

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

October 14, 2009 7:30 p.m.

CALL TO ORDER and PUBLIC NOTICE

Vice Chairman Fischer 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, Scott Bauman, Paul Dahan, David Dallas, Linda Jacukowicz, Phillip Koury, Robert McGeary and Kurt Fischer.
Absent, Ted Blew, Philippe Aubry, James Stryker and Roger Soltys.

FLAG SALUTE: All present stand and salute the flag.

APPROVAL OF MINUTES, minutes of September 23, 2009: Motion to approve minutes made by Paul Dahan, seconded by Robert McGeary and approved by voice vote. David Dallas and Phil Koury abstained.

COMMUNICATIONS: Mr. Dallas asks for an update on the sound system. The clerk has mailed a letter to the company recommended by Union Township. There is general discussion about recording devices and transcription software.

Mr. Bauman asks if the NRI will be on the next agenda, and is assured it will be.

WORK SESSION, Subcommittee review:

COAH: The COAH subcommittee report is tabled till the next work session when Chairman Stryker can be present.

Septic: Rob McGeary introduces a proposed ordinance he has drafted based on local needs and county guidelines. He is a member of the subcommittee working on the county septic ordinance. Mr. McGeary summarizes the document for the board. Paul Dahan is concerned about the lack of consequences for non-compliance. The board agrees that the language indicating non-action at the local level should be stricken.

There is discussion about the DEP creating a standardized form to assist with record keeping, and establishing the beginning time frames, to accommodate residents who may have pumped their system within the past 30 months. There is concern about the local "acting authority", who that will be and what their responsibilities will be. Mr. Dahan comments that this should be a simple thing, you pump every three years. Mr. Koury comments that most people will understand that this ordinance is for the good of all to protect the health and welfare of the township residents.

Mr. Fischer would like to see language added to account for the number of occupants of a residence, not just the number of bedrooms. Mr. Dahan makes a motion to submit the ordinance, with suggested modifications to the Township Committee, seconded by

Phil Koury. A roll call vote has all 7 members present in favor. Motion passes.

Windmills and Solar: Mr. Koury states that there is no report for this evening and will keep the board advised as to when the committee will schedule their next meeting. Mr. Bauman comments that the Environmental Committee is looking at a wind turbine ordinance and can expand this to include solar.

Sprinkler Systems: Mr. Stryker is not present to report for this subcommittee. Discussion tabled.

Home Occupation: Mr. Aubry is not present for this subcommittee. Discussion tabled.

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

Minutes approved, October 28, 2009:



Jean A. Beischer, Clerk