

**FRANKLIN TOWNSHIP LAND USE BOARD**

**MINUTES**

**MARCH 9, 2022**

**7:30 PM**

**202 SIDNEY ROAD, PITTSTOWN, NEW JERSEY 08867**

**This meeting will be held remotely on Zoom**

**Zoom Meeting Information is below**

**Roger Soltys call the meeting to order at 7:35pm and read the Open Public Meeting Statement**

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 Pledge of Allegiance**

**Roll Call**

Roger Soltys	present	Mike Chabra	absent	John Thonet	present
Ken Weiss	present	Dave Dallas	present		
Philip Koury	present	Alan Dilley	absent		
Stephen Willis	absent	Jennifer Fisher	present		

**Old Business**

**Approval of January 12<sup>th</sup> Reorganization Minutes:** Dave Dallas made a motion to approve Motion seconded by John Thonet, all members present voted in favor, none opposed and none abstained.

**Approval of Bills:** John Thonet made a motion to approve the March 9<sup>th</sup> 2022 bills list, Jennifer Fisher seconded the motion.

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

**New Business**

1. **1<sup>st</sup> Hearing:** Applicant, Tara M. Castner, as the Executor of the Estate of Jane D. Castner, property owner of 93 Sidney School Road, Block 21, Lot 32. Applicant is

seeking approval to reconfigure a lot line. In addition to the subject lot line adjustment, this application also proposes the dedication of additional Roadway Right-of-Way along Sidney School Road.

Roger Thomas swore in Tara M. Castner. Mrs. Castner stated her name and address, 38 Schaaf Road, Bloomsbury, NJ. Mrs. Castner stated that Ronald Haffling, John Castner and Kristine Mccool would be testifying. Roger Thomas swore in the three individuals, they each stated their names and address, Ronald Haffling, 32 Mill Street, High Bridge, NJ, John Castner, 37 Schaaf Road, Bloomsbury, NJ and Kristine Mccool, 95 Sidney School Road, Annandale.

Mr. Haffling stated that he has been a licensed surveyor for many years, he has testified in many of the surrounding towns and has been accepted as an expert in his area of expertise. He stated that his license continues to be very active that he has been a surveyor for over 46 years.

Mr. Haffling explained that Jane Castner wished to have a more uniform piece of property and gain some front yard building relief. She wanted a more rectangular property so she contacted Mr. Haffling to prepare the boundary line/minor subdivision survey. Drawings and descriptions have been provided.

Roger Soltys mentioned that it appears there may have been a proposed cul de sac at one point that is now being eliminated. Mr. Haffling stated this was an old subdivision from the 60's. The cul de sac was probably there if a fourth lot was added however that never came about. There is no present paving of the cul de sac, it is grass and trees.

Roger Thomas questioned what is on Lot 24.01 and Lot 23.01. Mr. Haffling stated that off of the pole section, lots 26, 32, 33 that utilize the driveway that goes down the pole section. There is language in the Mccool deed granting those lots to utilize the driveway. There are homes on all of the lots. Roger Thomas asked if those lots have access other than thru the cul de sac that is being removed. Mr. Haffling stated that lot 34 and lot 26 do. lot 33 utilizes the easement that is the common driveway owned by the Mccool's. Lot 34 fronts on Sidney School Road, and does not have access to the common driveway. Lot 26 fronts Sidney School Road as well and does not have access to the common driveway.

Roger Thomas also asked for clarification on Lots 24.01 and 23.01. Mr. Haffling stated that those properties have driveways off of Landsdown Road.

Roger Thomas asked if there was a driveway agreement, Mr. Haffling stated that yes there is an agreement that talks about access rights.

Mr. Thonet asked what the specific purpose is of the lot line adjustment. Mr. Haffling stated that the purpose was to straighten out the property line. It does not adversely effect the Mccools setback. The only substantial change is that it improves the Castner front yard setback, lot 32. This goes from 17' to 55'.

Phil Koury asked if there were any structures on that small piece of property and the applicant confirmed that there were not.

A member of the public asked if the neighbors were all notified. Mrs. Castner stated that the notice was sent to the surrounding neighbors and was published in the paper.

Margaret Boreland of 50 Sidney School Road interjected and spoke extensively regarding her negative opinion of the land use board. She stated she had been at work and wanted an update on what was being discussed. Roger Thomas stated that the applicant is seeking to straighten out a curved lot line. Block 21, lots 25 and 32.

No other members of the public had questions.

Adam Wisniewski stated that his comment number 5 referred to some minor issues with the legal descriptions that Mr. Haffling prepared. He has received the revised legal descriptions that corrected some minor discrepancies.

Christina Faragalla of 205 Sidney Road asked if this was the last opportunity for public comment. Roger Thomas stated that this was the last opportunity regarding this application.

Roger Soltys asked for a motion to close the public portion of the meeting. Dave Dallas made a motion, John Thonet seconded the motion. All members approved by saying aye. None opposed.

Roger Thomas stated that if the board is inclined to pursue this application favorably it would be subject to comment #6 as outlined in Adam Wisniewskis report.

Dave Dallas made a motion to approve the application with the modifications listed in Adam Wisniewski's report. Jennifer Fisher Seconded the motion.

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

Roger Thomas stated that the Resolution will be prepared. It will be sent to Tara Castner.

**Public Comment:**

John Farstall 1150 Croton Road: Asked if there was any information on a solar farm application. Roger Soltys stated that there is currently a pre-existing solar farm, on County Road 579. They are looking to add additional solar panels.

Christina Faragalla asked what has been discussed in the last two meetings regarding solar farms. Roger Soltys stated that the owners of the existing solar farm are considering putting additional panels on and he was questioning the LUB clerk on where this stands. It was clarified that an applicant has not come to the board for this as of yet.

The LUB Clerk clarified that an application has been submitted for a solar farm. The Township's engineer has a conflict with this application so the LUB needed to appoint a conflict engineer. This was placed on the agenda and a conflict engineer was appointed.

Christine Faragalla stated that she did not see this on the agenda. Members of the Board stated that it was on copies that they have. The LUB Clerk stated that this item was a late addition to the agenda. The LUB Clerk will look into this and make sure that it is updated on the website.

No additional comments from the public

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

**Adjournment:** Dave Dallas made a motion to adjourn John Thonet seconded the motion. All members present voted in favor.

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: Franklin Township LUB

Time: Mar 9, 2022 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/86329242891?pwd=Yjc5eWtPMVlKOFFOenUzU0VJvkNpUT09>

Meeting ID: 863 2924 2891

Passcode: 891810

One tap mobile

+13017158592,,86329242891#,,,,\*891810# US (Washington DC)

+13126266799,,86329242891#,,,,\*891810# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 720 707 2699 US (Denver)

Meeting ID: 863 2924 2891

Passcode: 891810

Find your local number: <https://us06web.zoom.us/j/86329242891>

Prepared by Catherine Innella, Land Use Board Clerk

Approved 5-23-22