

**FRANKLIN TOWNSHIP LAND USE BOARD**

**MINUTES**

**September 14, 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 Called the meeting to Order & 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.

**Pledge of Allegiance: led by Roger Soltys**

**Roger Thomas swore in James Witkowski as a new member of the Land Use Board**

**Roll Call**

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

**Approval of March 23, 2022 Minutes: Motion to approve Dave Dallas Second: Jennifer Fisher**

**Jennifer Fisher corrected on the 3<sup>rd</sup> page, 3<sup>rd</sup> Paragraph, it should say Licensed Professional Engineer. Correct address, 19 Shackamaxon Rd. , Jennifer Fisher not John Fisher. Spell check site not sight.**

**All in favor, James Witkowski and Phil Koury abstained.**

**Approval of July 13, 2022 Minutes: Motion to approve Dave Dallas Second: John Thonet**

**No additions or corrections**

**All in favor, James Witkowski abstained.**

**Approval of Bills:**

**Motion to approve: John Thonet Second: Dave Dallas**

Roger Soltys	yes	Mike Chabra	absent	James Witkowski	abstain
Ken Weiss	absent	Dave Dallas	yes		
Philip Koury	yes	John Thonet	yes		
Stephen Willis	absent	Jennifer Fisher	yes		

**New Business**

- 1. Memorialization of Resolution** Applicant: Township of Franklin, 204 &206 Sidney Road, Pittstown, NJ, Block 16, Lots 41 & 42. The applicant is the owner of the subject parcels, which were previously developed as single-family residential properties. The prior dwellings and improvements have been removed from the property and the lots are currently vacant. The existing lots are undersized as they are located in a minimum 5-acre zone. Applicant was granted approval to merge the properties in question to make them more in conformance with the code,

Motion to approve: Dave Dallas Second: Jennifer Fisher

Jennifer Fisher commented that on top of page 4 of the resolution, remove "a"

Roger Soltys	yes	Mike Chabra	absent	James Witkowski	abstain
Ken Weiss	absent	Dave Dallas	yes		
Philip Koury	abstain	John Thonet	yes		
Stephen Willis	absent	Jennifer Fisher	yes		

- 2. Memorialization of Resolution** Applicant: Yum & Chill WEN Holdings, LLC Project: Proposed Wendy's Block 5 Lot 20, 39 Walmart Plaza Drive. Applicant was granted preliminary and final site plan approval, use variance and bulk variance relief, with the Land Use Board of Franklin Township.

Roger Thomas stated that some modifications were made. On page 12, add on paragraph 15, including performance bonds and inspections fees. Page 11, EV facilities are on the made ready basis. There are also a couple of minor changes on first page, site plan and a use variance . On page 4 purpose not propose. Mr. Lieber's name spelling is corrected. Condition #7 was added as well.

Jennifer Fisher stated on page 3, he advised the board that the bank (not lunch) facility had been made vacant

Motion to approve: John Thonet Second: Dave Dallas

Roger Soltys	yes	Mike Chabra	absent	James Witkowski	abstain
Ken Weiss	absent	Dave Dallas	yes		
Philip Koury	abstain	John Thonet	yes		
Stephen Willis	absent	Jennifer Fisher	yes		

**Public Comment: Frank Tota, 16 Upper Kingtown Road read a statement to the board expressing his disappointment in the recruitment process of new members**

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

**Adjournment Dave Dallas Second: John Thonet**

**All in Favor**

**Meeting adjourned at 8:10 pm**

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: Sep 14, 2022 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/86882597877?pwd=dExkQkpEMm9hOFhvSzRBK2I2Rzh4dz09>

Meeting ID: 868 8259 7877

Passcode: 224426

One tap mobile

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**Dial by your location**

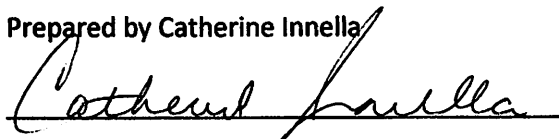
- +1 646 558 8656 US (New York)
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- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 386 347 5053 US
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- +1 669 444 9171 US
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- +1 720 707 2699 US (Denver)
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**Find your local number: <https://us06web.zoom.us/j/kd2Y2UISog>**

**Prepared by Catherine Innella**

A handwritten signature in black ink that reads "Catherine Innella". The signature is written in a cursive style and is positioned below the printed name.

**Approved November 9, 2022**