

**Franklin Borough Planning Board**  
**Meeting Minutes for**  
**February 15, 2011**

The meeting was called to order at 7:34 PM by the Vice-Chairman, Mr. Kevin Lermond, who then led the assembly in the flag salute.

Mr. Lermond read the Statement of Compliance pursuant to the "Open Public Meetings Act, Chapter 231, PL 1975."

ROLL CALL OF MEMBERS PRESENT: Mr. Christiano, Mr. Lermond,  
Mr. Suckey, Mayor Crowley,

ABSENT: Mr. Zschack, Mr. Oleksy (arrived at 7:57)  
Mr. Cholminski, Mr. Maugeri, Mr. Zydon

ALSO PRESENT: Mr. Ken Nelson, P.P.  
Mr. James Kilduff, Director

**APPROVAL OF MINUTES:**

Mr. Christiano made a motion to approve the **Franklin Borough Planning Board Meeting Minutes for December 20, 2010**. Seconded by Mr. Suckey.

Upon Roll Call Vote:

AYES: Christiano, Suckey, Crowley, Lermond

NAYS: None                      ABSTENTIONS: None

(Motion Approved)

**APPROVAL OF RESOLUTIONS:**

There were no resolutions to approve.

**APPLICATIONS FOR COMPLETENESS:**

There were no applications for completeness.

**ADJOURNED CASES:**

There were no adjourned cases.

**APPLICATIONS TO BE HEARD:**

There were no applications to be heard.

**OTHER BUSINESS:**

**Ordinance #2-2011, amending chapter 218 "Signs"/Chapter 161 "Land Development"**

Mr. Kilduff explained to the Board ordinance #2-2011. Mr. Kilduff said this was the exact same ordinance this Board already reviewed in draft form prior to being introduced at the Council level. Mr. Kilduff said there was one small change made on the front page in section 3 chapter 218:6 paragraphs A and B; they put the word "one" in. Mr. Kilduff said he would refer this to the Mayor & Council. Mr. Lermond asked if this had been read once. Mr. Kilduff said they had the first reading. Mr. Lermond asked if there were any comments. Mr. Lermond said the motion is the Planning Board reviewed it and has no comments for the Council.

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Mr. Suckey made a motion to send back to the Council without comments **Ordinance #2-2011, Amending Chapter 218 "Signs"/ Chapter 161 "Land Development"** Seconded by Mr. Christiano.

Upon Roll Call Vote:

AYES: Christiano, Suckey, Crowley, Lermond

NAYS: None                    ABSTENTIONS: None

(Motion Approved)

**PAYMENT OF BILLS:**

Mr. Christiano questioned bills for Wurtsboro-02 review water tower that were on the bill lists. Mr. Kilduff explained these bills to the Board. The Board discussed removal of water tanks. Mr. Lermond asked who ICMS Enterprises was. Mr. Kilduff said that is a potential applicant for a solar renewable energy farm.

Mr. Suckey made a motion to approve the **Franklin Borough Planning Board Escrow Report for January 18, 2011 and February 15, 2011.** Seconded by Mr. Christiano.

Upon Roll Call Vote:

AYES: Christiano, Suckey, Lermond

NAYS: None                    ABSTENTIONS: Crowley

(Motion Approved)

**DISCUSSION:**

**Redevelopment**

Mr. Nelson referred to his draft report on area C. Mr. Nelson said section one will be reproduced in the other reports with some changes so that section applies to that particular area. Mr. Nelson said the remainder of the report gets into looking at each property. Mr. Nelson said in his opinion there is no question that four or five properties comply. Mr. Nelson said he asked some of the municipal staff for information; he has gotten some back but not all of it. Mr. Nelson said as he gets all of it back he will be including more information about each property. Mr. Nelson said there is one property that is a little troubling and he would like the thought of the Board on this; it is Block 29 Lot 31. Mr. Nelson said that building has had a couple of commercial uses in it over the last few years. Mr. Nelson said he isn't sure if that qualifies under any of the criteria. Mr. Nelson said he has to give it more thought it might qualify under the property not being fully utilized. The Board had a discussion on the property.

Mr. Nelson referred to the map of area C in the Ad Hoc Committee Report. Mr. Nelson showed an area behind the property that could be added to the yellow area. There was a discussion on the parking of the deli property.  
Mr. Oleksy joined the meeting approximately 7:57 PM.

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Mr. Nelson said the Zinc Mine and Main Street are interrelated although one is going to be designated redevelopment area and the other is going to be designated rehabilitation area. Mr. Nelson said the approach he is going to use on the Zinc Mine is the Borough had done a designation study back in 2003; it only dealt with two of the lots; lot 78 and lot 80. Mr. Nelson said that is about half of the acreage that we are identifying as the Zinc Mine area. Mr. Nelson said there are four or five other properties that he will now have to include as part of this. Mr. Nelson said your previous consultant issued an addendum indicating that this report was still valid even though that two acre parcel had been separated from lot 78. Mr. Nelson said what he is going to do is prepare a second addendum because 95 percent of the information in here [2003 study] is still valid and current. Mr. Nelson said in the second addendum include that updated information about lots 78 and 80 and the new information about the remaining lots that are part of what we are now identifying as the Zinc Mine area. Mr. Nelson said the end result will be that the report for the Zinc Mine area will be a little different than this format.

Mr. Nelson briefed the Board on the former lumber yard. Mr. Nelson said he is concerned that he may not know everything that is going on with that property. The Board had a discussion on this property.

Mayor Crowley asked on Rte 23 just south of that was apartments but now appear to be vacant; that isn't part of the study. Mr. Suckey said it is supposed to be. Mr. Nelson said he can include it [this property] subject to the Council agreeing to it. Mayor Crowley said it appears to me that it is vacant. The Board discussed this property. Mr. Suckey said that is the property we wouldn't find on the tax maps. Mr. Suckey said that is a chopped up piece of property. Mr. Nelson said he can include that and then do whatever you have to do to get the Council to add that in.

Mr. Nelson said for the Main Street area you have a different set of criteria; it doesn't require as extensive documentation to designate an area as an area in the need of rehabilitation. Mr. Nelson said so the report is going to follow a different format. Mr. Nelson said the way the statute reads you can designate an area as an area in need of rehabilitation if a significant portion [of its] structures are in a deteriorated or substandard condition. Mr. Nelson said it is hard to say that most of the structures on Main Street are deteriorated but you can probably say that they are substandard in various ways. There is a continuing pattern of vacancy, abandonment or under utilization. Mr. Nelson said there is some vacancy but he doesn't know if there is as much in the way of abandonment; there is certainly under utilization. Mr. Nelson explained what is needed to declare an area in need of rehabilitation. There was a discussion on abandon projects.

Mr. Nelson said he thinks after the next meeting we should have some discussion about how we want to reach out to the public. Mr. Lermond asked what is our function. Mr. Nelson said at some point you are going to have public hearings. The

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question is do you want to have public meetings before you actually have formal public hearings. Mr. Nelson said at some point you will have to have advertised public hearings. Mr. Lermond said the purpose of that and the Board would be to accept or not the report and make a recommendation to the Council. Mr. Lermond said with your report and the public input we then make a recommendation to the Council. There was a discussion on public hearings.

**OPEN PUBLIC SESSION:**

Mr. Suckey made a motion to Open to the Public. Seconded by Mr. Oleksy. All were in favor.

Jerry Nardella stepped forward. Mr. Nardella referred to the two reports on Rte 23. Mr. Nardella said he thinks it is important that we do those now. Mr. Nardella explained to the Board why he feels it is important to work on these two reports. There was a discussion on these two reports.

Mr. Oleksy made a motion to Close to the Public. Seconded by Mayor Crowley. All were in favor.

**CORRESPONDENCE:**

There was a brief discussion on COAH.

Mr. Kilduff explained a letter he sent to NJDOT to inform them we had a successful meeting with Lakeland Bank. Mr. Kilduff said we had asked them to dedicate property that would enable us to put an extra lane on the north side of the Munsonhurst Avenue intersection. Mr. Kilduff explained a letter on water quality management. Mr. Kilduff said the DEP is holding a public meeting in March to discuss their sewer service areas. Mr. Kilduff explained correspondence from Eileen Swan concerning grant money the Borough is receiving for the Initial Assessment Grant and the Plan Conformance Grant.

**ADJOURNMENT:**

There being no further business to come before the Board, the meeting was adjourned at 8:42 PM on a motion by Mr. Christiano. Seconded by Mayor Crowley. All were in favor.

Respectfully Submitted,

Robin Hough  
Secretary