

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

**REGULAR MEETING
May 18, 2016**

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 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: Councilman Chase, Carl Hauck, Alex Kharazi, Cecile Maclvor, Robert Mettler, Robert Thomas, Jennifer Rangnow, Godwin Omolola and Chairman Orsini

ABSENT: Mustapha Mansaray

ALSO PRESENT: Board Attorney Peter Vignuolo and Mr. Mark Healey, Director of Planning

MINUTES:

- **Regular Meeting – February 3, 2016**

Vice Chair Maclvor made a motion to approve the Minutes as submitted. Mr. Mettler seconded the motion and the roll was called as follows:

FOR: Councilman Chase, Mr. Hauck, Mr. Kharazi, Vice Chair Maclvor, Mr. Mettler, Mr. Thomas, Ms. Rangnow, Mr. Omolola and Chairman Orsini

AGAINST: None

- **Regular Meeting – February 17, 2016**

Vice Chair Maclvor made a motion to approve the Minutes as submitted. Mr. Mettler seconded the motion and the roll was called as follows:

FOR: Councilman Chase, Mr. Hauck, Mr. Kharazi, Vice Chair Maclvor, Mr. Mettler, Ms. Rangnow and Chairman Orsini

AGAINST: None

- **Executive Session – February 17, 2016**

Vice Chair MacIvor made a motion to approve the Minutes as submitted. Mr. Mettler seconded the motion and the roll was called as follows:

FOR: Councilman Chase, Mr. Hauck, Mr. Kharazi, Vice Chair MacIvor, Mr. Mettler, Ms. Rangnow and Chairman Orsini

AGAINST: None

- **Regular Meeting – March 2, 2016**

Vice Chair MacIvor made a motion to approve the Minutes as submitted. Mr. Mettler seconded the motion and the roll was called as follows:

FOR: Councilman Chase, Mr. Hauck, Mr. Kharazi, Vice Chair MacIvor, Mr. Mettler, Mr. Thomas, Ms. Rangnow, Mr. Omolola and Chairman Orsini

AGAINST: None

- **Regular Meeting – March 16, 2016**

Vice Chair MacIvor made a motion to approve the Minutes as submitted. Mr. Mettler seconded the motion and the roll was called as follows:

FOR: Councilman Chase, Mr. Kharazi, Vice Chair MacIvor, Mr. Mettler, Mr. Thomas, Ms. Rangnow, Mr. Omolola and Chairman Orsini

AGAINST: None

RESOLUTIONS:

- **Canal Walk / PLN-15-00004**

Chairman Orsini made a motion to approve the Resolution as submitted. Mr. Mettler seconded the motion and the roll was called as follows:

FOR: Councilman Chase, Mr. Hauck, Mr. Kharazi, Mr. Mettler, Mr. Thomas, Ms. Rangnow, Mr. Omolola and Chairman Orsini

AGAINST: None

- **Estate of Mary Piersanti / PLN-15-00005 (Ext. of Time)**

Vice Chair MacIvor made a motion to approve the Resolution as submitted. Mr. Mettler seconded the motion and the roll was called as follows:

FOR: Councilman Chase, Mr. Kharazi, Vice Chair MacIvor, Mr. Mettler, Mr. Thomas, Ms. Rangnow and Mr. Omolola

AGAINST: None

- **VGS / PLN-15-00008**

Vice Chair MacIvor made a motion to approve the Resolution as submitted. Mr. Mettler seconded the motion and the roll was called as follows:

FOR: Councilman Chase, Mr. Hauck, Mr. Kharazi, Vice Chair MacIvor, Mr. Mettler, Mr. Thomas, Ms. Rangnow and Chairman Orsini

AGAINST: None

DISCUSSION:

Vouchers:

- **Clarkin & Vignuolo, P.C. – April Retainer - \$833.33
--May Retainer - \$833.33**

Mr. Mettler made a motion to approve the Vouchers as submitted. Vice Chair MacIvor seconded the motion and the roll was called as follows:

FOR: Councilman Chase, Mr. Hauck, Mr. Kharazi, Vice Chair MacIvor, Mr. Mettler, Mr. Thomas, Ms. Rangnow, Mr. Omolola and Chairman Orsini

AGAINST: None

Extension of Time:

- **413 Somerset Street Associates, LLC / PLN-10-00011**
- **Jay Laxmi Vishnu, LLC / PLN-09-00007**

Seeing that there was no one to represent the Applicants in either of the two cases, above, and Mr. Healey indicated he did not have any details of either of the cases, the Chairman decided to table the both hearings to a date in the future.

PUBLIC COMMENTS:

Mr. Mettler made a motion to open the meeting to general public comments. The Vice Chair seconded the motion and all were in favor.

Seeing no one coming forward, Councilman Chase made a motion to close the public portion of the meeting. Vice Chair Maclvor seconded the motion and all were in favor.

HEARINGS:

- **OLD GEORGETOWN ROAD OPEN SPACE SUBDIVISION / PLN-16-00003**

Subdivision in which, we, the Township, was the Applicant, and where three lots were being created. Two lots were being created for preservation and one lot was being created for an existing home at 106 CR 518, 102 CR 518 and 163 Old Georgetown Road; Block 8, Lots 25, 24.02 and 18.03 in the RR-5 Zone.

Mr. Healey gave a brief summary, noting the location of the property as well as a description of it. He went on to explain that the purpose of the subdivision was the purchase of the two lots (Lot 18.03 and Lot 25) for open space purposes. The new Lot 25.01 consisted of 44.5 acres and new Lot 18.12 consisted of 2.278 acres. Mr. Healey then indicated that the owners of the property wished to retain new Lot 18.13, which was 6.678 acres in size and which contained the existing residential structure, driveway, shed, etc. He also explained that the proposal was before the Board because it was a subdivision of land and also because there were a few variances that needed to be addressed. Mr. Healey explained that the existing lot did not have enough frontage, where 200 ft. was required and 75 ft. was existing/proposed. He then added that there was an existing garage that was located within the required setback, where 25 ft. was required and 16.3 ft. was existing/proposed. He then went on to discuss new Lot 18.12, which was 2.278 acres in size and was proposed for open space, but 5 acres was required for a building lot. Mr. Healey added that the property also had no frontage, where 200 ft. was required. He told the Board that that lot was proposed for open space since it abuts two other parcels that were currently considered open space, and it would allow for the connection of trails in the area.

Mr. Mettler opened a discussion regarding where the septic system and well was located, and Mr. Healey stated that the owner would have to confirm that to ensure that both were located on new Lot 18.13. Mr. Healey suggested that the Board would want to make that a condition of any approval that it be confirmed prior to the perfection of the subdivision.

Chairman Orsini made a motion to open the meeting to the public. Vice Chair Maclvor seconded the motion and all were in favor. Seeing no one coming forward, the Vice Chair made a motion to close the meeting to the public. Chairman Orsini seconded the motion and all were in favor.

Vice Chair Maclvor made a motion to approve the subdivision, with the condition that the septic system and the well meet the proper setbacks and Mr. Healey added to the motion that it should be subject to the Township Technical Review Committee (TRC) report. Mr. Kharazi seconded the motion and the roll was called as follows:

FOR: Councilman Chase, Mr. Hauck, Mr. Kharazi, Vice Chair Maclvor, Mr. Mettler, Mr. Thomas and Chairman Orsini

AGAINST: None

COMMITTEE REPORTS

No reports were discussed.

WORKSESSION/NEW BUSINESS:

- **Hamilton Street Parking**

A discussion ensued regarding the availability of background information from Township staff regarding the dollar amount in the parking fund, how much should applicants contribute per parking space, how much was anticipated to be collected in the future and if there was a need to raise the amount charged to applicants. Chairman Orsini also indicated that they would also like to know what the funds were currently envisioned being used for, i.e., would cover the construction of a municipal lot or what street and parking improvements it actually would pay for.

Vice Chair Maclvor brought up the idea that was utilized in Somerville where they might need to have a string of parking lots paralleling Hamilton Street so that patrons would not have to walk more than a couple of blocks. She added that the idea was not feasible in Franklin Township.

Mr. Healey then described the situation in Somerville and noted that none of the developments have their own parking on-site and all of the parking needs there were met through public spaces. He explained that here in Franklin, they were requiring each of the developments to have substantial parking in the rear of the buildings utilizing shared parking arrangements for both residential and commercial uses.

Vice Chair Maclvor opened a discussion regarding an older development along Hamilton Street that has a largely unutilized parking lot that is presently being utilized by

the residents in that area. She was concerned that if the current development changed and was redeveloped in a way that the parking there would only be adequate enough for that particular development, that there would be a problem with parking in the area. A discussion ensued among the Board.

Chairman Orsini indicated that he felt they need some concrete data before they could fully discuss the situation.

Mr. Healey stated that the fee per parking space (currently \$3,000/space) was not substantial enough for land acquisition to build a parking lot. A discussion ensued regarding the type of information the Board was looking to receive from Township staff.

Mr. Thomas felt that they should be getting the Hamilton Street Business District Committee involved in the discussion and planning as well.

Before discussing the Lighting Ordinance, Chairman Orsini indicated that they would have to redo the Open Space Subdivision hearing because as Mayor's designee and Council's designee to the Planning Board, both Mr. Kharazi and Councilman Chase should have recused themselves from hearing/voting on the Open Space Subdivision hearing because the Applicant was the Township. Mr. Vignuolo, Planning Board attorney, explained the reasoning.

Chairman Orsini then opened the meeting to the public for the Old Georgetown Road Open Space Subdivision hearing. The motion was seconded and all were in favor. Seeing no one coming forward, Chairman Orsini closed the public portion of the hearing. Vice Chair Maclvor seconded the motion and all were in favor.

Vice Chair Maclvor made a motion to approve the Subdivision with the approval of the TRC. Mr. Omolola seconded the motion and the roll was re-called as follows:

FOR: Mr. Hauck, Vice Chair Maclvor, Mr. Mettler, Mr. Thomas, Ms. Rangnow, Mr. Omolola and Chairman Orsini

AGAINST: None

Chairman Orsini then opened the meeting to the public for general discussion and comment.

Mr. Ravanna Smart, 70 Gray Street, Somerset, NJ, came forward and was sworn in. Mr. Smart was looking to see where the developments were being proposed for the Hamilton Street Business District. Mr. Healey indicated that Mr. Smart could come into the Planning Dept. and they would discuss the matter with him. He also noted that there was information on the Franklin Township website as well for the Hamilton Street Master Plan. He also asked about the revitalization of the Youth Center, and Mr. Healey stated that the Township Manager would be able to speak to him regarding that matter.

Seeing no one further coming forward, Chairman Orsini made a motion to close the meeting to the public for general comment and discussion. Mr. Mettler seconded the motion and all were in favor.

- **Lighting Ordinance**

Mr. Healey explained that the ordinance was developed based on a model ordinance from Sustainable Jersey and prepared in cooperation with members of the Green Team and addresses minimizing light pollution and nuisance issues related to glare and lighting from commercial and multi-family developments. He then noted that it basically codifies what the Township was already doing, i.e., containing the lighting to the site, containing the lighting to the parking lot and making sure that sign lighting was aimed at what it was meant to illuminate and not shine out onto neighbors. He noted that the ordinance included illumination standards now as to the minimum and maximum amounts allowed in parking lots, including lighting ratios so that the lighting was as uniform across a site as possible. He then told the Board that it had already been reviewed by the Township Engineer and by the Zoning Officer and himself, the Planning Director. Mr. Healey also stated that the ordinance encouraged the use of efficient lighting, including LED technology.

Vice Chair Maclvor made a motion to forward the ordinance on to Council. Chairman Orsini seconded the motion and all were in favor.

EXECUTIVE SESSION:

ADJOURNMENT:

Chairman Orsini made a motion to adjourn the regular meeting at 8:12 p.m. Vice Chair Maclvor seconded the motion and all were in favor.

Respectfully submitted,

Kathleen Murphy, Recording Secretary
June 11, 2016