

**FRANKLIN TOWNSHIP LAND USE BOARD**

**2023 Reorganization Meeting**

**Minutes**

**Wednesday, January 11, 2023**

**7:30 PM**

**This meeting will be held remotely on Zoom. Information is below**

**Roger Thomas, Land Use Board Attorney called the meeting to order and read the Open Public Meeting Statement.**

**Open Public Meeting Statement**

This is the reorganization 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:** Led by Roger Thomas

**Swearing in of Newly Appointed/Reappointed Members:** Roger Thomas swore in Philip Koury, David Dallas, and John Bencoter.

Name	Position	Term
Philip Koury	Class I	1/1/23- 12/31/24 (1 Year)
vacant	Class II	1/1/22-12/31/24 (3 Year)
Deanna Seiple	Class III	1/1/23-12/31/23 (1 Year)
David Dallas	Class IV	1/1/23-12/31/26 (4 Year)
John Bencoter	Class IV Alt. 3	1/1/23 – 12/31/24 (2 Year)

**Roll Call of the 2023 Franklin Township Land Use Board**

Roger Soltys	Arrived 7:41	Mike Chabra	present	James Witkowski	present
Ken Weiss	present	Dave Dallas	present	Deanna Seiple	absent
Philip Koury	present	John Thonet	absent	John Bencoter	present
Stephen Willis	present	Jennifer Fisher	present		

**Nominations and Election of Board Officers**

1. Selection of Combined Land Use Board Chair  
Dave Dallas made a motion to nominate Roger Soltys  
Seconded by Jennifer Fisher

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

**2. Selection of Combined Land Use Board Vice-Chair**

Phil Koury nominated Dave Dallas

Seconded by Jennifer Fisher

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

**3. Selection of Combined Land Use Board Secretary**

Stephen Willis nominated Jennifer Fisher

Seconded by Ken Weiss

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

**Appointments of Board Administrative and Professional Service Consultants:**

**1. Selection of Land Use Board Clerk**

Ken Weiss nominated Catherine Innella

Seconded by Stephen Willis

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

**2. Selection of Land Use Board Attorney**

**3. Selection of Land Use Board Engineer**

**4. Selection of Land Use Board Planner**

Phil Koury made a motion to nominate Roger Thomas from Dolan and Dolan as the Board Attorney, Paul Sterbenz and Adam Wizniewski as the Board Engineers, and Darlene Green as the Board Planner

Seconded by Dave Dallas

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

**Adoption of 2023 Meeting Calendar and first meeting of 2024**

Month	Regular Session	Work Session	Month	Regular Session	Work Session
January	11	25	July	12	26
February	8	22	August	9	23
March	8	22	September	13	27
April	12	26	October	11	25
May	10	24	November	8	22
June	14	28	December	13	27
			January	10, 2024 (+reorg)	

**Adoption of Official Newspapers for Publication of Legal Notices**

1. The Hunterdon County Democrat
2. The Express Times

Dave Dallas made a motion to adopt the 2023 Meeting Calendar and first meeting of 2024 and to adopt the Hunterdon Democrat and Express Times as the official newspapers.

Seconded by James Witowski

All members present voted in favor, none opposed

**Public Comment**

- Bruce DeRites of 119 Locust Grove Road expressed his disappointment that there was no feedback from the Board following his interview for a Land Use Board position. Mr. DeRites asked if there would be another position open. He also asked why he was not considered for the position.

Roger Thomas, Board attorney responded that this is a personnel matter and not a matter which was appropriate to discussed at a meeting.

- Christina Faragalla of 205 Sidney Road asked about the difference in the classes of the Board Members.

Roger Thomas explained the differences between the classes 1 thru 4. These are laid out in the Municipal Land Use Law.

**Comments by the Chairman:** Roger Soltys thanked the Board for electing him for another year.

**Adjournment:** Dave Dallas made a motion to adjourn the reorganization meeting.

Seconded by Ken Weiss All members present voted in favor.

Meeting adjourned at 7:59 pm

**Zoom Meeting Info.**

Topic: Franklin LUB

Time: Jan 11, 2023 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/85049604347?pwd=YUprNUhidTlqdDRhQ20wRFVMWFFWZz09>

Meeting ID: 850 4960 4347

Passcode: 904431

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+1 719 359 4580 US

+1 720 707 2699 US (Denver)

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Find your local number: <https://us06web.zoom.us/u/kNjs29UG1>

**FRANKLIN TOWNSHIP LAND USE BOARD  
MINUTES**

**JANUARY 11, 2023**

**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 at 8:00 pm**

**Roll Call**

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

**Approval of minutes from December 14, 2022**

Motion to approve the minutes: Stephen Willis

Seconded by James Witkowski

Phil Koury, Jennifer Fisher, John Bencoter, Dave Dallas, and Mike Chabra abstained

All other members present voted in favor by saying aye

**Approval of Bills**

Motion to approve the bills January 11, 2023 bills list: James Witkowski

Second: Ken Weiss

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

**New Business: none**

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

- Roger Soltys stated that the Board will follow up with Darlene Green regarding the residential ground mount solar. Some points made were to allow on 3+ acre properties, and that the solar would only be what was needed for the house on the property.

- Jennifer Fisher asked if there was any update regarding Farmland Preservation. Phil Koury answered that Darlene Green is waiting on information from the State and the County.

### **Public Comments**

- Frank Tota, 16 Upper Kingtown Road stated that the review checklist which is part of the Board application packet is dated 2015. Roger Thomas answered that the checklist does not change, the document has been approved by the Land Use Board and the Governing Body.

### **Executive Session**

Roger Soltys requested that the Board go into executive session to discuss a personnel matter.  
Dave Dallas made a motion to enter into executive session  
Seconded by Ken Weiss.

### **Adjournment**

Motion to adjourn : Dave Dallas  
Seconded by John Benscoter  
Meeting adjourned

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.

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+1 669 444 9171 US

+1 689 278 1000 US

+1 719 359 4580 US

+1 720 707 2699 US (Denver)

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