

Requesting Access to Government Records Under the New Jersey Open Public Records Act (N.J.S.A. 47:1A-1 et seq.)

		Disposition Notes	Tracking Information	Final Cost
Est. Document Cost	_____	Custodian: If any part of request cannot be delivered in seven business days, detail reasons here.	Tracking #	Total
Est. Delivery Cost	_____		Rec'd Date	Deposit
Est. Extras Cost	_____		Ready Date	Balance Due
Total Est. Cost	_____		Total Pages	Balance Paid
Deposit Amount	_____		Records Provided	
Estimated Balance	_____			
Deposit Date	_____	In Progress - Open		
		Denied - Closed		
		Filled - Closed		
		Partial - Closed		
			Custodian Signature	Date

1. This form should only be used to submit records requests to the *Township of Franklin*.
2. In order to request access to government records under OPRA, you must complete all the required portions of and date this request form and deliver it in person during regular business hours or by mail, fax or electronically to the appropriate custodian of the record requested. Your request is not considered filed until the appropriate custodian of the record requested has received a completed request form. If you submit the request form to any other officer or employee of the *Township of Franklin*, that officer or employee may not have the authority to accept your request form on behalf of the *Township of Franklin* and your request will be directed to the appropriate division custodian. The seven business day response time will not commence until the proper custodian reviews the request to determine if it is complete.
3. If you submit a request for access to government records to someone other than the appropriate custodian, do not complete the *Township of Franklin* request form, or attempt to make a request for access by telephone or fax; the Open Public Records Act and its deadlines, restrictions and remedies will not apply to your request.
4. The fees for duplication of a government record in printed form are listed on the front of this form. We will notify you of any special charges, special service charges or other additional charges authorized by State law or regulation before processing your request. Payment shall be made by check or money order payable to the *Township of Franklin*.
5. If it is necessary for the records custodian to contact you concerning your request, providing identifying information, such as your name, address and telephone number or an e-mail address is required. Where contact is not necessary, anonymous requests are permitted; except that anonymous requests for personal information are not honored.
6. **You may be charged a 50% or other deposit when a request for copies exceeds \$25.** The *Township of Franklin* custodian will contact you and advise you of any deposit requirements. Anonymous requests, when permitted, require a deposit of 100% of estimated fees. You agree to pay the balance due upon delivery of the records.
7. Under OPRA, a custodian must deny access to a person who has been convicted of an indictable offense in New Jersey, any other state, or the United States, and who is seeking government records containing personal information pertaining to the person's victim or the victim's family.
8. By law, the *Township of Franklin* must notify you that it grants or denies a request for access to government records within seven business days after the custodian of the record requested receives the request, provided that the record is currently available and not in storage. If the record requested is not currently available or is in storage, the custodian will advise you within seven business days when the record can be made available and the estimated cost. You may agree with the custodian to extend the time for making records available, or granting or denying your request.
9. You may be denied access to a government record if your request would substantially disrupt agency operations and the custodian is unable to reach a reasonable solution with you.
10. If the *Township of Franklin* is unable to comply with your request for access to a government record, the custodian will indicate the reasons for denial on the request form and send you a signed and dated copy.

**RESOLUTION 2019-48**

**RESOLUTION DESIGNATING BLOCK 58, LOT 1 ON THE TOWNSHIP OF FRANKLIN TAX MAP AS AN AREA IN NEED OF REDEVELOPMENT**

**WHEREAS**, on February 4, 2019, the Township Committee of the Township of Franklin adopted Resolution 2019-34 directing the Land Use Board of the Township of Franklin to undertake the preliminary investigation, pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., to determine whether property designated as Lot 1 in Block 58 was a “non-condemnation area in need of redevelopment”; and

**WHEREAS**, the Board authorized its professional Planner, James T. Kyle, P.P., to prepare a preliminary investigation report which said report is dated April 18, 2019; and

**WHEREAS**, the Board properly published and served notice of a public hearing as to whether the subject property should be deemed a non-condemnation area in need of redevelopment, which said public hearing was held May 1, 2019; and

**WHEREAS**, at said public hearing, the Board reviewed the report prepared by Planner Kyle, accepted said report in evidence, heard testimony from Planner Kyle, and allowed members of the public to address questions to the Board’s Planner and the Board and to present their own testimony; and

**WHEREAS**, consistent with the reports and testimony of the Board’s professional Planner, the Board did determine at the conclusion of the public hearing that there is sufficient evidence to support the findings that the subject property satisfies the criteria set forth in Subsection c of N.J.S.A. 40A:12A-5, and adopted a Resolution recommending that the Township Committee designate the subject property as a non-condemnation area in need of redevelopment.

**NOW, THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Franklin, as follows:

1. The Township Committee hereby agrees with, adopts and incorporates herein by reference, the findings of fact and conclusions of law of the Board set forth in its Resolution dated May 1, 2019 regarding Lot 1, Block 58.

2. The Township Committee, in furtherance of the recommendation of the Board, hereby designates Lot 1 in Block 58 in the Township of Franklin as a non-condemnation area in need of redevelopment and this property is accordingly a Redevelopment Area.

3. The Township of Franklin shall not use the power of eminent domain in connection with any future redevelopment of the subject property, and any redevelopment plan prepared and adopted shall so provide;

4. The Township Committee hereby authorizes, pursuant to N.J.S.A. 40A:12A-7 the Township's professionals to prepare a redevelopment plan for the subject property and present the same to the Township Committee, said plan to conform with all of the requirements set forth in said statute. A subcommittee of the Township Committee may be designated to work with the Township's professionals, in furtherance of the preparation of the redevelopment plan.

5. This Resolution shall be transmitted to the Land Use Board of the Township of Franklin, and shall take effect immediately.

6. This Resolution shall be transmitted by the Township Clerk to the Commissioner of the Department of Community Affairs, pursuant to N.J.S.A. 40A:12A-6b(5)(c).

On motion by David Guth and seconded by Jeannene Butler the aforementioned **Resolution 2019-48** be adopted as read.

<b>Roll Call Vote</b>	<b>Yes</b>	<b>No</b>	<b>Absent/Abstained</b>
Mike Ferri	X		
David Guth	X		
Michael Toretta	X		
Jeannene Butler	X		
Mayor Jeffrey DeAngelis	X	(5) Yes (0) No	(0) Absent Motion carried

**CERTIFICATION**

I, Denise L. Becton, Municipal Clerk of the Township of Franklin, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Franklin Township Committee at a meeting held on May 6, 2019.

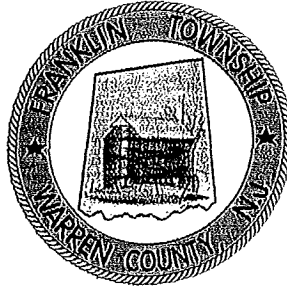
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Denise L. Becton RMC/CMR

Dated:

# TOWNSHIP OF FRANKLIN

COUNTY OF WARREN



STATE OF NEW JERSEY

April 1, 2019

Damian T. Friebe, Supervisor  
New Jersey Department of Environmental Protection  
Division of Land Use Regulation  
Bureau of Inland Regulation  
Mail Code 501-02A  
P.O. Box 420  
Trenton, New Jersey 08625-0420

Dennis Contois, Engineering Supervisor  
New Jersey Department of Environmental Protection  
Division of Land Use Regulation  
Bureau of Inland Regulation  
Mail Code 501-02A  
P.O. Box 420  
Trenton, New Jersey 08625-0420

**Re: B. 58, L. 1 – Franklin Township, Warren County  
Flood Hazard Area Verification Approval  
File No.: 2105-04-0002.1 FHA 180001**

**Flood Hazard Area Applicability Determination  
File No.: 2105-04-0002.1 APD 180001**

Dear Sirs:

I am the Mayor of Franklin Township, Warren County, and I write you in that capacity. Please accept this letter as representation of Franklin Township's support for the above-referenced approval and determination, and for the project it supports.

As you are aware, Franklin Township is entirely within the Highlands Area, with the area north of Route 57 in the Preservation Area and area south of Route 57 generally within the Planning Area. Through application of Preservation Area regulations and the use of local, State and Federal funds to preserve open space and farmland, over 53% of Franklin Township is preserved and is off-limits to development. Franklin Township takes its obligations under the Highlands Act seriously, and has shown an obvious stewardship for the land within its borders. However, this has limited the availability of land for commercial development in our already rural and relatively undeveloped Township to provide jobs and ratable support.

2093 Route 57, P.O. Box 547, Broadway, NJ 0880

The Township supports this project, finding it consistent with the Municipal Land Use Law, N.J.S.A. 40:55D-2g, which encourages municipalities:

To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens.

This project supported by these applications is welcomed by Franklin Township. The subject site is appropriately located adjacent to I-78 and will not generate adverse traffic or pollutive impacts. The proposed development will be clean and will provide needed commercial development in one of the few sectors that can accommodate same. Provided that the requested permits are consistent with sound environmental regulations and practice, Franklin Township fully supports the issuance of these permits.

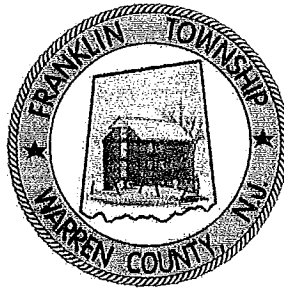
Thank you for your consideration of this letter, and please do not hesitate to contact me should you have any questions or concerns.

Very truly yours,

A handwritten signature in cursive script that reads "Jeff DeAngelis". To the right of the signature is a circular stamp containing the initials "DUB".  
Jeff DeAngelis, Mayor

# TOWNSHIP OF FRANKLIN

COUNTY OF  
WARREN



STATE OF NEW JERSEY  
*Zoning / Code Enforcement*  
908- 689 -3994

2093 Route 57, P.O. Box 547, Broadway, NJ 08808  
PHONE 908-689-3994 - FAX 908-689-5803 - [www.franklintwpwarren.org](http://www.franklintwpwarren.org)

November 30, 2018

To: NJDEP  
From: James N. Onembo, Zoning / Code Enforcement Office  
Re: 380 Bloomsbury Rd. (Block 58 Lot 1)

Dear Madam or Sir,

Kindly be advised the above captioned property consisting of 111.52 acres is located in an **Industrial Zone** and is adjacent to Interstate Route 78 located in Franklin Township, Warren County, New Jersey. The current owner is under contract with a purchaser who has expressed an interest to construct a sizable warehouse on the property. Professionals associated the potential purchaser have met with Township officials to convey their intentions and to seek direction with respect to the planning process. At that time they were advised their preliminary concept plan was in conformance with the Township's Master Plan and Zoning Ordinance.

We are hopeful the project will continue to move forward enabling the Franklin Township Land Use Board to consider the various aspects of the proposal and determine its applicability within the above captioned zone.

Respectfully,  
James N. Onembo  
Zoning / Code Enforcement Officer