

Twp. Comm. Regular Mtg.  
Thursday, January 24, 2019

**MINUTES  
FRANKLIN TOWNSHIP COMMITTEE  
REGULAR MEETING  
THURSDAY, JANUARY 24, 2019  
7:30 P.M.**

The Franklin Township Committee held their regular meeting at **7:30 P.M., Thursday, January 24, 2019** at the Municipal Building. This meeting has been properly noticed in accordance with the Open Public Meetings Act.

Mayor Craig Repmann called the meeting to order and led the flag salute.

Roll Call: Michael Homulak PRESENT Philip Koury PRESENT Diane Burgess PRESENT

Craig Repmann PRESENT

Also present: Katrina L. Campbell, Municipal Attorney

Some others present: Lt. Timothy Snyder, Matt Papenfuhs, Bob Hornby (Hunterdon County CADB Administrator), Dylan Desaulniers

**Comments from the public on agenda items only:** None

Bob Hornby, Hunterdon County Ag Development Board Administrator was invited to the meeting tonight to discuss open space and farmland preservation. He described the role of the board and their charge with farmland preservation, right to farm issues. Franklin Township has the first family preserved farm in the state: the Blew Farm. He said the best soils in the county are in Delaware, Franklin and East Amwell Townships. Once the land is preserved it runs permanently with the property. The Board looks at soil qualities, land masses and agricultural viability. The map shows open space, farmland preserved property and targeted properties. Both the County and State have doubled their allocations for grant funding.

Mr. Hornby commented on the current five (5) properties in Franklin Township:

Michisk is on the verge of closing.

Hope Hill Farm also set for closing

America's Grow-A-Row also set for closing

Feeley property is ineligible for Federal funding since they do not cost share on nurseries. Franklin Township supports the project but will not cost-share.

DuBrow farm which received administrative approval last week through the State program and they can start processing it.

Committee Member Koury expressed concern about how much land is targeted for preservation since the township has a limited tax base. Budgets cannot be cut any more and some growth is needed in order to maintain the services afforded the residents of Franklin Township. The school is under-utilized and municipal services cannot handle more than we are currently doing. He commented on the need

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for smart planning and not being able to preserve every farm. The Master Plan currently under reexamination will look at possible future growth in the township. Deputy Mayor Burgess also commented on the economics of preservation and balancing costs to provide municipal services. The Freeholders do have a target for the number of acres to be preserved as farmland and parkland. They strike a balance in the planning documents by setting percentages.

Mayor Repmann commented on the Committee believing the Feeley property is self-preserving but they are not opposed to the County and State using funds for preservation.

Franklin Township has preserved 7.5% (2,500 acres) of the County's preserved land in total (33,000 acres).

The Dubrow farm consists of 37.5 acres and is currently planted in soy beans; they switched out from trees. Appraisals haven't been done yet. The County will do appraisals and bring the values to the property owner for their acceptance or rejection. If accepted, Mr. Hornby will come back to the Township Committee to discuss their share of funding.

Mr. Hornby also commented on criteria for the selection of farms: soil quality, potential development and setting values, location and proximity to other preserved farmland, whether or not property is self-preserving because of flag lots and having no road frontage, local zoning and eligibility for development.

The Township Committee expressed their appreciation for Mr. Hornby coming out to the meeting and finding this session most helpful.

Motion to support the initial steps taken by the County Agriculture Development Board in the Dubrow property as a potential farmland preservation project in the Township of Franklin.

Moved Koury

Second Burgess

Roll Call Vote: Homulak AYE Koury AYE Burgess AYE Repmann AYE

Motion carried.

The township would like to post Mr. Hornby's map on their website. Mr. Hornby also suggested the Committee contact Bill Millette, Open Space Program Manager, if there are any projects they are interested in discussing with him. The Committee suggested inviting Mr. Millette to a future meeting.

The Committee discussed the offer made by Chip Paillix of America's Grow-A-Row to plant trees in the township to replace those removed along Pittstown Road in order to get more sunlight on his farm. The stumps will also be ground down. A possible site for planting would be Hamden Road on recently acquired property from the church along with plantings at the Municipal Building to replace the pine trees taken down in the front. Committee Member Koury recommended speaking to someone knowledgeable about types of trees suitable for certain areas in the township. There was some discussion about how the township wants to utilize the site and can use Open Space Trust Fund money. They can consider a playground, picnic table area, a kiosk. Mr. Paillix thought the plantings could be incorporated into an Arbor Day event.

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At this time Mayor Repmann read into the record a special Proclamation honoring Ursula Stryker's service to the township as Municipal Clerk. Ursula will be retiring on January 31 after 25+ years as the Municipal Clerk. Ursula expressed her appreciation to the Committee for this special honor.

**Approval of Minutes**

Motion to adopt minutes of December 27, 2018 Year End Meeting and Executive Session.

Moved Burgess                                  Second Koury

AYES:              Koury, Burgess, Repmann  
NAYS:              None  
ABSTAIN:          Homulak  
ABSENT:           None

Motion carried.

Motion to adopt minutes of January 3, 2019 Reorganization, Work Session & Executive Session.

Moved Burgess                                  Second Homulak                  All in favor. Motion carried.

**Payment of Bills**

Motion to authorize payment of bills as presented.

Moved Burgess                                  Second Koury

Current Fund Expenditures 8-01	\$ 2,700.00
Current Fund Expenditures 9-01	\$ 42,558.34
A-22	\$ 1,174.50
Capital Improvement Fund C-04	\$193,098.55
Recreation Commission P-15	\$ 1,462.35
Total	\$240,993.74

Roll Call Vote: Homulak AYE Koury AYE Burgess AYE Repmann AYE

Motion carried.

**Public Hearings** – None

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### **Resolutions**

Motion to Adopt Resolution 2019 – 14 Spending Plan.

Moved Burgess Second Homulak

Roll Call Vote: Homulak AYE Koury AYE Burgess AYE Repmann AYE

Motion carried.

### **Ordinances** – None

### **Staff Administrative Reports**

Committee Member Koury thanked Lt. Snyder for taking care of an issue a resident called about regarding speeding vehicles on Sidney Road.

Lt. Tim Snyder reported on December's investigations, motor vehicle summonses and warnings, radio and alarm calls. The new vehicle is in. The Explorer is out for maintenance and repair and should be back in service tomorrow. Vehicle has 76,000 miles on it. The second new vehicle should be in in another two weeks. Officer Craig Santoro worked his last day today and is now retired. Sgt. John Oliveira's last day, also retiring, will be January 31<sup>st</sup>. The department will probably plan something sometime later this year. Lt. Snyder is optimistic with the applicants having so far applied. Application deadline is February 1<sup>st</sup>.

The Mayor reported that the CFO has completed the Annual Debt Statement.

The Municipal Clerk reported on she and Catherine Innella having joined in on a Wellness webinar. The township may want to consider looking into a resident wellness program. The webinar was geared towards towns having wellness programs and being interested in applying for Health Town awards.

Matt Papenfuhs, EMS Deputy Chief, provided his November and December, 2018 reports to the Committee and are on file in the Clerk's office. Committee Member Homulak suggested Chief Patkochis attend a meeting and give a year end summary. He also commented on some of the items in Matt's reports regarding vehicles and training. Marion Leaver recently passed away. She served the Ladies Auxillary for many years. December 19 marked the 9<sup>th</sup> anniversary of the QFC taking over emergency medical service.

**Board of Health** – no need for a meeting this evening.

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### **Old Business**

Subcommittee appointments will be discussed in executive session.

The agricultural leases were tabled at the last meeting since the bids received were so low. The Committee discussed possible re-noticing with minimum bids required. Committee Member Homulak did some research on the Department of Agriculture's website and found very high values for farm properties. Many farms have a high yield per acre for their crops which generates a sizable income. There was also some discussion about the USDA program a farmer may participate in and the Committee suggested Cameron Keng contact the USDA and get further information and details on the programs. One of the farmers who bid successfully in the past was in a USDA program and the township wasn't sure about all the details for the programs they offer.

### **New Business**

The Committee discussed the numerous temporary signs put up on a regular basis at the South Ridge Community Church to advertise a special event. As long as the signs are taken down after the event, the township has no objection to their placement. The Zoning Officer will be so notified since she brought this to the Committee's attention for discussion.

Motion to authorize the Mayor to sign the Brown and Brown Insurance documents.

Moved Burgess Second Koury

Roll Call Vote: Homulak AYE Koury AYE Burgess AYE Repmann AYE

Motion carried.

Motion to approve Raffle Application #112 for the Franklin Township School PTA and waive the municipal fee.

Moved Homulak Second Burgess All in favor. Motion carried.

Motion to approve Rural Awareness Building Use request for year 2019.

Moved Homulak Second Koury All in favor. Motion carried.

Deputy Mayor Diane Burgess reported that Alan Dilley, DPW Supervisor, has recommended the Township Committee appoint Dylan Desaulniers to serve as Clean Communities Coordinator and also the Municipal representative to the Solid Waste Advisory Council.

Motion to appoint Dylan Desaulniers to serve as the Clean Communities Coordinator and the Municipal representative to the County's Solid Waste Advisory Council.

Moved Burgess Second Koury All in favor. Motion carried.

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Deputy Mayor Burgess also reported on a few matters: she heard from a resident on the marijuana issue. The Municipal Attorney advised that since things are still changing on this issue in the legislature, the Committee may want to wait until the law is passed. She also commented on the need for better communications with our residents when making appointments. The Franklin Township School held a joint meeting with the Union Township School to discuss in executive session the possible sharing a Superintendent. Diane will also be meeting with the Environmental Commission to discuss Rogers Pond and deciding on the next step.

Committee Member Koury reported on the following: he attended the Land Use Board meeting and working on the Master Plan is underway. He, Roger Soltys, Erica Amon and Dave Dallas are on the subcommittee to begin the review. Their goal is to have it ready to adopt within 4 to 6 months.

Committee Members Homulak and Koury will be meeting Monday with the police and Cameron Keng, CFO, to discuss the police contract.

Mayor Repmann heard from a resident regarding flooding on Hamden Road and is sending a letter to the Mayor of Clinton Township requesting the matter be addressed. He also reported on receiving the monthly report provided by the Department of Public Works. Recreation basketball is well underway. Renovations by the DPW are progressing in the Municipal Building.

Deputy Mayor Burgess also reported on the Hunterdon County United Way providing free tax preparation assistance and will place some information in the building and on the township website.

The Mayor asked Cameron to look into a grant for free radon kits and found that for a \$1,000 grant and it would cost \$3,000 to advertise. They are also looking into some settlement money for trail repairs. Deputy Mayor Burgess is looking into the Sustainable New Jersey grant for upgrading the server

**Comments from the public:** None

#### **Executive Session**

Motion to adopt a resolution to enter executive session for discussion of matters pertaining to personnel, matters of contractual nature. Action may be taken upon return to open session.

Moved Koury

Second Burgess

Roll Call Vote: Homulak AYE Koury AYE Burgess AYE Repmann AYE

Motion carried.

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**Return to open session**

The Committee returned to open session for action to be taken.

Motion to accept the nomination of Sebastian Donaruma by the Republican Party Committee to fill the unexpired term of office expiring on December 31, 2019.

Moved Second

Motion to authorize advertising for the Municipal Clerk’s position.

Moved Second

Motion to authorize accumulated sick time for Ursula Stryker to be placed into her deferred compensation account.

Moved Second

Respectfully submitted,



Ursula V. Stryker, RMC  
Municipal Clerk

ADOPTION: 2/14/2019

**MINUTES  
FRANKLIN TOWNSHIP COMMITTEE  
THURSDAY, January 24, 2019**

**REGULAR SESSION (Part 2)**

**Present:** Committee Members Michael Homulak, Phil Koury, Deputy Mayor Diane Burgess and Mayor Craig Repmann

**Absent:** Municipal Clerk Ursula Stryker

**Also present:** Katrina L. Campbell, Esq., Municipal Attorney

Motion to leave executive session. Motion Diane Burgess, Second by Michael Homulak. All in favor.

Motion to re-advertise the Clerk's position Motion Diane Burgess, Second by Michael Homulak. All in favor.

Motion to Appoint Sebastian Donaruma as Township Committeeman for Susan Soloway's unexpired term through December 31, 2019.

Motion Diane Burgess, Second by Phil Koury. Roll call vote: Homulak- yes, Koury- yes, Burgess- yes and Repmann- yes

Motion to payout sick time to Ursula Stryker as discussed in executive session.

Motion Diane Burgess, Second by Phil Koury. Roll call vote: Homulak- yes, Koury- yes, Burgess- yes and Repmann- yes

Motion to adjourn. Motion Diane Burgess, Second by Phil Koury. All in favor.

Respectfully submitted,

Katrina L. Campbell  
Township Attorney

DATE OF ADOPTION: 2/14/2019