

FRANKLIN TOWNSHIP LAND USE BOARD
VIRTUAL MEETING MINUTES
December 2, 2020

FLAG SALUTE:

The Franklin Township (Warren County) Land Use Board had a regular meeting (virtual) on Wednesday, December 2, 2020. Chairman H. Meltzer called the meeting to order at 7:02 p.m. and declared all aspects of the Open Public Meeting had been met by posting notice of this meeting on the bulletin board in the Township Municipal building and notifying the Municipal Clerk. Advertisement of notice was posted in the Express Times of Easton, Pa. and the Star Gazette and the Township Website. This meeting was hosted by Mayor DeAngelis.

ROLL CALL:

Members Present: Mayor DeAngelis, Mr. Onembo, Mr. Ferri, Mr. Meltzer, Mr. Butler, Mr. Hamler, Mr. Corde, Mr. Banes, Mr. Handel
Also Present: Engineer M. Finelli, Attorney R. Schneider

MINUTES: Minutes from November 4, 2020 regular meeting.
Eligible to Vote: Meltzer, DeAngelis, Onembo, Butler, Corde, Banes, Ferri
A motion to approve the November 4, 2020 minutes was made by Mr. Meltzer, seconded by Mr. Butler, Vote: Meltzer, Butler, DeAngelis, Onembo, Corde, Banes, Ferri – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

MINUTES: Minutes from October 28, 2020 special meeting were tabled until the January 6, 2021 meeting.

RESOLUTION:

Memorializing resolution recommending certain property on Bloomsbury-Asbury Road designated as Block 58 Lot 1 on the township tax map be designated as a non-condemnation area in need of redevelopment.
Eligible to Vote: Corde, Ferri, Meltzer, Handel, Hamler Butler
A motion to approve was made by Mr. Ferri seconded by Mr. Meltzer, Vote: Ferri, Meltzer, Corde, Handel, Hamler, Butler – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.
A signed copy of this resolution will be provided to the Franklin Township Committee.

DISCUSSION ITEMS:

1. 2019-05 – Public hearing for a Minor Subdivision application for Block 3 Lot 17 & 13 for applicant David & Jason Mizrahid. The new owners Jason & David Mizrahid are seeking approval from the Land Use Board for a Minor Subdivision of Block 3 Lots 13 & 17. The property location is located along the north side of State Route 57 east of Stewartsville Road. Lots 17 and former Lot 57 have been previously merged and are currently identified as Lot 17, Lot 13 contains an existing dwelling and Lot 17 is vacant. The application proposed is to adjust the existing lot line between Lots 13 and 17 so that the driveway which serves the existing dwelling on Lot 13 is fully contained on Lot 13. The property is located within the R-75 Village Residential zoning district within the Highlands Preservation Area.

Engineer M. Finelli stated the application was deemed complete on November 4, 2020. Engineer Finelli referred to his report dated November 25, 2020. Mr. Mizrahid took over the process with the current provided survey map.

Attorney R. Schneider swore in applicant Engineer J. Careaga. The lot line currently goes thru the garage and driveway and will not be on Lot 13 completely. The modified lot lines are now conforming with no variances.

Engineer M. Finelli stated the lot the house sits on will be increased to accommodate the garage and new lot area requirements and will improve the lot significantly.

PUBLIC COMMENT: There were no public comments made.

A motion to approve with conditions as stated was made by Mr. Meltzer, seconded by Mr. Corde, Vote: Meltzer, Corde, DeAngelis, Onembo, Ferri, Butler, Hamler, Banes, Handel – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

Attorney R. Schneider reminded the applicant the resolution will be on the January agenda and the deeds must be filed with the County within 180 days.

2. Public hearing for the Open Space & Recreation Plan presented by Barbara Davis. Ms. Davis stated all comments have been addressed and the board should consider adoption.

A final draft will be submitted to Green Acres.
Mr. Meltzer asked if the available land issue was resolved
Ms. Davis stated the available land issue has been addressed.

PUBLIC COMMENT: Beth Barry said it was a long time in the making.
No further public comment was made.

A motion to approve was made by Mr. Meltzer, seconded by
Mr. Onembo, Vote: Meltzer, Onembo, DeAngelis, Ferri, Butler,
Hamler, Corde, Banes, Handel – Ayes, 0 – Nay, 0 – Abstain,
all ayes motion carried.
Attorney R. Schneider stated the resolution will be on the
agenda at the January meeting.

PUBLIC COMMENT: No public comment was offered.

BILLS: A motion to pay vouchers submitted for payment was made by
Mr. Corde, seconded by Mr. Ferri, all ayes motion carried.

ADJOURNMENT: 8:08 p.m.

With no further business before the board and no public comment
offered the meeting was adjourned.

A motion to adjourn was made by Mr. Corde, seconded by Mr. Meltzer,
all ayes motion carried.

Respectfully Submitted,

Margaret Housman, Secretary