

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

September 9, 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, James Stryker, Scott Bauman, Paul Dahan, David Dallas, Linda Jacukowicz.

Absent, Ted Blew, Philip Koury, Robert McGeary, Philippe Aubry, Kurt Fischer and Roger Soltyz.

Members of the public: Diane Gunson and Clark Bowers

APPROVAL OF MINUTES: minutes of July 8, 2009, motion to approve by Paul Dahan, seconded by Mr. Bauman and approved by voice vote.

COMMUNICATIONS: No comments

WORK SESSION, Subcommittee review:

Chairman Stryker moves to a subcommittee meeting and Linda Jacukowicz is excused.

The COAH subcommittee will be meeting with COAH in October with a presentation on behalf of Franklin Township. Scott Bauman and Mr. Stryker will work on what should be included in the presentation.

There follows general discussion about COAH requirements and regulations. Mr. Bowers and Ms. Gunson are present as individual property owners, each adjacent to one of the proposed COAH sites. They are concerned about the type of development being planned. The board indicates that this will be, or will resemble a single family home keeping within the character of the community and indicate that this may be a group home or small condominium. The important points are that it will be low density, unobstructive and in keeping with the visual character of the community and no more than two buildings. There were no other questions from the public.

The Chairman mentions ordinances stalled in Township Committee review. He would like to see the Septic Ordinance made a priority. There is discussion on the septic ordinance being produced by the county.

Scott Bauman advises the board that one of the members of the Environmental Committee has put together a solar panel ordinance, and that he received a revised copy just this afternoon. It includes standards for roof mount and ground mount systems and addresses that this is intended exclusively for use by the principal residence, and not for commercial generation or use by others. David Dallas asks about windmills. These have not been looked at yet.


Chairman Stryker states that sprinklers will be in code by 2011.

The subcommittee comments on the need for a better sound system, and Mr. Dallas suggests contacting Union Township to see what they are using.

No action was taken on any items.

ADJOURNMENT: Motion to adjourn the subcommittee meeting made by Scott Bauman, seconded by Mr. Dallas and approved by all by voice vote.

Minutes Approved, September 23, 2009



Jean Beischer, Land use Board Clerk