

**FRANKLIN TOWNSHIP LAND USE BOARD
MINUTES
JULY 14, 2021
7:30 PM
202 SIDNEY ROAD, PITTSTOWN, NEW JERSEY 08867
Zoom Meeting Information is below**

Meeting was called to order at 7:32 pm. Land Use Board Secretary, Catherine Innella 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: Catherine Innella led the members and participants in the Pledge of Allegiance.

Roll Call

Roger Soltys	Arrived 7:41	Mike Chabra	absent	Jennifer Fisher	present
Ken Weiss	present	Dave Dallas	present	John Thonet	present
Philip Koury	absent	Alan Dilley	present		
Stephen Willis	absent	Eric Blew	absent		

Old Business: Approval of June 9, 2021 minutes

Motion to approve the June 9, 2021 minutes: Dave Dallas Second: John Thonet

All present voted in favor Jennifer Fisher abstained

Approval of Bills: None

New Business

- 1st Hearing:** Frederick and Stacie Hensler of 265 Oak Grove Road, Pittstown, NJ, Block 49 Lot 5. The applicant is seeking approval from the Land Use Board to rebuild current garage which will require a front yard setback variance.

Roger Thomas, LUB attorney swore in Stacie and Fred Hensler Jr. They reside at 265 Oak Grove Road, Pittstown, NJ 08867.

The Henslers were asked to briefly describe what they were looking to do. They stated that they have an old garage that has been there since they purchased the property. The barn is falling down. They would like to rebuild in the same location and size to improve the property.

Roger Thomas stated that there were a number of items listed in the Engineers report that were deficient however the Engineer is supportive of the waivers that were requested.

Dave Dallas made a motion to deem the application complete

Alan Dilley seconded the motion

Ken Weiss	yes	Dave Dallas	yes	John Thonet	yes
Jennifer Fisher	yes	Alan Dilley	yes		

Roger Thomas stated that the building is the same size, he stated that there was a discussion in the report that the combination of accessory buildings cannot exceed the square footage of the principal structure. In the report it states that the principal structure is 2338 square feet and the sum of the principal structures is 2440 square feet. Which is about 100 square feet over. He asked the Henslers if there were any thoughts about this. Mr. Hensler stated that the architect utilized an old survey when he did this plan and that part of the barn which is 12' off the property line has since fallen down. It is an old chicken barn that was at least 10'x20' structure. Adam stated that if this had fallen down then it would bring them below the area of the principal structure so they would be conforming and would not need a variance for this application.

Roger Thomas summed up that the testimony would then state that the 200 sq. ft. portion of the chicken barn has fallen down and been removed at this point in time and there was an error in the architectural plan.

Roger Soltys logged on at 7:41

Roger Thomas stated that the barn is a preexisting non-conforming. The Henslers stated that if they were to relocate the barn to today's setbacks it would be substantially behind the house and not serve as a place for their cars. Their house is very close to the road so the location of the barn where it stands makes the most sense. Roger Thomas stated that if it were to be placed in the back yard it would essentially add more impervious coverage if they were to add a driveway to it.

The Henslers stated that the existing barn has been there since they owned the house, 27 years. Parts of the house are from the 1850's. Roger Soltys stated that this was prior to any zoning being put in place.

Dave Dallas asked for clarification on the site plan. Adam explained that the garage being replaced is the one that is hashed and located on the road. Dave Dallas also asked for

clarification on the location of the chicken barn and confirmed that in the resolution it will show that the chicken barn portion that fell down will not be rebuilt.

Alan Dilley stated that the barn was there for at least 35 years and it was in a location that posed no issues.

Ken Weiss asked if there would be any plumbing to the new structure. Stacie Hensler stated that there will not. They were then asked about electric. The Henslers stated that although there is no electric in the existing barn they would like to put electric into the new structure for garage door openers, etc.

Public Comment: no public present

Adam Wisniewski stated that the completeness items were mainly formalities. If the board wants to request that the plan be updated with the removal of the part of the chicken barn they can request it be done as a condition to show that the need for the second variance was not required.

Adam stated that he reviewed the architectural drawings and it looks like a really nice barn that is in keeping with the area.

Fred Hensler said that the barn will be clapboard siding most likely, with stone detail on the bottom coming up about 2 feet. He would like to put a cupola on top with an old weathervane from his grandparents. There will be a hay door, and a large gas style light over the doors. It will be a two bay garage which look more like a barn than garage. Alan Dilley confirmed that it will look very nice with the house and that the rest of the property is very well maintained.

Roger Thomas stated that this is on the basis of a C2 variance and it will provide visual improvement. It will be in keeping with the character of the neighborhood. It appears that there will be no adverse impact. Roger Thomas stated that the map should probably be revised to reflect the 200 sq. ft. of chicken barn being removed.

Motion subject to the conditions: Dave Dallas

Second: Ken Weiss

Ken Weiss	yes	Dave Dallas	yes
Jennifer Fisher	yes	Alan Dilley	yes
Roger Soltys	yes	John Thonet	yes

Application approved

Comments from the Land Use Board, Non-Agenda Items, Other Business to come before the board

Jennifer Fisher brought to the boards attention that there are 5 three acre lots for sale on Pittstown Road, North of Baker Road on the West Side of Pittstown Road. The area is currently AR7. It has been requested that the board Secretary look for the subdivision documents for these properties.

The board decided that they will also cancel the August meeting since there is no new business for this meeting.

Adjournment: Motion to adjourn: Dave Dallas

Second: John Thonet

All in favor.

Motion adjourned at 8:20pm

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: LUB Meeting

Time: Jul 14, 2021 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

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Minutes prepared by Catherine Innella, Land Use Board Clerk

Catherine Innella

Date approved 9-8-2021