

Franklin Township Land Use Board
Meeting Minutes
June 2, 2022

The Franklin Township (Warren County) Land Use Board met for their regular meeting on Thursday, June 2, 2022. Chairman H. Meltzer 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 a notice of this meeting on the Municipal Bulletin board and providing a copy to the municipal clerk. Advertisement of notice was posted in the Star Ledger of Newark, NJ and the Express Times of Easton, Pa. as well as the Franklin Township website.

The Flag Salute was led by Chairman Meltzer.

ROLL CALL: Mr. Butler, Mr. Corde (7:35), Mr. Herzer, Mr. Meltzer, Mr. Santini, Mr. Guth, Mr. Kubik, Mr. Balogh

Members Absent: Mr. Sigler, Mr. Onembo, Mr. Handel (resigned)

Also Present: Attorney Schneider, Engineer Finelli

MINUTES: Motion by Mr. Meltzer, seconded by Mr. Guth to approve the minutes dated May 5, 2022. Roll Call: Ayes: Mr. Corde, Mr. Meltzer, Mr. Guth, Mr. Kubik, Mr. Balogh

NEW BUSINESS:

1. Accepted letter of resignation from Mr. Michael Handel due to his relocation out of Franklin Township.

OLD BUSINESS:

1. Elizabethtown Gas Corporation Renewable Natural Gas Receiving Station continuation was discussed amongst the board members. They acknowledged the letter received withdrawing their application for an amendment of days and hours to their original approval. At this time the Board determined that they will need to adhere to the Monday-Friday, 7 a.m.-7 p.m. hours as previously approved.
2. Mizrahi Minor Subdivision request to extend their day requirement to file deeds was discussed amongst the Board and its professionals. It was agreed that the extension be granted to August 12, 2022. Mr. Schneider will develop a resolution to this effect for the Board. Motion by Mr. Corde, seconded by Mr. Santini to grant the 90-day extension as requested. Motion was carried unanimously by all in favor.

Mr. Guth and Mr. Herzer recused themselves from the meeting at this time due to conflicts with the next matter and executive session discussion.

3. Jesus Christ the Priest application was opened up at this time. Present for the Applicant was Mr. Jose Diaz. Mr. Finelli explained to the board that it is his opinion that the application is not complete at this time and it will require site plan approval with a D3

variance because there are conditional use standards that they need to comply with. Mr. Finelli did supply a report for the applicant and board members to reference. The parking situation was discussed and the requirements set forth in Chapter 90-57 of the Township's code. Mr. Schneider and Mr. Finelli indicated to the applicant and the board that this application is not a big undertaking because technically it is a house of worship. Mr. Meltzer indicated that pictures would be helpful when submitting the application and Mr. Diaz should work with Mr. Finelli and Mr. Schneider to get the application completed so everything will be submitted smoothly. Mr. Meltzer reviewed the items and the conditions of Mr. Finelli's report with Mr. Diaz and the Board. It was the consensus to have Mr. Finelli and Mr. Schneider work with Mr. Diaz to submit the required information, the applicant will need to prepare the legal notifications and submit all required information to the board no later than 10 days prior to the July 7, 2022 meeting in order to be heard.

Motion by Mr. Balogh, seconded by Mr. Corde to deem Jesus Christ The Priest application incomplete at this time. Motion carried unanimously by all in favor.

PUBLIC COMMENT:

The meeting was opened to the public at this time.

Laurel Marski advised the board of a DEP public hearing on new guidelines being proposed for the storage of natural gas.

There were no other public comments made at this time.

The public comment period was closed.

EXECUTIVE SESSION:

Motion by Mr. Corde, seconded by Mr. Meltzer to enter into executive session for the purpose of Broadway Energy vs. Franklin Township Land Use Board litigation matters. Motion was carried by all in favor.

The meeting was reopened to the public.

BILL PAYMENTS:

Motion by Mr. Corde, seconded by Mr. Butler and carried by all in favor to pay bills presented.

ADJOURNMENT:

Motion by Mr. Corde, seconded by Mr. Santini and carried by all in favor to adjourn the meeting.

Respectfully submitted;

Kelley Smith, Land Use Board Secretary