

FRANKLIN TOWNSHIP LAND USE BOARD
MINUTES
October 6, 2010

FLAG SALUTE:

The Franklin Township (Warren County) Land Use Board met for their regular meeting on Wednesday, October 6, 2010 at the Franklin Township Municipal building at 2093 Rt. 57, Broadway, NJ 08808. Chairman H. Meltzer called the meeting to order at 7:31 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, Mr. DeAngelis, Mayor Blaszk, Mr. Van Sadars, Mr. Santini, Mr. Schnorrbusch, Mr. Sigler, Mr. Hart

Members Absent: Mr. Tietz, Mr. Viscione

Also Present: Attorney R. Schneider, Engineer M. Finelli, Planner C. McGroarty

CORRESPONDENCE: Report from Planner C. McGroarty.

MINUTES: Minutes from the August 11, 2010 meeting.

A motion to approve the minutes of the August 11, 2010 meeting as written was made by Mr. Meltzer, seconded by Mr. DeAngelis, Vote: Meltzer, DeAngelis, Meltzer, Onembo, Blaszk, Schnorrbusch - Ayes, 0 - Nay, 0 - Abstain, motion carried.

DISCUSSION ITEMS:

1. Proposed Ordinance for the regulation of Windmills.
Planner C. McGroarty reviewed the proposed ordinance for the regulation of windmills, after a brief discussion the board made the following changes to the ordinance:
 1. Allow in all zones (residential and nonresidential) but require minimum lot area of 5 acres.
 2. Approval by way of zoning permit by the Zoning Officer.
 3. Maximum height of tower shall be 100 feet. (This does not include blades)
 4. Considered abandoned if not used for 12 month period.
 5. Towers will be considered an accessory structure and shall not be permitted in front yard setback.
 6. Items #2 & 3 under Section D "Standards" will be revised to insert the term

“tower” in place of “small wind energy systems”

7. Item #15 under Section D”Standards” will be clarified to note that the 30 foot clearance from grade applied only to blades on a tower structure. Roof mounted systems are not subject to this standard.
8. Tower setback shall be 150 percent of height of tower.

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. Schnorrbusch, all ayes motion carried.

ADJOURNMENT: 8:50 P.M.

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

Respectfully Submitted,

Margaret Housman, Secretary

