

MINUTES
FRANKLIN TOWNSHIP COMMITTEE/BOARD OF HEALTH
WORK SESSION/REGULAR MEETING
THURSDAY, MAY 25, 2023
7:30 PM

Franklin Township School, 226 Quakertown Road, Pittstown, NJ 08867

The meeting was called to order by Mayor Philip Koury at 7:31 pm. Mayor Philip Koury read the Open Public Meetings Act (OPMA) Statement and lead the flag salute.

Roll Call: Mayor Philip Koury (present) Deputy Mayor Michael Homulak (present)
Sebastian Donaruma (present) Craig Repmann (present) Deanna Seiple (absent)

Also present: Igor Bykov, Attorney (Lavery, Selvaggi, Ambromitis & Cohen)
Christine Burke, Municipal Clerk

Comments from the Public on Agenda Items Only:

No one from the public spoke regarding Agenda Items.

Proclamations & Presentations: None.

Approval of Minutes:

Motion to approve the May 11, 2023, minutes Township Committee Work-Session/Regular Meeting:

Donaruma

Second: Homulak

Roll call: Donaruma (Aye) Homulak (Aye) Koury (Aye) Repmann (Aye) Seiple (Absent)

Payment of Bills:

Motion to approve the Bills List: Donaruma

Second: Homulak

Roll call: Donaruma (Aye) Homulak (Aye) Koury (Aye) Repmann (Aye) Seiple (Absent)

Ordinances: None.

Resolutions:

1. Resolution 2023-35: Tax Sale Redemption of Lienholder – Certificate #21-00001 – Bala Partners LLC
– 14 Camila Drive – Block 16, Lot 36.12.

Motion to adopt: Homulak Second: Repmann

Roll call: Donaruma (Aye) Homulak (Aye) Koury (Aye) Repmann (Aye) Seiple (Absent)

2. Resolution 2023-36: ABC License Renewal – Quakertown Recreation Club.

Motion to adopt: Donaruma Second: Repmann

Roll call: Donaruma (Aye) Homulak (Aye) Koury (Aye) Repmann (Aye) Seiple (Absent)

3. Resolution 2023-37: ABC License Renewal – Clinton Elks Lodge No. 2434.

Motion to adopt: Repmann Second: Homulak

Roll call: Donaruma (Aye) Homulak (Aye) Koury (Aye) Repmann (Aye) Seiple (Absent)

Old Business: None.

New Business: None.

Committee Member Reports:

Committeeman Homulak questioned if the Township Committee had a liaison on the Environmental Commission. He and Committeeman Repmann explained that the Environmental Commission had expressed interest in landscaping rain gardens and bio swales on the New Municipal Building property. Committeeman Repmann explained that he had called the Chairperson of the Environmental Commission to discuss the request and that he had forwarded the request to the Township's Insurance representative. Committeeman Homulak expressed support for the project. The Township Clerk explained various emails received from the Environmental Commission, Raritan Headwaters and Rutgers that involve the New Municipal Building property and the surrounding County property. Committeeman Homulak explained which portions of the site were owned by the Township.

Committeeman Repmann reported on the status of the Ingerman Affordable Housing Development Memorandum of Understanding (MOU) and explained the next steps, specifying the company's efforts to put together the paperwork and other items needed to address water and sewer on the site. Upon questioning by Mayor Koury, Committeeman Repmann confirmed that Ingerman had been made aware of the New Jersey Department of Transportation's (NJDOT) plans to alter the Route 78, Exit 15 interchange. The Township Attorney provided a brief clarification on the efforts being taken by Ingerman.

Committeeman Repmann further reported that the Department of Public Works (DPW) Contract had reached an agreement in principle, that the Labor Attorney was drawing up a Memorandum of Understanding, and that the contract would take more time.

The Township Attorney provided a brief update on the status of the Bid Specification for the New Municipal Building Renovations, specifying the Notice for publication and the redactions of the Police Department from public documents. Upon questioning, the Township Clerk confirmed that one bid had been received for the truck requested by the Department of Public Works. (Bid opening is scheduled for June 1st at 10:00 am.) The Township Attorney further explained that the New Municipal Building Renovations Bid would provide one month for potential bidders to review the project and submit bids before the first meeting in July. He also explained the number of pages in the bid package and that the Township would be supplying the package digitally to reduce costs.

Committeeman Donaruma reported that the radar sign on loan from the Township of Clinton had been placed on Locust Grove Road. He explained that the data would not be received as frequently as the County had provided with the previous sign, but the information would include more data.

Mayor Koury reported that the Land Use Board (LUB) had met the previous evening on the online Zoom application and had appointed Dave Dallas as the new Chairman and John Thonet as the new Vice Chairman. He further reported that the LUB had memorialized the Quakertown Solar Farm resolution and held a public hearing regarding the Deo Volente Farms LLC application, explaining that the hearing was to address a miscommunication regarding farm housing for Council on Affordable Housing (COAH) credits. He also provided an update on an application from St. Catherine of Siena Church and the efforts of the Township Planner to update the Township's ground mount solar ordinance. Upon request by Committeeman Repmann, Mayor Koury briefly clarified details of the Deo Volente Farms LLC application hearing. Mayor Koury advised those present that the next LUB meeting would take place on June 28th.

Mayor Koury advised those present that the next Township Household Clean-up Day ("Dump Day") would take place on June 3rd and that the Hunterdon County Ident-A-Shred Day ("Shred Day") would take place on the same day.

Mayor Koury reported that the Township Planner had provided an update on the efforts to update the Township's Farmland Preservation Plan. He explained that all the farms included on the State and County target list were already farmland assessed and briefly explained the difference between farmland assessment and farmland preservation. He further explained the percentages of currently preserved land in the Township and how the inclusion of the targeted properties would affect the percentage. He noted that the referenced percentages did not include non-taxable entities in the Township and indicated that this would add to the Township's loss of rateables. Committeeman Repmann questioned what the land is being preserved from as there is no development in the Township. He further questioned what would happen if the Township did not take any action. Mayor Koury explained that the Township did not have a spending problem but that it is experiencing a revenue problem and questioned how the targeted preservations would affect future Committees.

Upon questioning by Mayor Koury, the Township Clerk explained the status of the repairs to the Municipal Building emergency staircase and the Franklin Township School's Construction Permit addressing the Fire Safety Code violations in the Multi-Purpose Room/Theatre. Mayor Koury explained that the school's play had to be moved to the Union Township School since the repairs had not been completed.

Mayor Koury reported that the Environmental Commission had won a \$2,000 grant from Sustainable Jersey, that there would be a photo release and that the grant was sponsored by Public Service Electric & Gas (PSE&G). He read a brief statement provided by the Environmental Commission Chairperson.

Mayor Koury reminded those present that June 6th was Primary Election Day and that Memorial Day would take place on the upcoming Monday, May 29th. He further reminded those present that Memorial Day was established to remember those who had fought and died for the nation and that a Moment of Observation would take place at 3:00 pm on that day.

Comments from the Public:

Rick Conley, 17 Landsdown Road, requested clarification on the mayor's comments regarding the Sustainable Jersey grants applied for by the Environmental Commission. Committeeman Donaruma and the Township Clerk explained that the Environmental Commission could only receive one grant from Sustainable Jersey, that they were not awarded the \$20,000 grant they had applied for but did receive the \$2,000 grant.

Executive Session: None.

Action by the Committee: None.

Adjournment:

Motion to adjourn: Repmann Second: Donaruma

All in favor. Motion carried.

Meeting was adjourned at 8:00 pm.

Prepared by Christine Burke, Township Clerk



Adopted: 06/08/2023