

**FRANKLIN TOWNSHIP LAND USE BOARD  
MINUTES  
FEBRUARY 10, 2021  
7:30 PM  
202 SIDNEY ROAD, PITTSTOWN, NEW JERSEY 08867  
Zoom Meeting Information is below**

**Roger Soltys called the meeting to order at 7:31 pm 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.

**Chairman Soltys led all present in the Pledge of Allegiance**

**Roll Call**

Roger Soltys	present	Mike Chabra	absent	Jennifer Fisher	present
Ken Weiss	absent	Dave Dallas	present	John Thonet	present
Philip Koury	present	Alan Dilley	absent	Lou Moreira	absent
Stephen Willis	arrived 7:34	Eric Blew	absent		

**Old Business:**

**Approval of January 13, 2021 reorganization minutes**

Chairman Soltys asked if there were any comments on the minutes and there were none

Motion to approve: Dave Dallas            Second: John Thonet

All in favor: All members present said aye

Abstain: None

**Approval of January 13, 2021 regular meeting minutes**

Chairman Soltys asked if there were any comments on the minutes and there were none

Motion to approve: Dave Dallas            Second: John Thonet

All in favor: All members present said aye

Abstain: None

**Approval of Bills list dated February 10, 2021**

Motion to approve: Dave Dallas            Second: John Thonet

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

## **New Business**

- 1. Adam Wisniewski to give a brief presentation regarding Ordinance No. 2021-02 Ordinance to Amend Chapter 296 of the Code of the Township of Franklin Entitled "Stormwater Control" to Reflect Amendments to the New Jersey Stormwater Management Rules at N.J.A.C. 7:8, Adopted March 2, 2020**

The Land Use Board Engineer, Adam Wisniewski provided a brief overview of the new storm water ordinance which has been introduced by the Township Committee. He explained that this is an update to the original storm water rules which were enacted by the state in 2004. The ordinance mostly applies to major development which is defined at that which creates one acre of disturbance or ¼ acre of new impervious surface.

DEP is making revisions where green infrastructure is concerned. The rules have always had more of a subjective standard; basically saying that a developer should implement green infrastructure to the best of their ability. Now the DEP is imposing a green infrastructure rule which creates a more objective standard.

Adam gave an example stating that developers will need to use best management practices for treating water running off of motor vehicle surfaces. A question was asked; why there are so many storm drains in the roads if the state is trying to implement this. Adam explained that sometimes there is no other way. At times it may be safer to place a pipe in the ground along the roadway rather than having a large ditch.

Dave Dallas asked if these standards will limit development. Adam stated that development will still be dictated by zoning. He explained that with the new rules detention basins should get smaller, more naturalized ways will be used to address runoff and create a more naturalized look.

John Thonet stated that his firm has been designing and implementing projects with the new standards for many years. He explained that his home utilizes a rain garden to handle the runoff from his roof rather than using gutters.

Roger Soltys asked who will be responsible for maintaining what is done. Adam explained that in the 80's and 90's the property owner where the detention basin was located would be responsible. Since 2004 either the town or a HOA of sorts would be responsible. There is a maintenance piece in the ordinance. When an application comes to the town, the engineer will work out a plan with the developer, which includes inspection frequency, maintenance frequency etc. The maintenance plan is then filed with the County Clerk with the Deed to the property.

Jennifer Fisher brought to the boards attention that the county is reviewing new land development standards. Adam said he will look for this. They could possibly be doing a master plan review.

Roger Soltys asked if the board had any other questions and there were none.

Roger Soltys made a recommendation that the township adopt this ordinance.

Motion: Dave Dallas    Second: John Thonet

All in favor: All present said Aye

Phil Koury requested that Adam put together a memo explaining the major changes that the ordinance addresses.

**Public Comment:** There was one member of the public present in the virtual meeting however they made no comment.

**Comments from the Land Use Board, Non-Agenda Items, Other Business to come before the board:** None

### **Adjournment**

Motion to adjourn at 8:27: Dave Dallas

Second: John Thonet

All in favor: Aye

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.

### **Zoom Meeting Information**

Join Zoom Meeting

<https://zoom.us/j/91872350892?pwd=aDNwejNFc2U3TDlsWDBiY1dTTmhvQT09>

Meeting ID: 918 7235 0892

Passcode: 004400

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Prepared by Catherine Innella Catherine Innella

Date Approved 3-10-21