

✓  
FRANKLIN TOWNSHIP LAND USE BOARD  
NOT OFFICIAL SUBJECT TO REVISION  
REVISED AGENDA

Meeting - September 2, 2009 7:30 p.m.  
Municipal Building, 2093 Rt. 57, Broadway, NJ  
Automatic Adjournment at 10:30 p.m.

1. FLAG SALUTE:

2. CALL TO ORDER - Statement of Compliance

Adequate notice of this meeting has been provided as required by law, by posting of the annual meeting notice on the municipal bulletin board and by mailing to the Star Gazette and Express Times in accordance with the Open Public Meeting Act, 1975.

3. ROLL CALL:

4. EXECUTIVE SESSION: If required.

5. MINUTES: August 2009 regular meeting minutes.

✓  
6. CORRESPONDENCE: A correspondence list was provided to the land use board members.

- Approval*
1. Docket #08-01- Rossini/Wojcik - Request for extension to record deeds for a previously approved lot line adjustment for Block 2, Lots 11,12,13,17.

7. COMPLETENESS ITEM:

- incomplete - schedule for OCT 7 MEETING*
1. Docket #09-05 - 55 Edision Road LLC - Completeness review for a Preliminary & Final Major Subdivision application for Block 26, Lot 18.

8. DISCUSSION AND PUBLIC HEARING ITEMS:

1. Docket #09-04 - Santini, Santino & Dominick - Public Hearing for a Preliminary Major Subdivision application for Block 43 Lot 10. This application was deemed complete on August 12, 2009.

- POSTPONED TO OCT 7 MEETING*
2. Docket #09-02 - Chapel at Warren Valley - Amended Site Plan application for a Preliminary and Final Site Plan application for Block 39 Lot 6.03.  
Eligible to Vote: Corde, Santini, Onembo, Van Saders, Schnorrbusch, Viscione.

3. Draft Highlands Master Plan Element.

4. Ordinance 2007-07 possible amendments.

5. Ridgeline ordinance discussion.

STATE OF NEW JERSEY

WARREN COUNTY

.....  
Jill Machado, of full age, being duly sworn upon her oath, saith:

That she is connected with **THE STAR GAZETTE**,  
a newspaper published in Warren County, New Jersey; that a  
notice of which the annexed is a true copy, was published on  
the **27th** day of **August** A.D., 2009,  
in said newspaper and once a week thereafter successively,  
in all week(s), viz.: upon

*Jill Machado*  
.....

Sworn and subscribed before me this

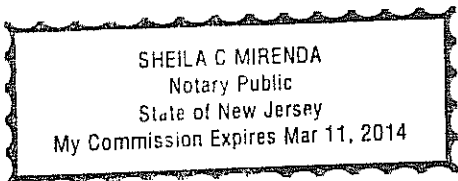
**28th** day of **August** A.D. 2009

*Sheila C. Miranda*  
.....

Notary Public of N.J.

Sheila C. Miranda

My Commission Expires March 11, 2014



**FRANKLIN TOWNSHIP LAND USE BOARD**  
PLEASE BE ADVISED that the Franklin Township (Warren County) Land Use Board will conduct a public meeting to review and discuss the Draft Highlands Master Plan Element. The meeting will be held on Wednesday, September 2, 2009 at 7:30 p.m. at the Franklin Township Municipal Building located at 2093 Route 57, Broadway, NJ. A copy of the Draft Highlands Master Plan Element is available for public review at the Office of the Land Use Board Secretary and the Office of the Township Clerk between the hours of 9 a.m. and 4 p.m., Monday through Friday.  
Margaret Housman  
Land Use Secretary  
(Fr's fee \$13.67) 08/27/09

FRANKLIN TOWNSHIP LAND USE BOARD  
MINUTES  
SEPTEMBER 2, 2009

FLAG SALUTE

The Franklin Township (Warren County) Land Use Board met for their regular meeting on Wednesday, September 2, 2009 in the Municipal Building at 2093 Rt. 57 in Broadway, NJ. Chairman H. Meltzer called the meeting to order at 7:32 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.

ROLL CALL:

Members Present: Mayor Butler, Mr. Blaszkza, Mr. Corde, Mr. Hart (7:40), Mr. Jacobsen, Mr. Meltzer, Mr. Tietz (7:45), Mr. Santini, Mr. Onembo, Mr. Sigler, Mr. Viscione  
Members Absent: Mr. Van Sadars, Mr. Schnorrbusch  
Also Present: Attorney R. Schneider, Engineer M. Finelli, Planner C. McGroarty

MINUTES: August 2009 regular meeting minutes.

A motion to approve the August 2009 regular meeting minutes was made by Mayor Butler, seconded by Mr. Meltzer, Vote: Butler, Meltzer, Blaszkza, Corde, Santini, Viscione - Ayes, 0 - Nay, 0 - Abstain, motion carried.

CORRESPONDENCE: A correspondence list was provided to the land use board members.

1. Docket #08-01 - Rossini/Wojcik - Request for extension to record deeds for a previously approved lot line adjustment for Block 2, Lots 11,12,13 & 17.

A motion to grant an extension through October 7, 2009 was made by Mr. Meltzer, seconded by Mr. Sigler, Vote: Meltzer, Sigler, Butler, Blaszkza, Corde, Jacobsen, Santini, Viscione - Ayes, 0 - Nay, Onembo, Hart - Abstained, motion carried.

2. Docket #09-02 - Chapel at Warren Valley - Amended Site Plan application for a Preliminary Major Subdivision application for Block 43 Lot 10. The applicant was represented by Attorney A. Lowcher., Mr. Lowcher, explained the problems with the advertising and requested the application be carried to the October 7, 2009 meeting. Mr. Lowcher stated he would not do additional certified mailings but would resend the notice by regular mail. Attorney R. Schneider announced the application would be heard at the October 7, 2009 meeting.

COMPLETENESS:

1. Docket #09-05 - 55 Edison Road LLC - Completeness review for a Preliminary & Final Major Subdivision application for Block 26 Lot 10. Mr. Santini stepped down for the application. The applicant was represented by Attorney A. Lowcher and Engineer J. Chmielak, Mr. Chmielak addressed Engineer M. Finelli's report dated August 28,

2009. The applicant has proposed a 20-lot Major Subdivision known as 55 Edison Road, the property consists of approximately 124.33 +/- Ac. The property is situated on the northeasterly side of Edison Road and is located in the Township's RC Zone. Based on the proposed layout, the bulk of the development (16 lots) is located along the Pohatcong Creek with the remaining four (4) lots, containing approximately 64.17 acres, being located in the open farm field to the south of the Pohatcong Creek. Engineer M. Finelli recommended the application be deemed incomplete.

Attorney A. Lowcher asked the board to allow the applicant to go into public hearing if deemed complete at the October 7, 2009 meeting, the board agreed.

A motion to deem the application incomplete was made by Mr. Tietz, seconded by Mr. Meltzer, Vote: Tietz, Meltzer, Butler, Blaszk, Corde, Hart, Jacobsen, Onembo, Sigler, Viscione - Ayes, 0 - Nay, 0 - Abstain, motion carried. The public hearing for this application is scheduled for October 7, 2009 if the application is deemed complete.

#### DISCUSSION & PUBLIC HEARING ITEMS:

1. Docket #09-04 - Santini, Santino & Dominick - Public Hearing for a Preliminary Major Subdivision application for Block 43 Lot 10. This application was deemed complete on August 12, 2009. Attorney D. Santini and Laura Brill, P.L.S. , Kurt Hoffman P.E. and M. Mulhall of M2 Associates Inc. represented the applicants. The applicant professionals reviewed their credentials for the board and were sworn by board Attorney R. Schneider.

Ms. Brill gave a brief overview of the proposed project for Block 43 Lot 10. The parcel consists of 50.304 acres and is located in the Township RC district within the Highlands Planning Area. Ms. Brill stated the applicants are proposing to subdivide existing Lot 10 into six (6) lots five new lots plus a large remaining land lot. All of the new lots will have frontage on Mountain View Road West and one (1) of the proposed lots is a flag lot. Each lot will have its own on-lot septic system and potable well. Ms. Brill, the board and the board professionals had a brief discussion regarding lot averaging and its effect on the application.

Mr. Mulhall of M2 Associates Inc. reviewed his Phase I Geologic Investigation dated September 2, 2009 exhibit A-1. Mr. Mulhalls report determined if carbonate rock is present beneath Block 43 Lot 10. Franklin Township requires the Phase I to determine if the potential exists for carbonate rock to be present beneath a site. The type of rocks beneath Block 43 Lot 10 do not contain carbonate minerals and are comprised primarily of silicate minerals. Mr. Mulhall stated silicate minerals do not dissolve in weak acids and therefore, the potential for solution cavities to be present beneath properties underlain by bedrock comprised of silicate minerals is negligible to non-existent.

Engineer K. Hoffman addressed itemized comments from Engineer M. Finelli's report dated August 28, 2009. Mr. Hoffman provided will serve letters for the file exhibit A-2.  
RECESS: 9:20 - 9:25 p.m.

The board resumed a lengthy discussion with the applicant professionals regarding lot averaging. Vice Chairman J. Tietz suggested the applicant return with a revised plan, the board members agreed. Attorney R. Schneider announced the application would be

carried to the October 7, 2009 meeting without further notice being required. Attorney D. Santini stated they hope to return at the October 7, 2009 meeting they would notify the board if there is a change. Board member S. Santini returned to the board at this time.

2. Highlands Master Plan Element - Attorney R. Schneider reviewed the advertising for the Draft Highlands Master Plan Element and determined the board had jurisdiction to proceed. Planner C. McGroarty introduced the Draft Highlands Master Plan Element. Mr. McGroarty explained the intent to conform which Franklin Township has done. Mr. McGroarty explained the Draft Highlands Master Plan Element public hearing is to satisfy the requirements of the Highlands Council and does not have to be adopted tonight just demonstrate the document is being reviewed and considered. Mr. McGroarty explained the process is all part of deciding whether the township will opt in or not. A buildout analysis will tell Franklin what the numbers will look like when built out. Chairman H. Meltzer asked Mr. McGroarty if he had an idea of what the numbers for opting in or out would be, Mr. McGroarty explained development in the conservation zone would be mandatory clustering if the township decided to opt in. Mr. McGroarty explained there was no deadline for a decision the COAH or Highlands numbers would be decided in the future and the board would also have to have a discussion regarding the housing element. The board reserves the right to make further changes to the plan.

Public Comment: No public comment was offered. The board concluded the public hearing for the Draft Highlands Master Plan Element at this time.

3. Ordinance 2007-07 - The board briefly discussed possible amendments to the ordinance to possibly not include Minor Subdivision applications. The board will continue this discussion at a future meeting date.
4. The board and board professionals addressed questions by zoning official J. Onembo regarding accessory structures.

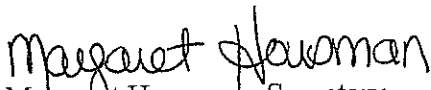
PUBLIC COMMENT: None offered.

BILL LIST: A motion to approve vouchers submitted for payment was made by Mr. Jacobsen, seconded by Mr. Sigler, all ayes motion carried.

ADJOURNMENT: 10:50 p.m.

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

Respectfully Submitted,

  
Margaret Housman, Secretary