payne, J. Van Saders (7:40)
H. Meltzer, G. Corde, J. Tietz, R. Sigler, D. Schnorrbusch, S. Kantor, P. Banes

Members Absent: A. Hart, S. Santini

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

REORGANIZATION OF THE BOARD:

Mr. Corde asked for nominations for Chairman, A motion to nominate Henry Meltzer for Chairman was made by Mr. Sigler, seconded by Mr. Tietz, no other nominations were made, Vote: Sigler, Tietz, DeAngelis, Corde, Meltzer, Onembo, Payne, Tietz, Schnorrbusch, Kantor, Banes - Ayes, 0 - Nay, 0 - Abstain, motion carried.

Mr. Meltzer assumed his position as Chairman.

Mr. Meltzer asked for nominations for Vice Chairman, A motion to nominate Joel Tietz for Vice Chairman was made by Mr. Onembo, seconded by Mr. Corde, no other nominations were made, Vote: Onembo, Corde, DeAngelis, Meltzer, Payne, Tietz, Sigler, Schnorrbusch, Kantor, Banes - Ayes, 0 - Nay, 0 - Abstain, motion carried.

Mr. Tietz assumed his position as Vice Chairman.

MINUTES: Minutes from the January 5, 2011 regular meeting.

A motion to approve the minutes of January 5, 2011 was made by Mr. Onembo, seconded Mr. Corde, Vote: Onembo, Corde, DeAngelis - Ayes, 0 - Nay, 0 - Abstain, motion carried.

RESOLUTION:

1. Docket # 2010-05 - Santini/Hager Lot Line Adjustment resolution for approval for Block 43 Lot 1 & 1.01. This application received approval on January 5, 2011. Eligible to Vote: DeAngelis, Corde, Hart, Onembo, Van Saders. A motion to approve was made by Mr. Corde, seconded by Mr. Onembo, Vote: Corde, Onembo, Deangelis - Ayes, 0 - Nay, 0 - Abstain, motion carried. Mr. Sigler stepped down from the board at this time.

COMPLETENESS ITEMS:

1. Docket # 2010-04 - Ronald Sigler - Completeness review for a Minor Subdivision application with Variance relief for Block 45 Lot 25. The applicant was represented by Attorney Brian T. Grace. A motion to deem the application complete with waivers granted was made by Mr. Corde, seconded by Mr. Meltzer, Vote: Corde, Meltzer, DeAngelis, Onembo, Payne, Tietz, Van Saders, Schnorrbusch, Kantor - Ayes, 0 - Nay, 0 - Abstain, motion carried.

PUBLIC HEARING & DISCUSSION ITEMS:

1. Docket # 2010-04 - Ronald Sigler - Public hearing for a Minor Subdivision application with Variance relief for Block 45 Lot 25. Applicant Ron Sigler was sworn by Attorney R. Schneider. Mr. Sigler reviewed the history of the property and proposed lot for his daughter. Attorney B. Grace stated the applicant has provided public notice and has applied for the required variances for the application. The applicant has applied to the Land Use Board for a Minor Subdivision of Block 45 Lot 25 to create (1) one new lot and a remainder. The new lot will comprise of 1.64 acres and the remainder will comprise of 33.39 acres. The property is located in the "RC" Rural Conservation Zone along the north and west side of Mt. View road. The applicant also addressed the recommendations and comments contained within the Finelli Consulting Engineers Report of February 25, 2011. The applicant agreed to provide an 8.5 foot right-of-way dedication along the frontage of proposed Lot 25 bringing the right-of-way width from 16.5 feet to 25 feet and will also grant an additional right-of-way dedication along proposed Lot 25.08 at an additional width of 8.5 feet. The remainder portion of the property contains a ditch along the northerly boundary of proposed Lot 25.08, which may potentially may contain wetlands. In lieu of a wetlands delineation or LOI determination the applicant agreed to provide a conservation easement dedicated to the Township of Franklin of at least 150 feet from the existing seasonal stream or ditch. The applicant also agreed to restrict future development of proposed Lot 25.08 to the development of no more than three additional lots all restrictions will be contained in the approved form of subdivision deeds. PUBLIC COMMENT: No public comment was offered the public hearing was closed at this time. A motion by Mr. Tietz to grant Minor Subdivision approval with variances denoted in items 4, 5, 6 & 7 of the Engineer's report and a right of way dedication, granting of a conservation easement and a total of no more than 3 lots seconded by Mr. Meltzer, Vote: Tietz, Meltzer, DeAngelis, Corde, Onembo, Payne, Van Saders, Schnorrbusch, Kantor - Ayes, 0 - Nay, 0 - Abstain, motion carried.

2. Highlands Plan conformance status:

Engineer M. Finelli reviewed the status of the Highlands Plan submission. Planner J. Kyle will be present at the April meeting with the details of the submission. Mr. Onembo stated the board would have to take a look at what the issues are and revise ordinances accordingly for the preservation area which would get us closer to plan conformance. After a brief discussion the board decided to have Planner J. Kyle review the IP zone. Mayor DeAngellis stated he had concerns with the fifty percent impervious coverage for the IP zone.

Board member R. Sigler returned to the board at this time 8:25 p.m.

PUBLIC COMMENT: No public comment was offered.

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

ADJOURNMENT: 9:00 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. Sigler, seconded by Mr. Van Saders, all ayes, motion carried.

Respectfully Submitted,

Margaret Housman, Secretary
Franklin Township Land Use Board

