

**FRANKLIN TOWNSHIP LAND USE BOARD
MINUTES
OCTOBER 13, 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.

Pledge of Allegiance: Roger Soltys led the meeting in the Pledge of Allegiance

Roll Call

Roger Soltys	Present	Mike Chabra	present	Jennifer Fisher	present
Ken Weiss	Arrived 7:35	Dave Dallas	present	John Thonet	present
Philip Koury	Arrived 7:47	Alan Dilley	present	Lou Morriera	absent
Stepen Willis	Absent	Eric Blew	absent		

Old Business

Approval of September 8, 2021 minutes:

Motion to approve the September 8, 2021 minutes: John Thonet Second: Jennifer Fisher
Members present voted all in favor, Mike Chabra abstained, Philip Koury, Stephen Willis, Eric Blew and Lou Morriera were not present

Approval of Bills:

Motion to approve the October 13, 2021 Bills list: Dave Dallas
Second: John Thonet

Roger Soltys	yes	Mike Chabra	yes	Jennifer Fisher	yes
Ken Weiss	yes	Dave Dallas	yes	John Thonet	yes
Philip Koury	Arrived 7:47	Alan Dilley	yes	Lou Morriera	absent
Stepen Willis	Absent	Eric Blew	absent		

New Business

- 1. Interpretation: Mr. and Mrs. Coppola , interpretation pertaining to 208 Oak Grove Road, Block 42 Lot 14.**

Danielle Coppola explained that they were interested in and under contract to purchase 208 Oak Grove Road. She said they would like to live in the house while building a new home on the property. They have five children as well as sheep, dogs and chickens. The current house is set back about 250' from the road. Their plan is to place the new home to the back of the approximately 12 acre property. When the new home is built they would like to then turn the existing home into an accessory structure.

Roger Soltys asked approximately where on the property they would like to build. The Coppolas answered that this would be based on the location of wetlands on the property.

Roger Soltys said that after speaking with the engineer informally there shouldn't be a problem doing this. Although the township code only allows for one residence on a property as long as there is only one certificate of occupancy this should be okay.

John Thonet said that lets say they purchased the lot and house and moved in and then a year later they decided it was too small and wanted to build another house on the property. What would the board do? He felt this was a better way of looking at it. If the Coppolas want they can move in and then make an application to build a new home.

Dave Dallas asked Adam Wisniewski about his experience with this type of issue. Adam said that he hadn't dealt with this type of issue however he felt it could be handled administratively.

Mike Chabra asked if there was any thought on subdividing this lot. It was stated by the attorney and other members that this would create two undersized lots since this is zoned 7 acres so this would complicate things more..

Mr. Gibbons, attorney stated that it was his understanding that Roger Thomas felt allowing for a temporary occupancy while the new home was being build was something that could be done. Mr. Gibbons felt this could be accomplished. He advised that what the board was discussing right now was without prejudice and was non-binding. It was strictly advice and an informal opinion. Mr. Gibbons it seemed to be a practical matter.

Dave Dallas confirmed that a resolution would eventually be in order once an official application was submitted to the board. He stated that the first item to be completed would be to get a survey and submit to the board where the home will be placed and then a time frame will be determined by the board on how long will be given to complete the project. The board would need to be liberal especially with the supply chain issues right now. Adam Wisniewski agreed that this is something that could be done.

Ken Weiss stated that this flexibility would be very attractive to people looking to build homes in the area. He was in support of it as long as it has some requirements on how the house transitions into a secondary use.

Mrs. Coppola said that they are willing to do whatever is needed. They could have their attorney draw something up if necessary.

Dave Dallas stated that there was a consensus that the board wants to work with the Coppolas.

The Board Secretary pointed out that there was a boy scout present in the meeting. Cliff Gibbons asked if the young man was going for Eagle scout if he needed a certificate we could accommodate that. Thomas Manning introduced himself and stated that he was there to take notes and listen and that he was in fact going for Eagle Scout. Phil Koury welcomed him to the meeting and invited him to the committee meeting as well.

- 2. 1st Hearing: James Kontopodias, 121 Upper Kingtown Road, Pittstown, NJ, Block 24 Lot 23.01. Applicant is seeking a bulk variance from the Land Use Board to construct a one story, 3000 sq. ft. garage which exceeds the maximum allowable building size of an accessory building.**

Mr. Kontopodias stated that he was looking to build a 100x30 steel building. The purpose would be multi use. Storage of cars, workshop of cars, building workshop.

Cliff Gibbons swore in Mr. James Kontopodias, 121 Upper Kingtown Road, Pittstown, NJ

Down the road he said they may take a portion to use for livestock or goats but for now it will just be used for cars.

Roger Soltys asked if the structure was for personal use and Mr. Kontopodias confirmed that it was. He was then asked what utilities would be in the building and he stated at this point there would only be electric. Down the road if they decided to run heat or air conditioning they would go thru the proper channels for that. Roger Soltys asked him if he was represented by an attorney or engineer and he stated he was not.

Adam Wisniewski stated that he hopes that the board and applicant had a chance to review his report. The plan submitted was a schematic plan which showed where the building was to be constructed. The building is a four bay steel structure with what looks like a concrete slab floor. The building is within the setbacks. In terms of buffering there is a heavily wooded area that surrounds three sides. The building is tucked into the corner. In terms of setbacks there is no need for a variance. The reason Mr. Kontopodias is before the board is for the size of the structure. The limit for the size of an accessory structure 90% of the

square footage of the principal building or the lesser of 1210 sq. feet. Since he is requesting a 3000 square foot building that is what precipitates him coming for a variance. Dave Dallas asked what the size of the lot is. Adam responded that the property is 9.42 acres. In terms of completeness the plan is very basic and is sufficient for the board to consider the size of the structure so Adam is comfortable recommending that the application is complete. In terms of technical detail there are sections of the ordinance chapter 295-4 that requires additional information in terms of grading, storm water management, etc. This shows how storm water will be managed around the property and structure. To determine that the structure will not have any negative impacts on surrounding properties. Considering that this structure is surrounded by heavily wooded areas this should not be an issue.

Roger Soltys felt that the stormwater issue wouldn't apply to this

Public Comment

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

Adjournment

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: Oct 13, 2021 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82089263906?pwd=SzJRdGtUcDIBWUovMnRzNkFPb0lrdz09>

Meeting ID: 820 8926 3906

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Prepared by Catherine Innella, Land Use Board Secretary

Date Approved 11-16-21