

FRANKLIN TOWNSHIP LAND USE BOARD
MEETING MINUTES
April 3, 2019

FLAG SALUTE:

The Franklin Township (Warren County) Land Use Board met for their regular Meeting on Wednesday, April 3, 2019 at the Franklin Township Municipal building at 2093 Route 57, Broadway, NJ 08808. Chairman H. Meltzer called the meeting to order at 7:30 p.m. and declared all aspects of the Open Public Meetings 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 posted in the Star Gazette of Hackettstown, NJ and the Express Times of Easton, Pa.

ROLL CALL:

Members Present: Mr. Onembo, Mr. Meltzer, Mr. Van Sadlers, Mr. Santini, Mr. Sigler, Mr. Corde

Members Absent: Mr. Ferri, Mayor DeAngelis, Ms. Kantor, Mr. Banes

Also Present: Attorney R. Schneider, Engineer M. Finelli, Planner J.Kyle

MINUTES: Minutes from the March 6, 2019 meeting.

Eligible to Vote: Onembo, Meltzer, Van Sadlers, Santini, Sigler, Corde

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

Mr. Meltzer, Vote: Van Sadlers, Meltzer, Onembo, Santini, Sigler, Corde – Ayes,

0 – Nay, 0 – Abstain, all ayes motion carried. Mr. Santini recused himself at this time.

COMPLETENESS ITEM:

1. 2019-02 – Second completeness review for Pohatcong Creek Solar for Block 26 Lot 2. A motion to deem the application complete per the Engineers report dated March 29, 2019 was made by Mr. Meltzer, seconded by Mr. Sigler, Vote: Meltzer, Sigler, Onembo, Van Sadlers, Corde – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

PUBLIC HEARING & DISCUSSION ITEMS:

1. 2019-02 – Public hearing for Pohatcong Creek Solar for Block 26 Lot 2. Attorney Mark Bellin represented the applicant and briefly reviewed the original application for the board. Board Attorney R. Schneider swore in applicant Engineer Ian Hill of Van Cleef Engineering Associates. Mr. Hill stated the application conforms to the Franklin Township Solar Ordinance and is a permitted use in the C2 zone district. A family cemetery is located on Lot 2.04 and access would be maintained.

Mr. Hill reviewed sheet 2.01 of the site plan dated 3-15-19
Mr. Hill described the current conditions of the proposed site. Mr. Hill stated the 86.5 acre site was clear from farming and includes woodland along the frontage along route 57. The site includes wetlands with open waters and a flood hazard area, constraints were carefully considered, drains are north to south toward the creek. Mr. Hill stated there was no need for Storm water coming from fields due to ground cover. See Storm water Management Study dated February 8, 2019 and drainage area map.
Mr. Hill reviewed sheet 7.1 layout dated 3-15-19 showing Phase I and Phase II footprints including emergency access drives. The applicant agreed to add perimeter plantings and leave existing rows undisturbed. The board requested gaps to be filled in on the east side of the site and the applicant must submit a landscaping plan the applicant agreed. Mr. Hill stated a 16ft. and 25ft. wide perimeter and gravel emergency and maintenance access aisle will have fencing on both sides and trees will remain although currently overgrown.
Mr. Hill stated the perimeter of the site will also include 8ft. high fencing as well as a security gate. The applicant will have to include a Knox box at the gate with lighting and satisfy any requests from the Fire Chief.

Attorney R. Schneider swore in Electrical Engineer Craig Rosenberger with Cooper Engineering. Mr. Rosenberger reviewed his credentials for the board and was accepted as an expert. Mr. Rosenberger provided testimony on trenched underground cable in a flood hazard area page 4.3 offset utility dated 3-15-19 trenched underground easements shown. Page 4.4 out of 11 dated 3-15-19 and Exhibit A-1 dated 3-2-19 and the possible relocation of lines near the bridge which would be upto JCP &L.

PUBLIC COMMENT:

Wayne Furguson: Mr. Furguson stated that he was happy with the overall project but he had concerns with the aesthetics.

Marlene Oberly: Ms. Oberly expressed concerns with vandalism at the Cemetary as well as the buffer for the north side of the highway.

The applicant will have to satisfy the Engineer's report including conditions, landscaping plan, all agency approvals, pre-construction walk through as well as post construction inspections, decommission agreement with bond.

No further public comment was made. A motion to approve was made by Mr. Onembo, seconded by Mr. Corde, Vote: Onembo, Corde, Meltzer, Van Sadars, Sigler – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried. Mr. Santini returned to the board at this time.

COMPLETENESS ITEM:

1. 2019-01 – Second completeness review for Route 57 Solar for Block 16.01 Lot 10 & 10.08. A motion to deem the application complete was made by Mr. Corde seconded Mr. Meltzer, Vote: Corde, Meltzer, Onembo, Van Saders, Santini, Sigler – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried. This application has been carried to the May 1, 2019 meeting at 7:30 p.m. without further notice being required.

VOUCHERS: A motion to pay vouchers submitted for payment was made by Mr. Van Saders, seconded by Mr. Meltzer, all ayes motion carried.

ADJOURNMENT: 10:05 p.m.

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

Respectfully Submitted,

Margaret Housman, Secretary