

**TOWNSHIP OF FRANKLIN
PLANNING BOARD
COUNTY OF SOMERSET, NEW JERSEY**

**VIRTUAL REGULAR MEETING
January 19, 2022**

The regular meeting of the Township of Franklin Planning Board was held at 475 DeMott Lane, Somerset, New Jersey and was called to order by Christine Woodbury, Planning & Zoning Secretary, at 7:30 p.m. The Sunshine Law was read, the Pledge of Allegiance said, and the roll was taken as follows:

PRESENT: Councilman Anbarasan, Carl Hauck, Meher Rafiq, Theodore Chase, Theodore Chase, Jennifer Rangnow, Mustapha Mansaray, Charles Brown, and Chairman Orsini

ABSENT: Robert Thomas, Carol Schmidt, and Sami Shaban

ALSO PRESENT: Mr. Peter Vignuolo, Board Attorney, Mark Healey, Planning Director, and Christine Woodbury, Planning & Zoning Secretary

OATH OF OFFICE:

Board Attorney, Mr. James Clarkin, then administered the Oath of Office to the members, as follows:

- Michael Orsini
- Ram Anbarasan
- Carl Hauck
- Meher Rafiq
- Theodore Chase

Ms. Woodbury indicated that the following members asked to be excused that evening and that their Oaths of office would be administered at the next meeting:

- Robert Thomas
- Carol Schmidt

REORGANIZATION:

- **Nomination/Selection of Chairperson – Michael Orsini**

Mr. Chase nominated Michael Orsini, and Ms. Rangnow seconded the nomination. Hearing no other nominations, all were in favor.

- **Nomination/Selection of Vice Chairperson - Charles Brown**

Chairman Orsini made a motion to nominate Mr. Charles Brown. Mr. Chase seconded the motion, and hearing no other nominations, the roll was called as follows:

FOR: Councilman Anbarasan, Mr. Hauck, Ms. Rafiq, Mr. Chase, Ms. Rangnow, Mr. Mansaray, Mr. Brown, , and Chairman Orsini

AGAINST: None

- **Board Attorney Interviews**

Chairman Orsini introduced the two law firms who had expressed interest in representing the Planning Board. The first was Clarkin & Vignuolo and the second was Decotiis law firm. He explained that there was no representation that evening from the Decotiis law firm, so that they would only be interviewing Clarkin & Vignuolo. Chairman Orsini then asked Mr. Clarkin if he saw any future impediments or reasons why Clarkin & Vignuolo would not be able to fulfill their duties as Board Attorney. Mr. Clarkin stated that there would be no impediments and that he and Mr. Vignuolo would share the responsibilities as they had in the past.

- **Appointment of Board Attorney - Peter Vignuolo/James Clarkin**

Chairman Orsini then nominated the firm of Clarkin & Vignuolo as Board Attorneys, and Mr. Chase seconded the motion, and the roll was called as follows:

FOR: Councilman Anbarasan, Mr. Hauck, Ms. Rafiq, Mr. Chase, Ms. Rangnow, Mr. Mansaray, Vice Chair Brown, , and Chairman Orsini

AGAINST: None

- **Witness Oath – Director of Planning, Mark Healey**

Mr. James Clarkin, Board Attorney, then administered the Witness Oath.

MINUTES:

- **Regular Meeting – December 1, 2021**

Chairman Orsini made a motion to approve the Minutes, as submitted. Vice Chair Brown seconded the motion, and the roll was called as follows:

FOR: Mr. Hauck, Ms. Rafiq, Mr. Chase, Ms. Rangnow, Mr. Mansaray, Vice Chair Brown, and Chairman Orsini

AGAINST: None

DISCUSSION:

- **Birch View Glen / PLN-17-00008 - Extension of Time**

Chairman Orsini described the property involved in the discussion and stated that this would be the third and last Extension of Time allowed for the hearing.

Mr. Francis P. Linnus, Esq., Attorney, appeared before the Board on behalf of the Applicant, Birch View Glen. Mr. Linnus explained that Sycamore Developers presented the original plan in 2017 and 2018, but that the property owner was now under contract with Esposito Construction Corporation who was trying to complete the project at 1865 Amwell Road, Somerset, NJ in the R-40 Zone, Block 423.01, Lot 1.04. He then described the project as 32 residential building lots in a cluster fashion, one (1) detention basin lot and one (1) Open Space lot on slightly less than 40 acres with 20,000 sq. ft. lots. Mr. Linnus then added that they had been working diligently to satisfy all conditions of approval but were hampered by the COVID-19 pandemic. He then told the Board that there had been no change in the zoning and had been working out the details of a required easement with the Cedar Grove Cemetery Association so they could get that to the Sewerage Authority. Mr. Linnus indicated that on October 6, 2021, the Sewerage Authority approved the plan and they had made some progress and were reasonably confident that they could complete the project with a one (1)-year extension of approval, through February 21, 2023.

Mr. Hauck indicated that the storm water regulations had changed since the original approval and that the 2021 regulations would apply here since the basin had not been installed yet. Mr. Linnus indicated that he would check with the developer and make sure that they were compliant with the updated regulations.

Chairman Orsini then made a motion to approve a one (1)-year Extension of Approval to February 21, 2023. Vice Chair Brown seconded the motion, and the roll was called as follows:

FOR: Councilman Anbarasan, Mr. Hauck, Ms. Rafiq, Mr. Chase, Ms. Rangnow, Mr. Mansaray, Vice Chair Brown, and Chairman Orsini

AGAINST: None

PUBLIC COMMENTS:

Chairman Orsini then made a motion to open the meeting to the public for general Planning comments. The motion was seconded, and all were in favor. Seeing no one coming forward, Chairman Orsini made a motion to close the public portion of the meeting. Vice Chair Brown seconded the motion, and all were in favor.

COMMITTEE REPORTS

No reports were discussed.

WORK SESSION/NEW BUSINESS:

There was no work session or new business discussed that evening.

EXECUTIVE SESSION:

The Board did not enter into an Executive Session that evening.

ADJOURNMENT:

Chairman Orsini made a motion to adjourn the regular meeting at 7:56 p.m. The motion was seconded, and all were in favor.

Respectfully submitted,

Kathleen Murphy, Recording Secretary
March 18, 2022