

MINUTES  
FRANKLIN TOWNSHIP COMMITTEE  
REGULAR MEETING  
THURSDAY, FEBRUARY 28, 2019  
7:30 PM

(Part 1)

The Franklin Township Committee held their regular meeting at 7:33 PM, Thursday, February 28, 2019 at the Municipal Building. This meeting has been properly noticed in accordance with the Open Public Meeting act.

Mayor Craig Repmann called the meeting to order and let the flat salute

Roll Call: Michael Homulak PRESENT Philip Koury ARRIVED AT 7:50 PM

Sebastian Donaruma PRESENT Diane Burgess ABSENT Craig Repmann PRESENT

1. Also present : Katrina L. Campbell ( Municipal Attorney), Cameron Keng (CFO), Michael Chabra, and Sam Redlich, Esq. (Guest Speaker)

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

**Approval of Minutes**

Motion to adopt minutes of February 14, 2019 Regular Meeting & Executive Session

Moved: Mike Homulak Second: Sebastian Donaruma

Ayes: Homulak, Donaruma, Repmann

Nays: None

Abstain: None

Absent: Koury

Motion carried

**Payment of Bills**

Motion to authorize payment of bills as presented in February 26, 2019 Bills List

Moved: Mike Homulak Second: Sebastian Donaruma

Ayes: Homulak, Donaruma, Repmann

Nays: None

Abstain: None

Absent: Koury

Motion carried

Public Hearings-None

Resolutions

1. **Amendment to Resolution 2018-76, America's Grow A Row Resolution:** amending state, county and township cost shares. Katrina Campbell explained that the calculations were not right and the amendment is a simple correction of the amounts. (see resolution for details)

Motion to adopt amended resolution 2018-76.

Moved: Mike Homulak

Second: Sebastian Donaruma

Ayes: Homulak, Donaruma, Repmann

Nays: None

Abstain: None

Absent: Koury

Motion Carried

Ordinances

1. **Introduction of Ordinance 2019-2:** AN ORDINANCE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AMENDING CHAPTER 220 "LAND USE," ARTICLE II "DISTRICTS; MAP; BOUNDARIES," SECTION 7 "ZONING MAP," OF THE CODE OF THE TOWNSHIP OF FRANKLIN TO AMEND THE ZONING MAP.

Katrina Campbell explained that this is part of our Affordable Housing agreement where we changed the zone which allows growth above the buildings, in the area by Shoprite and Walmart, as well as a township owned piece in the same area if they were to ever be developed. We are amending the zoning map to match the zoning ordinances adopted.

Moved: Sebastian Donaruma

Second: Mike Homulak

All in favor: Donaruma Aye Repmann Aye Homulak Aye

2. **Introduction of Ordinance 2019-3:** AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 75 "POLICE DEPARTMENT," ARTICLE II "ESTABLISHMENT AND ORGANIZATION," SECTION 5 "AUTHORITY; ORGANIZATION," SUBSECTION A "ORGANIZATION," OF THE TOWNSHIP OF FRANKLIN, HUNTERDON COUNTY, NEW JERSEY TO CREATE A CAPTAIN POSITION.

Moved: Sebastian Donaruma

Second: Mike Homulak

All in Favor: Donaruma Aye Repmann Aye Homulak Aye

Guest Speaker Sam Redlich, Esq. introduced himself as an attorney who works with businesses in the cannabis and hemp industries. He was present to speak of opportunities and the importance of local control. There are ways that the state will allow for the local level to have some control. It isn't an all or nothing situation. There are ways that the municipality will have control and there are certain parts inherent in the process and agreements that will have to take place with any of the operators that will allow you to craft resolutions/ordinances that meet your municipalities specific needs.

He explained that there are also opportunities with Hemp. Hemp will be protected under the right to farm act. so the municipalities won't have the same amount of control over it.

He felt that if the township looks at both the Cannabis and Hemp industries together and sees ways that the industries can benefit the community then a solution can be crafted that works for everyone and can mitigate any potential risks that are concerns.

He said that he works with many established operators and there are both good and bad arrangements to me made. There is a lot to be learned from the other states where it has already been legalized.

Three areas to think about: Medical Use Marijuana, Adult Use Marijuana, Hemp.

Since Franklin has so much farmland there will be a tremendous opportunity for Hemp. Variety of products are made from Hemp and it is extremely profitable. Demand is outweighing the supply.

If Trenton expedites things we can see approval and an application process by the end of March for Hemp.

Security- Security on hemp in on the individual farmer. Security on Marijuana is dictated by State. Local governments can make rules stricter if general rules aren't enough. Costs should be worked into any agreements to cover local expenses.

The agreements can be crafted to fit the needs and concerns of the township. Committee had discussion on the agreements, concerns, impacts of having hemp or marijuana in the community, etc.

The committee found Mr. Redlich very informative.

#### Staff Administrative Reports

- Mayor Repmann reported that he appointed Mike Chabra, to replace Lora Jones, to the position of Open Space Coordinator/Advisor. Mike Chabra was present and asked what his job description was and what the expectations of the committee are of him. Katrina stated that he

would be a contact if a farmer or other entity was interested in preserving and he could then make recommendation to the committee. Mike Chabra explained his views on preservation. Katrina Campbell explained what Open space funds could be used for. She gave an example of using some funds for signs or a bench at the trail head on lower landsdown.

- Sebastian Donaruma stated that he received an email from the county asking for our rescue services designation.
- Mayor Repmann reported that the township would be hosting their annual egg hunt in conjunction with the PBA, Elks and Fire Co.
- Phil Koury reported that he was meeting with the land use board master plan subcommittee on the master plan
- Cameron Keng reported that the Annual Financial Statement is completed.

Board of Health – none

Comments from the Public- none

Motion to enter into Executive Session:

Katrina Campbell stated that items to be discussed would be, Police Contract, Verizon Cell tower, Personnel regarding clerk, and Personnel regarding a grievance.

Moved: Phil Koury

Second: Sebastian Donaruma



Catherine Innella

Deputy Clerk

DATE OF ADOPTION: 3-14-19

**MINUTES  
FRANKLIN TOWNSHIP COMMITTEE  
THURSDAY, February 28, 2019**

**REGULAR SESSION (Part 2)**

**Present:** Committee Members Sebastian Donaruma, Michael Homulak, Phil Koury, and Mayor  
Craig Repmann

**Absent:** Deputy Mayor Diane Burgess and Deputy Municipal Clerk Catherine Innella

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

Motion to leave executive session. Motion Phil Koury, Second by Michael Homulak. All in favor.

Resolution 2019-16 Amending the Job Description of the CFO to Amend his Work Hours.

Motion Phil Koury, Second by Michael Homulak.

Roll call vote: Homulak- yes, Koury- yes, Donaruma- yes and Repmann- yes

Resolution 2019- 17 Appointing Cameron Keng as Franklin Township Tax Collector

Motion Sebastian Donaruma, Second by Michael Homulak.

Roll call vote: Homulak- yes, Koury- yes, Donaruma- yes and Repmann- yes

Motion to adjourn. Motion Sebastian Donaruma, Second by Michael Homulak. All in favor.

Respectfully submitted,

Katrina L. Campbell  
Township Attorney

DATE OF ADOPTION: 3-14-19