

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

**REGULAR MEETING  
March 20, 2024**

The regular meeting of the Township of Franklin Planning Board was held at the Municipal Building located at 475 DeMott Lane, Somerset, NJ, and was called to order by Chairman Orsini, at 7:30 p.m. The Sunshine Law was read, the Pledge of Allegiance said, and the roll was taken as follows:

**PRESENT:** Theodore Chase (arrived at 7:34 p.m.), Robert LaCorte, Jennifer Rangnow, Charles Brown, Robert Thomas, Rebecca Hilbert, and Chairman Orsini

**ABSENT:** Councilman Anbarasan, Sami Shaban and Meher Rafiq

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

---

**OATH OF OFFICE:**

- Marc Dancy

Board Attorney, Mr. Peter Vignuolo, administered the Oath of Office to new Board member, Marc Dancy. The Board gave their welcome to Mr. Dancy.

**MINUTES:**

- **Regular Meeting – February 7, 2024**

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

**FOR:** Mr. LaCorte, Ms. Rangnow, Mr. Thomas, Ms. Hilbert, and Chairman Orsini

**AGAINST:** None

## RESOLUTIONS:

- **Ada Galdi Family Trust / PLN-23-00013**

Mr. Thomas made a motion to approve the Resolution, as submitted. Ms. Rangnow seconded the motion, and the roll was called as follows:

FOR: Dr. Chase, Ms. Rangnow, Vice Chair Brown, and Mr. Thomas

AGAINST: None

- **B-I Study – Appointment of Ad-Hoc Committee Resolution**

Mr. Healey gave a brief overview of the Business & Industry (B-I) Zone study and the Resolution appoints a steering committee that would be separate from the Planning Board to assist and inform the Planning Board during the preparation of the Business & Industry (B-I) study that was ongoing. He noted that the first few “whereas clauses” in the Resolution provided a bit of background indicating the reason why the study was moving forward because of the large number of warehouses that have come before the Board and the concern that that had raised, including but not limited to traffic. He indicated that the Township had hired a consultant, Bright View Engineering, to assist the Township in the preparation of the Master Plan evaluation, the fact that it had two (2) main components that included a Traffic Evaluation that evaluated the impacts of the existing and projected warehouse development on the Township roadway network and the second component’s Planning evaluation and looking at the B-I Zone and making recommendations to the Master Plan and draft Zoning amendments that would be subsequently be sent to the Council for adoption.

Mr. Healey then went on to read the last few “whereas” clauses that set the stage for the preparation of a Master Plan re-examination which made recommended improvements to the Master Plan, along with recommended zoning ordinance amendments for subsequent consideration for the Township Council. He added that the Planning Board would be responsible for formal adoption of the Master Plan re-examination and an Ad Hoc Steering Committee would be formed to assist and inform the Planning Board in the preparation of the Master Plan re-examination which would be comprised of citizens residing near the B-I Zone as well as other areas of the Township representative of the business community, members of the Planning Board and Township Council and Zoning Board of Adjustment. He then indicated that the last “whereas” outlined the suggested members.

Mr. Healey then told the Board that Chairman Orsini met with Township staff where there was discussion of the membership. He added that, ultimately, the Planning Board was going to be adopting whatever document was produced and would be intimately involved during the process and a number of community input sessions, public hearings, etc., but felt the need to have a separate steering committee that could inform

and assist the Planning Board in the preparation. Mr. Healey then noted that the Planning Board representation that was proposed included Vice Chair Charles Brown, due to his experience, Mr. Robert Thomas, who was also the Zoning Board Chairman, to have representation there, Councilman Anbarasan, to have Council representation on the Planning Board. Mr. Healey then mentioned that they had one (1) member of the business community and citizen representation spread around the Township, geographically, and have two (2) members who reside near the B-I Zone. The two citizens represent Ward 4 and Ward 1. One of the citizens is also a former member of the Environmental Commission (Randy Jones).

Chairman Orsini then explained that the plan was to have work sessions of the Planning Board periodically that track with the progress of the study and Bright View Engineering was coming up with that included traffic. He added that there would be a business membership from someone operating a warehouse business in the Township to give voice there.

Chairman Orsini made a motion to move the Resolution, and Vice Chair Brown seconded the motion. The roll was called as follows:

FOR: Dr. Chase, Ms. Rangnow, Vice Chair Brown, Mr. Thomas, Ms. Hilbert, Mr. Dancy, and Chairman Orsini

AGAINST: None

Mr. Thomas then asked a question related to the Board asking the County to be involved in a study, along with Hillsborough and Montgomery, and wondered if Mr. Healey had gotten any feedback from the County. Mr. Healey stated that he would reach out to the County to find out what, if anything, that they were going to do. A discussion ensued among the Board.

Ms. Hilbert then asked about the timeline, and Mr. Healey indicated that the consultant Engineer had done a lot of the background already, including traffic. He then indicated that they were within a month away of bringing in the community engagement, and the goal was to have it done by the end of the year.

## **DISCUSSION:**

- **Request for Extension of Time: • Pedro Vieira / PLN-20-00002**

Mr. Matt Flynn, Esq., Attorney, came before the Board on behalf of the Applicant, Pedro Vieira. He noted that back in 2020, the Applicant was granted a Minor Subdivision from the Planning Board for the creation of Lots 29.01 and 29.02 and Block 423.01 and better known as 220 Treptow Road. He then told the Board that the Applicant was subsequently granted an Extension of Time to perfect his Minor Subdivision deed to early 2022 and was there before the Board that evening seeking a further extension of

the time to record the deed of Minor Subdivision with the County. Mr. Flynn added that in a September 20, 2023 letter to the Board, his partner from his office described the delays that the Applicant experienced in obtaining NJDEP approvals which were a condition in the original Resolution and there was some additional language required. Mr. Flynn then stated that the Applicant has since received a Letter of Interpretation (LOI) from the NJDEP and has an NJDEP plan showing the wetlands limits and determining that the feature that was discussed at the original hearing was considered of ordinary resource value, with no additional required buffering. Mr. Flynn stated that now that they had been recorded, the Applicant was returning to the Board to try and get a further extension to perfect the Minor Subdivision deed and, basically, effectuate the original subdivision that was part of the original Application in front of the Board.

Chairman Orsini then asked if their plan had changed as a result of obtaining the LOI, and Mr. Flynn stated that it was not changed.

In asking for an extension date, Mr. Healey asked if the Applicant had satisfied all the staff reports and conditions of the original approval. Mr. Flynn asked for an Extension of Time for six (6) months until September 30, 2024.

Chairman Orsini made a motion for an Extension of Time of six (6) months till September 30, 2024. Mr. LaCorte seconded the motion, and the roll was called as follows:

FOR: Dr. Chase, Mr. LaCorte, Ms. Rangnow, Vice Chair Brown, Mr. Thomas, Ms. Hilbert, Mr. Dancy, and Chairman Orsini

### **PUBLIC COMMENTS:**

Chairman Orsini made a note that there was no public in the chambers to open to, so they would not be opening the meeting to the public.

Chairman Orsini then stated that it had been a few years before the Board Attorney had given the Board updates on case law that could be relevant to the Board now. He asked Ms. Woodbury, Board Secretary, to ask Mr. Clarkin the next time he was at a meeting to ask him to speak about the topic at an upcoming work session. She indicated that she and Mr. Healey would look at the schedule to see when it was less busy in order to accommodate the time needed for that. Ms. Hilbert asked if they could submit questions ahead of time for Mr. Clarkin, and that was agreeable. Mr. Thomas asked Mr. Vignuolo if he could keep the Board apprised of any new affordable housing regulations that were just signed into law that day.

### **COMMITTEE REPORTS:**

There were no Committee Reports discussed.

**WORK SESSION / NEW BUSINESS:**

There was no work session and no new business.

**EXECUTIVE SESSION:**

The Board did not enter into Executive Session.

**ADJOURNMENT:**

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

Respectfully submitted,

---

Kathleen Murphy, Recording Secretary  
April 15, 2024