

**FRANKLIN TOWNSHIP LAND USE BOARD**

**MINUTES**

**June 10, 2020**

**7:30 PM**

**Location: Virtual meeting using “zoom” (meeting details listed on bottom of agenda)**

**Roger Soltys called the meeting to order and read the Open Public Meeting Statement**

This is a regularly scheduled meeting of the Franklin Township Combined Land Use Board. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that a Notice was published in the Hunterdon County Democrat and the Express Times and the notice of this meeting was posted on the bulletin board in the Municipal Building.

**Pledge of Allegiance**

**Roll Call**

Roger Soltys	present	Mike Chabra	present	Jennifer Fisher	present
Ken Weiss	present	Dave Dallas	present	John Thonet	present
Phil Koury	present	Alan Dilley	absent	Lou Moreira	absent
Stephen Willis	present	Eric Blew	absent		

**Old Business:** Approval of May 13, 2020 minutes

Motion to approve the May 13, 2020 minutes: John Thonet      Second: Phil Koury

All in favor none opposed      Mike Chabra abstained

**Approval of Bills:** Ken Weiss made a motion to approve bills list    Second: Phil Koury

Roger Soltys	yes	Mike Chabra	yes	Jennifer Fisher	yes
Ken Weiss	yes	Dave Dallas	yes	John Thonet	yes
Phil Koury	yes	Alan Dilley	absent	Lou Moreira	absent
Stephen Willis	yes	Eric Blew	absent		

**New Business**

1. **Hearing:** Kuiper, Block 37 Lot 16, 250 Quakertown Road. Applicant seeks front and side yard setback variances in order to construct an addition onto their existing home so that they will be able to “age in place”

Roger Thomas swore in Karen and Jerry Kuiper of 250 Quakertown Road, and Chris Pickell, AIA of Pickell Architecture, 115 Main Street, Flemington, New Jersey.

Mrs. Kuiper began by explaining that the addition they were seeking a variance for would allow them to age in place and provide a handicap bath and handicap access. The house was built in 1841, they have resided in the home for 40 years and would like to stay.

Mr. Pickell explained that the house is approximately 15 1/2' from the road. It was built in 1841 prior to building codes. The design that they are proposing is in keeping with the existing home. The existing home is 927 sq. ft. on the first floor and 927 sq. ft. on the second floor. They would be adding 814' square feet of interior space and 275 sq. ft. of outdoor space. A new septic was installed last year. The addition would not make the setbacks any worse than they currently are. The plan submitted will conform with the existing homes on the street and they would be installing a drainage system out the back to remove rainwater from around the home.

Roger Soltys asked how many bedrooms the existing home has. He wanted to make sure that the septic was adequate. Mrs. Kuiper explained that their home has 2 bedrooms and then an additional small room. She stated that the new septic that was installed was designed for a 4-bedroom home.

Phil Koury asked if the addition would conform with the existing home. Mr. Pickell said that yes they designed the addition so that it would be in keeping with the design of the existing home.

Steven Willis asked if the addition would encroach on the driveway. Mr. Pickell said no not at all.

Roger Soltys then commented that he believed the Kuipers did an admirable job on designing the addition and applauded them for taking the addition into account when they installed the new septic.

Roger Thomas asked if any of the members of the public present had any questions.

Mark Mortensen was present. He stated that he resides to the west of the Kuiper home. He asked how long the addition would be. Mr. Pickell stated that it would be 28' and includes removing the existing 6' porch. Mr. Mortensen also stated that he just wanted to make sure that the contractors were aware of the fence and plantings and would be careful especially given the close proximity of their homes. The Kuipers assured him that they would see to it that the contractors were careful. It was also stated that the only tree to be trimmed would be the crab apple and it would be minimal.

Adam Wisniewski, Township Engineer, stated that Chris Pickell did a great job with the design of the addition.

There were no other members of the public present.

Roger Thomas suggested that if the board wanted to make a motion that it should include minimizing the tree trimming and that run-off rain water would be piped to the back of the property.

Dave Dallas made a motion to approve the Kuiper Variances. Second: John Thonet

Roger Soltys	yes	Mike Chabra	yes	Jennifer Fisher	yes
Ken Weiss	yes	Dave Dallas	yes	John Thonet	yes
Phil Koury	yes	Alan Dilley	absent	Lou Moreira	absent
Stephen Willis	yes	Eric Blew	absent		

- 2. This hearing was carried until July 8, 2020. No further notice will be given.**  
Peter and Margaret Boreland, Block 20 Lot 2, 50 Sidney School Road, applicant seeks a setback variance for an agricultural fence.

**Comments from the Land Use Board, Non-Agenda Items, Other Business to come before the board:** Phil Koury thanked everyone, commenting that the meetings had been running seamlessly. He also informed the board that the Verizon Cell Tower application had been pulled.

**Adjournment:** Dave Dallas made a motion to adjourn Second: John Thonet

All in favor

No new business after 10:00PM unless agreed to by the Board. Any remaining items will be placed on the agenda for the next available meeting. Information pertaining to any item on the agenda is available for public review at the Municipal Building during normal business hours.

### **Virtual Meeting login information**

Catherine Innella is inviting you to a scheduled Zoom meeting.

Topic: Land Use Board Meeting

Time: Jun 10, 2020 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/97729090586?pwd=dER4MnI0c1FCZnVleDUzVUM5TGdPUT09>

Meeting ID: 977 2909 0586

Password: 326244

One tap mobile

+13126266799,,97729090586#,,1#,326244# US (Chicago)

+16465588656,,97729090586#,,1#,326244# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 977 2909 0586

Password: 326244

Find your local number: <https://zoom.us/j/ab9SF0p1rn>

Prepared By Catherine Innella, LUB Clerk

Catherine Innella

Date Adopted 7-8-20