

FRANKLIN TOWNSHIP LAND USE BOARD
MEETING MINUTES
APRIL 5, 2017

FLAG SALUTE:

The Franklin Township (Warren County) Land Use Board met for their regular Meeting on Wednesday, April 5, 2017 at the Franklin Township Municipal Building at 2093 Rt. 57, Broadway, NJ 08808. Chairman H. Meltzer called the meeting to order at 7:34 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: Oath of office for existing member S. Kantor and previous member G. Corde.

ROLL CALL:

Present: Mr. Onembo, Mr. Ferri, Mr. Meltzer, Mr. Van Saders, Mr. Santini, Ms. Kantor, Mr. Sigler, Mr. Corde, Mr. Banes

Members Absent: Mayor DeAngelis

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

MINUTES: Minutes of the January 4, 2017 meeting.

Eligible to Vote: Mayor DeAngelis, Mr. Onembo, Mr. Van Saders, Mr. Meltzer, Mr. Santini, Mr. Banes, Mr. Ferri

A motion to approve was made by Mr. Van Saders, seconded by Mr. Ferri,

Vote: Van Saders, Ferri, Onembo, Meltzer, Santini, Banes, all ayes motion carried.

PUBLIC HEARING & DISCUSSION ITEMS:

1. Docket 2016-01 – Schoenwood Farms, LLC – Public hearing for a Minor Subdivision and Variance application for Block 8 & 9 Lots 2, 5 and 10. The applicant was represented by Attorney P. Russell and Engineer W. Ingram. Attorney R. Schneider swore in Engineer W. Ingram. Attorney P. Russell stated the owner and applicant of Schoenwood Farms, LLC is seeking approval for a Minor Subdivision of Block 9, Lots 2 & 5 and Block 8, Lot 10. The properties are generally located along White's Road and Youmans Road and are within the RC-Zoning district and the Highlands Preservation area. There is a small pole building on Lot 10 and a small shed on Lot 5. The applicant submitted exhibit A-1 Revised plans on February 24, 2017 which amended the subdivision to create three (3) reconfigured lots from the three (3) existing lots without creating a new lot no construction is being proposed and the lots will remain agricultural property. The paved driveway and access will also remain Engineer W. Ingram stated frontage is also insufficient for building. Exhibit A-2 was submitted an aerial exhibit which was reviewed and discussed.

PUBLIC COMMENT:

Neighboring property owners suggested a sign be added at the Harmony end of Youman's Road showing it is not a thru street.

The Fire Chief Sonny Read had issued a letter dated June 21, 2016 concluding that the road would provide suitable access for fire-fighting equipment as long as the pavement is maintained and encroaching vegetation is trimmed as required. Fire Chief Sonny Read asked if the gate located at the termination of White's Road would remain. Engineer W. Ingram stated the gate will be removed and the applicant will install signage subject to the Township Engineer's approval and subject to review and approval of the Fire Chief.

Attorney R. Schneider briefly reviewed items for the resolution.

A motion to approve was made by Mr. Sigler, seconded by Mr. Meltzer, Vote: Sigler, Meltzer, Onembo, Ferri, Van Sadlers, Santini, Kanter, Corde, Banes, all ayes motion carried, 0 – Nay, 0 – Abstained.

CORRESPONDENCE:

1. Letter from Moncada NJ Solar 201, LLC – Chapter 11 Case No. 16-33967
Attorney R. Shneider gave an explanation regarding pending bankruptcy protection for Moncada. Attorney R. Schneider explained that the board was not involved in this dispute and the court would handle it.

BILLS: A motion to approve bills submitted for payment was made by Mr. Ferri, seconded by Mr. Van Sadlers, all ayes motion carried.

ADJOURNMENT: 8:35 p.m.

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

Respectfully Submitted,

Margaret Housman, Secretary