

FRANKLIN TOWNSHIP LAND USE BOARD

MINUTES

September 23, 2020

7:30 PM

Location: Zoom Meeting (Information below)

Roger Soltys called the meeting to order at 7:32pm & 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.

Roger Soltys lead the group in the Pledge of Allegiance

Roll Call

Roger Soltys	present	Mike Chabra	absent	Jennifer Fisher	present
Ken Weiss	Arrived at 7:39	Dave Dallas	present	John Thonet	present
Phil Koury	Arrived at 7:43	Alan Dilley	absent	Lou Moreira	absent
Stephen Willis	present	Eric Blew	absent		

Old Business: Approval of September 9, 2020 minutes

Roger Soltys asked if there were any comments on the minutes and there were none.

Dave Dallas make a motion to approve, John Thonet seconded the motion.

All in favor, none opposed, no abstentions

Approval of Bills: None at this time

New Business

1. **1st Hearing:** Applicants, Chester and Teresa Schultz, Block 26 Lot 19.01, 20 White Bridge Road, Pittstown, New Jersey are seeking approval from the Land Use Board to construct a 369 SF addition to the existing single-family dwelling which will require a side yard setback variance.

Adam Wisniewski, Township Engineer began by explaining that the applicant requested a waiver for a few items.

- Checklist #3(b): Applicant requests a partial waiver. The item calls for 8 ½ x17” document copies. This is an odd size and the applicant does not have printing capabilities so they have provided 11”x17” copies instead.
- Checklist #24: Applicant requests a partial waiver. Due to the small scope, irregular shape, and size of this project a waiver is requested for providing contours within 200’ of the property. Contours at one foot intervals are shown for the site.
- Checklist #29(a): Applicant requests a partial waiver. Due to the small scope, irregular shape, and size of this project a waiver

He said that based on his review he recommended that the application be deemed complete if the board saw fit.

He asked the board if there were any questions and there were none.

Dave Dallas made a motion to deem the application complete John Thonet seconded

Roger Soltys	yes	Mike Chabra	absent	Jennifer Fisher	yes
Ken Weiss	absent	Dave Dallas	yes	John Thonet	yes
Phil Koury	absent	Alan Dilley	absent	Lou Moreira	absent
Stephen Willis	yes	Eric Blew	absent		

Anthony Kester of Dilts and Kester stated that he was present on behalf of Mr. and Mrs. Schultz. He stated that he first wanted to call Mrs. Teresa Schultz to briefly explain what they were looking to do.

Roger Thomas swore in Mrs. Schultz. She stated that she resides at 20 Whitebridge Road, Pittstown, NJ. Mrs. Schultz explained that they were looking to put an addition onto their existing home in order to create a different bedroom space for their two twins. The twins currently are utilizing the dining room as their bedroom. They would like to add on to create an additional bedroom, and the washer and dryer that were currently in the kitchen would be added to the hallway. The dining room would be then turned back into a usable dining room. This would create a more functional home.

Mr. Kester then introduced Mr. Scott Eichlin. Mr. Eichlin was sworn in. He works for Frankl Bell Architecture at 39 Quakertown Road. He holds a Bachelors in Architecture. He has been working for 25 years and has done many building plans which have been accepted and built in many of the surrounding counties. Roger Thomas stated that he believes Mr. Eichlin is qualified.

Mr. Eichlin briefly explained the Architectural drawing that he had prepared. The drawing is labeled as A-1.

Roger Soltys questioned which part of the deck was being removed.

Phil Koury wanted clarification that the bedroom was being changed back into a dining room.

Mr. Eichlin stated that the number of bedrooms would not be increased.

Mr. Kester then introduced Mr. Wayne Ingram, licensed engineer and planner of E&LP, 140 Main Street High Bridge. Mr. Thomas swore in Mr. Ingram.

Mr. Ingram explained the plan, the location and adequacy of the septic. He stated that a portion of the driveway would be removed in order to accommodate the impervious coverage standard.

Adam Wisniewski stated that with the addition the impervious coverage would be increased to 550 square feet and would need to be reduced to get below 300 square feet.

Mr. Ingram then went on to explain the reason for the C1 variance. The hardship is that although the property is large it is long and narrow. A good portion of the property contains a stream and flood plain. Due to the angle of the home this was the only option for the addition.

Dave Dallas made a motion to close the public portion of the Hearing

Phil Koury Seconded the motion

Roger Soltys asked Adam to review the 300square foot impervious coverage number as he feels it puts unnecessary burden in certain situations.

Catherine Innella will notify the zoning officer of the action of the Board pertaining to the Schultz application. Subject to all conditions.

Mr. Ingram will submit the revised plan to Adam, Township Engineer for review.

No other questions from the Board

Dave Dallas made a motion to approve the Schultz Variance

Stephen Willis Seconded the motion

Roger Soltys	yes	Mike Chabra	absent	Jennifer Fisher	yes
Ken Weiss	yes	Dave Dallas	yes	John Thonet	yes
Phil Koury	yes	Alan Dilley	absent	Lou Moreira	absent
Stephen Willis	yes	Eric Blew	absent		

Motion carried

Public Comment

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

Adjournment Motion to adjourn made by Dave Dallas

Seconded by Ken Weiss

All in favor

Meeting adjourned at 8:35pm

Zoom meeting information

Topic: Land Use Board Meeting

Time: Sep 23, 2020 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/91008992093?pwd=UU05Z2d6Vzd0dkxwUVYyNXRyMHJrZz09>

Meeting ID: 910 0899 2093

Passcode: 330019

One tap mobile

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+16465588656,,91008992093#,,,,,0#,,330019# US (New York)

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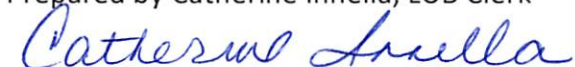
+1 253 215 8782 US (Tacoma)

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Passcode: 330019

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

Prepared by Catherine Innella, LUB Clerk



Date Approved 10-14-20