

Franklin Township Land Use Board
Meeting Minutes
February 1, 2024

The Franklin Township (Warren County) Land Use Board met for their reorganization and regular meeting on Thursday, February 1, 2024. Attorney Schneider 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 Mr. Schneider.

OATHS:

Mr. Schneider gave the Oath of Office to the following members: Mr. Guth, Mr. Herzer, Mr. Meltzer, Mr. Corde, Mr. Balogh, Mr. Truskowski

ROLL CALL:

Members Present: Mr. Butler, Mr. Corde, Ms. Payne, Mr. Herzer, Mr. Meltzer, Mr. Santini, Mr. Sigler, Mr. Guth, Mr. Balogh, Mr. Truskowski

Members Absent: Mr. Onembo

Also Present: Attorney Richard Schneider, Engineer Michael Finelli

REORGANIZATION OF THE BOARD

Appointment of Chairperson – Motion by Mr. Corde, seconded by Ms. Payne to appoint Mr. Meltzer as Chairperson. No other nominations were heard. Motion carried unanimously by all in favor to appoint Mr. Meltzer.

Appointment of Vice Chairperson – Motion by Mr. Santini, seconded by Ms. Payne to appoint Mr. Corde as Vice Chairperson. No other nominations were heard. Motion carried unanimously by all in favor to appoint Mr. Corde.

Appointment of Secretary – Motion by Mr. Meltzer, seconded by Mr. Herzer to appoint Kelley Smith as Secretary. No other nominations were heard. Motion carried unanimously by all in favor to appoint Kelley Smith.

RESOLUTIONS

Motion by Mr. Sigler, seconded by Mr. Santini and carried unanimously by all in favor to adopt the following Resolutions:

- R:24-1; A resolution setting the schedule of meeting dates.
- R:24-2; A resolution setting the official newspapers as the Express Times NJ Zone and Star Ledger.
- R:24-3; A resolution appointing Land Use Board Professionals: Michael Finelli (Engineer); Richard Schneider (Attorney); James Kyle (Planner)

MINUTES

The August 9, 2023 minutes were carried to the March 7, 2024 meeting for approval.

BILL PAYMENT:

Motion to pay the bills was made by Mr. Sigler, seconded by Mr. Guth to pay the bills submitted. Motion carried by All In Favor.

DISCUSSION:

Correspondence received from Mr. Rudy DiGilio was reviewed. Mr. DiGilio was in attendance and addressed the Board. Mr. DiGilio addressed the limits of the accessory structure size limitations by way of an example how it may impact garages, as an example 3 bay garages. He is asking the Board to consider recommending amending the ordinance. After a brief discussion the Board agreed to have Planner Jim Kyle advise how to best address the issue and recommend and discuss an ordinance revision.

Mr. Schneider advised the Board he has been in discussions with Mr. Onembo and Mr. Kyle referring to a site plan issue that may come up on the Rossini's property that is for sale. Change of use was discussed and that there is someone that has interest in purchasing for a new commercial use. He stated Mr. Onembo is working out a procedure on how new commercial uses are permitted. Change of tenancy application was discussed.

Discussion took place regarding the amount of paperwork that is required with an application. The Board agreed that there should only be a limited number of plans submitted and also an electronic plan. They could share copies of the large drawings during the public hearing stage. Mr. Finelli agreed that he would like to have an electronic copy and a hard copy. The ordinance/checklist would have to be recommended for a change to the Township Committee. This will be looked at further and discussed at a later date.

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

Respectfully submitted,

Kelley Smith
Land Use Board Secretary