

Tw. Comm. Reg. Mtg.  
Thursday, March 29, 2018

MINUTES  
FRANKLIN TOWNSHIP COMMITTEE  
**REGULAR MEETING**  
THURSDAY, MARCH 29, 2018  
7:30 P.M.

The Franklin Township Committee held a regular meeting at **7:30 P.M., Thursday, March 29, 2018** 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: Joseph Darocha PRESENT Philip Koury PRESENT

Susan Soloway PRESENT Diane Burgess PRESENT Craig Repmann PRESENT

Also present: Katrina L. Campbell, Municipal Attorney

**Comments from the public on agenda items:**

Chip Paillex from America's Grow-A-Row located in Pittstown addressed the Committee. The program consists of volunteers **to** help plant and harvest produce that goes to food pantries throughout the State of New Jersey. They currently own 2 farms: one in Union Township and one in Alexandria Township. These are farmland preserved and do not have any exceptions on them. They are now purchasing Block 10 Lot 6, 38.8 acres, which is directly across from their Pittstown farm and the closing is tomorrow. Funding is critical and preservation funding will limit their liability. There may be a 5 acre exception requirement for the lot. Given the small number of acreage, this exception would put them in a negative light when applying for funding so they are asking for an exception to the requirement. The property would be solely used for agriculture.

Mayor Repmann asked if there were any educational purposes for the property and Mr. Paillex responded that anyone coming into the program would gain an education **and would gain** educational experience. Anything required for utilizing a building would be conducted on the property just across the road from the property being purchased. They are also going through a huge renovation for the existing building.

Deputy Mayor Burgess asked if any fundraising could be conducted on the property and Mr. Paillex responded "no". He said the building in Union Township is completely outfitted with a Morton Building and a 2<sup>nd</sup> building is being put up to keep up with the demand.

Committee Member Darocha asked if there is currently a pump or well on the property and the response was "no".

Lora Jones commented on the application for preservation and read into the record the March 29, 2018 letter from Stefanie Miller, Program Manager of the SADC. In the letter she states "**5 acres is also almost 13% of this farm's acreage and almost the entire northern field, which is 100% prime soils.**"

**SADC staff prefers exceptions to be less than 5% of the application acreage. An exception that is more than 10% of the application is questionable and subject to denial of the application. Certainly, a smaller 1-2 acre exception area is sufficient to reserve the property the potential for a future single-family residence and area for flexibility of use, as may be permitted pursuant to applicable municipal, county, state, and federal laws and regulations, and minimize the loss of tillable, prime agricultural soils."**

There was some discussion about the percentage of preserved property in the township, the need for ratables, the Master Plan review, upcoming properties for consideration for preservation.

If the exception area is too large, the SADC may deny the application.

Mr. Paillex said if the township doesn't preserve the property it would put them in somewhat of a hardship position having to take money from their operating budget.

Committee Member Koury asked Mr. Paillex to clarify the hardship. Mr. Paillex said the land would always be farmed and they could lease it out to a farmer if they had to. The hardship would be that instead of having produce going to those in need it may be outsourced to a farmer for grain. Mr. Paillex said they do not have a revenue stream and do not accept state or federal funding. If they do not get the property preserved, that is that much more money coming out of their operating budget. It's the initial purchase that would create the hardship.

The 1.8 acre exception would be agreeable to the State and the County. The cost to Franklin Township for this preservation would be about \$60,000.00.

Motion to approve a 1.8 acre exception on Block 10 Lot 6 in the Township of Franklin for the farmland preservation application of America's Grow-A-Row.

Moved Koury

Second Burgess

Roll Call Vote: Darocha NAY Koury AYE Soloway AYE Burgess AYE Repmann AYE

Motion carried.

Robert Michisk, 95 Rake Factory Road, addressed the Committee on his farmland preservation application. He commented on all of his farming activities and the benefits for preserving the farm. The property is in both Raritan and Franklin Townships.

Committee Member Koury commented on farmland preservation and said we are going to overburden the residents since he only sees budgets increasing over the next few years. He suggested that the Committee put a hold on preservation until taking a hard look at the Master Plan. Committee Member Darocha commented on the decline in new housing construction in the township. Everyone agreed on a need for a plan to combat increases in taxes in the future.

The Township Committee gave preliminary approval to the Michisk application by Resolution 2017 – 47.

Motion to **Adopt Resolution 2018 – 19**, Michisk Farm, Townships of Franklin & Raritan, County Planning Incentive Grant Funding 2017 Planning Round Application.

Moved Burgess

Second Koury

Roll Call Vote: Darocha AYE Koury AYE Soloway AYE Burgess AYE Repmann AYE

Motion carried.

At this time, Stan Prater, JCP&L, reported on their activities during storms Riley and Quinn. He commented on the number of customers affected with 60 mph wind gusts and the number of trees and poles falling. Staging sites were set up along with **bringing** in over 6,200 linemen. He also commented on working with Hunterdon County OEM and the local police. Meetings for April 5 and April 12 are being set up to discuss these recent storms to do an assessment on the response and see where improvements can be made.

Deputy Mayor Burgess asked how we can better communicate with the residents in these emergency situations. Mr. Prater would direct them to the website which they could access on their smart phones if their power and internet are down. He encouraged residents to report any power outages. The more phone calls the better the information they have.

Committee Member Darocha also commented and asked why there were so many trees down with all the improvements JCP&L has made in their trimming program. Mr. Prater said the trees coming down were outside the trim zone – such as trees off private driveways. Also, linemen cannot go up in a bucket to do repairs when winds are over 35-40 mph. It was suggested that more information go out to the residents regarding reporting outages.

### **Consent Agenda**

All matters listed under the Consent Agenda are considered to be routine by the Township Committee and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired that item will be removed from the Consent Agenda and will be considered separately.

Motion to Adopt all items listed under the Consent Agenda.

Moved Koury

Second Burgess

- a. Approval of Bills for Payment

b. Adoption of minutes March 8, 2018 work session & executive session.

Roll Call Vote: Darocha **ABSTAIN on minutes** Koury AYE Soloway **ABSTAIN on minutes**

Burgess AYE

Repmann AYE

Motion carried.

Motion to endorse the Housing Element and Fair Share Plan.

Moved Soloway

Second Burgess

This is the document adopted by the Land Use Board.

Roll Call Vote: Darocha AYE Koury AYE Soloway AYE Burgess AYE Repmann AYE

Motion carried.

Motion to adopt the Spending Plan.

Moved Burgess

Second Koury

Roll Call Vote: Darocha AYE Koury AYE Soloway AYE Burgess AYE Repmann AYE

Motion carried.

(See Resolutions 2018 – 21 and 2018 – 22 for above)

Motion to **Adopt Resolution 2018 – 20** Adopt Affirmative Marketing Plan.

Moved Koury

Second Burgess

Roll Call Vote: Darocha AYE Koury AYE Soloway AYE Burgess AYE Repmann AYE

Motion carried.

PUBLIC HEARINGS

**ORDINANCE 2018 – 05**

**AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF FRANKLIN TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING COMPLIANCE WITH THE TOWNSHIP’S AFFORDABLE HOUSING OBLIGATIONS**

Motion to open the public hearing on Ordinance 2018 – 05.

Moved Soloway                      Second Burgess                      All in favor. Motion carried.

Comments from the public: None

Motion to close the public hearing on Ordinance 2018 – 05.

Moved Soloway                      Second Burgess                      All in favor. Motion carried.

Motion to Adopt Ordinance 2018 – 05.

Moved Burgess                      Second Soloway

Comments/Discussion by the Township Committee: None

Roll Call Vote: Darocha AYE Koury AYE Soloway AYE Burgess AYE Repmann AYE

Motion carried.

**ORDINANCE 2018 – 06**

**AN ORDINANCE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 220 OF THE CODE OF THE TOWNSHIP OF FRANKLIN TO ESTABLISH A NEW MXD MIXED-USE DEVELOPMENT OVERLAY ZONE AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO**

Motion to open the public hearing on Ordinance 2018 – 06.

Moved Burgess                      Second Soloway                      All in favor. Motion carried.

Comments from the public: None

Motion to close the public hearing on Ordinance 2018 – 06.

Moved Soloway                      Second Burgess                      All in favor. Motion carried.

Motion to Adopt Ordinance 2018 – 06.

Moved Soloway                      Second Burgess

Comments/Discussion by the Township Committee: None

Roll Call Vote: Darocha AYE Koury AYE Soloway AYE Burgess AYE Repmann AYE

Motion carried.

**ORDINANCE 2018 – 07**

**AN ORDINANCE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 220 OF THE CODE OF THE TOWNSHIP OF FRANKLIN TO ESTABLISH A NEW MF MULTI-FAMILY HOUSING DISTRICT AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO**

Motion to open the public hearing on Ordinance 2018 – 07.

Moved Koury                      Second Burgess                      All in favor. Motion carried.

Comments from the public: None

Motion to close the public hearing on Ordinance 2018 – 07.

Moved Burgess                      Second Soloway                      All in favor. Motion carried.

Motion to Adopt Ordinance 2018 – 07.

Moved Burgess                      Second Soloway

Comments/Discussion by the Township Committee: The Municipal Attorney commented that the Committee will go out for Requests for Proposals (RFPs) to seek developers.

Roll Call Vote: Darocha AYE Koury AYE Soloway AYE Burgess AYE Repmann AYE

Motion carried.

**ORDINANCE 2018 – 08**

**AN ORDINANCE OF THE TOWNSHIP OF FRANKLIN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 176 “AFFORDABLE HOUSING ORDINANCE” WITH A NEW ARTICLE V “AFFORDABLE HOUSING DEVELOPMENT FEES,” TO PROVIDE FOR THE COLLECTION OF DEVELOPMENT FEES IN SUPPORT OF AFFORDABLE HOUSING AS PERMITTED BY THE NEW JERSEY FAIR HOUSING ACT**

Motion to open the public hearing on Ordinance 2018 – 08.

Moved Koury                                      Second Darocha                                      All in favor. Motion carried.

Comments from the public: None

Motion to close the public hearing on Ordinance 2018 – 08.

Moved Soloway                                      Second Burgess                                      All in favor. Motion carried.

Motion to Adopt Ordinance 2018 – 08.

Moved Soloway                                      Second Koury

Comments/Discussion by the Township Committee: Committee Member Soloway thanked Darlene Green for all her efforts on the township’s requirements for COAH.

Roll Call Vote: Darocha AYE Koury AYE Soloway AYE Burgess AYE Repmann AYE

Motion carried.

**ORDINANCE 2018 – 03**

**AN ORDINANCE TO PROVIDE FOR THE REPLACEMENT OF THE 2005 CASE 580SM BACKHOE FOR THE TOWNSHIP OF FRANKLIN IN THE COUNTY OF HUNTERDON AND STATE OF NEW JERSEY AND APPROPRIATING \$74,245.00 FROM THE CAPITAL FUND BALANCE**

Motion to open the public hearing on Ordinance 2018 – 03.

Moved Burgess                                      Second Koury                                      All in favor. Motion carried.

Comments from the public: None

Motion to close the public hearing on Ordinance 2018 – 03.

Moved Burgess                                      Second Soloway                                      All in favor. Motion carried.

Motion to Adopt Ordinance 2018 – 03.

Moved Burgess                                      Second Koury

Comments/Discussion by the Township Committee: Committee Member Darocha stated we should not be replacing a 2005 backhoe with 3,000 hours on it. This calculates to a usage of 19 hours/month for the last 13 years. He said we should look at how the equipment is being maintained. The Committee also commented on not following a replacement schedule and providing funds annually for these purposes.

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Resident Eric Spronck asked if the Committee did any research on the machine. The Mayor indicated the equipment needs over \$20,000 in repairs and we're getting \$25,000 on a trade-in.

Roll Call Vote: Darocha AYE Koury AYE Soloway AYE Burgess AYE Repmann AYE

Motion carried.

**ORDINANCE 2018 – 04**

**AN ORDINANCE TO PROVIDE FOR THE REPLACEMENT OF THE 1986 CASE 485 TRACTOR WITH 5' WING MOWER & 1996 FORD 6640 TRACTOR WITH BOOM ARM MOWER FOR THE TOWNSHIP OF FRANKLIN IN THE COUNTY OF HUNTERDON AND STATE OF NEW JERSEY AND APPROPRIATING \$196,700.00 FROM THE CAPITAL FUND BALANCE**

Motion to open the public hearing on Ordinance 2018 – 04.

Moved Burgess    Second Soloway    All in favor. Motion carried.

Comments from the public: None

The Mayor commented that the pieces of equipment being replaced are totally inoperable.

Motion to close the public hearing on Ordinance 2018 – 04.

Moved Koury    Second Darocha    All in favor. Motion carried.

Motion to Adopt Ordinance 2018 – 04.

Moved Soloway    Second Koury

Comments/Discussion by the Township Committee: Committee Member Darocha asked if funds were available and the response was "yes" as per the CFO and that he is looking into bonding. Committee Member Koury commented on the need for the township to better budget and not funding as we go. Committee Member Soloway commented on the township using surplus so much over the last ten years since we had no debt. There was no bonding and the township used surplus for purchasing major items. Surplus kept going down and there is now a need to correct this. We're now at a point where we can establish a five year plan for equipment replacement.

Roll Call Vote: Darocha AYE Koury AYE Soloway AYE Burgess AYE Repmann AYE

Motion carried.



### Department Head/Subcommittee Reports

- **Administration, HR/Benefits: Koury/Darocha**

**Planet Civic:** Deputy Mayor Burgess reported that the initiative is closed but she would like to send out a final email to the Committee stating the goal of the platform and closing it out. We will continue to use Planet Civic for another initiative. Any recommendations from the Committee would be appreciated. Committee Member Koury recommended a better communication plan with Javier Guardo, principal of PlanetCivic.

- **Finance, Insurance, IT: Repmann/Burgess**

**Budget:** The Mayor reported that the CFO is working on the budget which will hopefully be introduced in two weeks. The CFO sent an email to the Committee members with a budget summary.

**IT:** Deputy Mayor Burgess handed out information to the Committee on IT. She provided past information provided to the township from ATON the current IT provider along with details on what equipment was purchased. She also reported on the township having been awarded a grant from Sustainable Jersey to do a technology review. Basically they said we needed to straighten out our Infrastructure before going forward to improve communications within the municipality and its residents. The subcommittee met with ATON late 2017 for their recommendations: upgrade wiring. This has not yet been accomplished. Backup was improved. New laptops were purchased for the police department. Quotes were obtained for the wiring but they are probably outdated by now. We need a better description of our needs for wiring in order to get more accurate quotes. Also need to plan for future IT needs and not just our current needs.

Motion to authorize soliciting quotes for wiring at the Municipal Building to accommodate IT services.

Moved Koury

Second Soloway

Roll Call Vote: Darocha AYE Koury AYE Soloway AYE Burgess AYE Repmann AYE

Motion carried.

Deputy Mayor Burgess also commented on cyber-attacks; most recent in Atlanta, Georgia. She emphasized the need to establish policies for security purposes and said she and Catherine Innella will be working on policies.

- **Public Safety (PD, Fire, EMS, OEM, Court, Health): Darocha/Koury**

Committee Member Darocha reported on the two recent storms and said the police department had no communication for 5 days with OEM. He said we need to revisit our policies on communications for police, fire and emergency management. Committee Member Soloway suggested George Reichert attend the next meeting when Lt. Snyder will also be present. The Mayor reported on George having been out in the field visiting seniors who may have emergency needs and providing portable generators





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**ADJOURNMENT**

Motion to adjourn.

Moved Burgess                      Second Koury                      All in favor. Motion carried.

Respectfully submitted,



Ursula V. Stryker, RMC  
Municipal Clerk

(The Municipal Clerk was not present at this meeting. Deputy Clerk Catherine Innella attended and minutes were prepared from recording and notes taken.)

DATE OF ADOPTION: 4-12-2018