

**FRANKLIN TOWNSHIP LAND USE BOARD  
MINUTES  
May 12, 2021  
7:30 PM  
202 SIDNEY ROAD, PITTSTOWN, NEW JERSEY 08867  
Zoom Meeting Information is below**

Chairman Roger Soltys called the meeting to order at 7:35pm 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 the attendees 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	present	Lou Moreira	absent
Stephen Willis	present	Eric Blew	absent		

**Old Business: Approval of March 10, 2021 minutes**

Motion to approve: Dave Dallas      Second: John Thonet

The board had no comments or corrections

All present voted in favor

Stephen Willis abstained

**Approval of Bills**

Motion to approve: Dave Dallas      Second: Alan Dilley

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

**New Business**

1. 1<sup>st</sup> Hearing: Wayne and Cecelia Isbitski of 68 Lower Kingtown Road, Pittstown, NJ, Block 24 Lot 44. The applicant is seeking approval from the Land Use Board to construct a garage which will require a front yard setback variance.

Mr. Isbitski was sworn in by Attorney, Roger Thomas. He stated his name and address.

Mr. Thomas then asked him to briefly describe why he was coming before the planning board. Mr. Isbitski explained that he is looking to build a new garage to be erected over the existing paved parking area. The garage has been designed to integrate with the existing home architecture. The proposed location will not be easily seen from the road. This is the only viable position for the garage with minimal impact on setbacks and the best suited location.

Mr. Isbitski then shared a number of photos which were entered as exhibits A1 thru A7. The photos displayed the proposed location of the proposed garage and provided a picture as to where the garage would be located in relation to the house, driveway and street.

Adam stated that the proposed garage encroaches 6’9” on the front yard setback. He also stated that although the new building falls within the riparian buffer zone it is not in the flood plain because of the steep elevation change. There is no need for any special permits.

Dave Dallas commented that the location was definitely the only logical location for the garage.

Roger Soltys confirmed with the applicant that there would be no water or sewer. Mr. Isbitski confirmed that there would only be electricity and heat. Mr. Isbitski further went on to explain that he will be speaking with JCP&L about hooking up service to the garage and will be heating with electric as opposed to propane.

Adam stated that he did not recommend any conditions and that all of his comments in his review had been addressed. He recommended that the board deem the application complete and that a detailed topography be waived.

There were no further comments from the board and no comments from the public on this application.

Motion to deem the application complete: Dave Dallas            Second: Phil Koury

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

Motion to approve the front yard setback variance for Wayne and Cecelia Isbiszki in order to construct a garage: Dave Dallas            Second: Phil Koury

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

Setback Variance was granted. Roger Thomas will prepare the resolution.

**Public Comment:** One resident was present and he stated that he was there to simply watch the procedure because he would soon be filing an application with the Land Use Board.

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

### Adjournment

Motion to adjourn: Dave Dallas            Second: John Thonet

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.

Topic: Land Use Board Meeting

Time: May 12, 2021 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

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Passcode: 987034

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Prepared Catherine Innella , Land Use Board Clerk



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Date approved