

FRANKLIN TOWNSHIP LAND USE BOARD  
MEETING MINUTES  
May 5, 2021

FLAG SALUTE:

The Franklin Township (Warren County) Land Use Board met virtually for their regular meeting on Wednesday, May 5, 2021. Chairman H. Meltzer called the meeting to order at 7:36 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 at 2093 Route 57 Broadway, NJ and notifying 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.

OATH OF OFFICE: Attorney R. Schneider swore in board member M. Handel for an unexpired Class IV term.

ROLL CALL:

Members Present: Mayor Ferri, Mr. Herzer, Mr. Meltzer, Mr. Sigler, Mr. Handel, Mr. Corde, Mr. Onembo

Members Absent: Mr. Santini, Mr. Butler

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

MINUTES: Minutes from the March 3, 2021 meeting.

Eligible to Vote: Ferri, Meltzer, Corde, Handel, Butler, Sigler, Onembo

A motion to approve was made by Mr. Meltzer, seconded by Mayor Ferri,

Vote: Meltzer, Ferri, Corde, Handel, Sigler, Onembo – Ayes, 0 – Nay,

0 – Abstain, all ayes motion carried.

COMPLETENESS ITEMS:

1. 2020-03- Second Completeness Review for a Minor Subdivision Application for Block 56 Lot 34 the applicant being Sarah Pyskaty. Engineer M. Finelli addressed his report dated April 30, 2021. Attorney Lowcher requested waivers for Items 25 & 26 of the report.  
A motion to deem the application complete with waivers granted for completeness purposes was made by Mr. Corde seconded by Mayor Ferri, Vote: Corde, Ferri, Onembo, Herzer, Meltzer, Handel - Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried. Attorney Lowcher requested the June 2, 2021 public hearing date but will notify the secretary if he should have to reschedule due to a conflict.

2. 2021-01- First Completeness Review for Elizabeth Gas-Stewartsville Solar Carport. Completeness for Preliminary & Final Site Plan approval with Variance approval for Block 1 Lot 11 located at 148 Edison Road. Engineer M. Finelli addressed completeness items on his report dated May 3, 2021 and recommended the application be deemed incomplete. The gas storage building must be included on the site plan. A motion to deem the application incomplete was made by Mr. Corde, Seconded by Mr. Meltzer, Vote: Corde, Meltzer, Ferri, Onembo, Herzer, Sigler, Handel – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

3. Ordinance 2021-05 an ordinance amending and supplementing the “Code of the Township of Franklin” Warren County, New Jersey to Amend Chapter 90, Article I, Section 90-3, Definitions and Article VII, Zoning, Section 90-58B, Off – Street Parking Requirements. Planner J. Kyle prepared the clarification for building height. For the purpose of calculating building height, the front of the building shall be considered the portion of the building facing a public street.

Planner J. Kyle prepared the clarification for warehouses and storage buildings, one space for each 3,000 square feet of gross floor area devoted to warehouse and storage use. Office space within a warehouse or storage building shall provide one space for each 250 square feet of gross floor area devoted to office use.

A motion to approve was made by Mr. Meltzer, seconded by Mr. Onembo, Vote: Meltzer, Onembo, Ferri, Herzer, Sigler, Handel, Corde – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

Attorney R. Schneider will prepare a letter and respond to the Township Committee.

PUBLIC COMMENT: No public comment was offered.

BILLS: A motion to approve vouchers submitted got payment was made by Mr. Corde, seconded by Mr. Herzer, all ayes motion carried.

EXECUTIVE SESSION: 8:00 p.m. to 8:15 p.m. “Pending Litigation”

A motion to go into Executive Session was made by Mr. Corde, seconded by Mayor Ferri, all ayes motion carried.

A motion to come out of Executive Session was made by Mr. Herzer seconded by Mr. Handel, all ayes motion carried.

ADJOURNMENT: 8:15 p.m.

With no further business before the board and no further 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