

**FRANKLIN TOWNSHIP LAND USE BOARD
WORK SESSION MEETING MINUTES**

November 11, 2009 7:30 p.m.

CALL TO ORDER and PUBLIC NOTICE

Chairman Stryker calls the meeting to order, he says; this is a regular meeting of the Land Use Board of Franklin Township. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act.

ROLL CALL: Members present: Paul Dahan, David Dallas, Linda Jacukowicz, Philip Koury, Robert McGeary, Ted Blew, James Stryker and Kurt Fischer.
Absent: Scott Bauman, Philippe Aubry, and Roger Soltys.

FLAG SALUTE: All present stand and salute the flag.

APPROVAL OF MINUTES, minutes of October 28, 2009: Motion to approve minutes made by Paul Dahan, seconded by Robert McGeary and approved by voice vote. Jim Stryker and Ted Blew abstained.

COMMUNICATIONS: Chairman Stryker comments on the letter received from the engineer for South Ridge Community Church requesting an informal on their proposed project. He has asked Mr. Roseberry to contact the church's engineer regarding the application requirements. They have been mailed a variance application by the clerk.

WORK SESSION, Subcommittee review:

COAH: Chairman Stryker would like the subcommittee to have their presentation ready for COAH by the end of the month. He request Mr. McGeary to take photographs of suggested affordable housing sites and highlights of the townships rural character and valuable resources.

Mr. McGeary passes out an article calling for removal of COAH and its bureaucracy and allowing municipalities control over the affordable housing development.

WINDMILLS AND SOLAR: Subcommittee of Ted Blew, Phil Koury and Phil Aubry will schedule a meeting before the next work session. Mr. McGeary comments that there are two bills before the legislature regarding solar and wind energy. Mr. Dallas relates that he is aware of at least one business venture planned to power a housing development with solar panels installed on a superfund site. There is discussion about sizes, placement and buffering. Chairman Stryker is concerned about commercial use. Mr. Dallas comments that we can't think it isn't going to happen and we should plan for the unlikely. Mr. Stryker would like to see the homeowner's name referenced on zoning applications filed by companies that are installing solar panels.

HOME OCCUPATIONS: The Chairman will contact Roger Thomas about this.

SPRINKLERS: Mr. Stryker states that these will be mandatory in new construction of a certain size by 2011 or 2012. Mr. Dahan questions their effectiveness in controlling kitchen or furnace room fires, as these require chemical containment. He also questions how a sprinkler system will work if the fire affects the electrical power, and asks if they need an auxiliary system to pump water. Mr. Dallas shares that in commercial units he has built in a neighboring community heating systems were required to have sprinklers unless they were placed in the attic area.

Mr. Stryker comments that the main concern is getting people out alive in a home fire and sprinklers improve on this.

SEPTIC: The Township Committee will be reviewing this on December 10 and the Chairman hopes members of the Land use Board can be present for this. There is general discussion about the proposed ordinance, why it is necessary and the county ordinance being crafted.

NEW BUSINESS: Mr. Bauman will be joining the Township Committee in January and there can only be two members of the Township Committee on the Land Use Board. Mr. McGeary announces that he will not be returning to the Land Use Board in 2010 and thanks the members, saying that he has enjoyed working with everyone.

There is discussion about recruiting new members for the Land Use Board for the vacant seat. Dave Dallas suggests putting this in the township newsletter.

Mr. Stryker brings up the subject of a board dinner for December. All present think this is a good idea. Mr. Dallas will confirm the availability of the Grand Colonial and will forward a menu to the chairman.

The board re-organizational meeting is scheduled for January 13, 2010. As the remaining meeting dates conflict with holidays the board discusses canceling them. Ted Blew makes a motion to cancel all remaining meetings for 2009, seconded by Mr. McGeary and approved by all members by voice vote.

Mr. Blew tells the board that his farm has received an award which is being presented at a Rural Awareness meeting at the Snyder Farm. He provides details and invites anyone interested as this is open to the public.

ADJOURNMENT: There being no other business, David Dallas moves to adjourn, seconded by Robert McGeary and approved by voice vote. Meeting adjourns at 8:25 pm.

Minutes approved, January 13, 2010:

Jean A. Beischer, Clerk