

Franklin Borough Planning Board
Meeting Minutes for
July 18, 2011

The meeting was called to order at 7:38 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. Lermond, Mr. Zschack,
Mr. Oleksy, Mr. Suckey,
Mayor Crowley, Mr. Maugeri

ABSENT: Mr. Christiano (arrived 7:45), Mr. Zydon
Mr. Cholminski

ALSO PRESENT: Mr. Thomas Knutelsky, P.E.

APPROVAL OF MINUTES:

Mr. Zschack made a motion to approve the **Franklin Borough Planning Board Meeting Minutes for June 15, 2011 with corrections as stated on page 6.** Seconded by Mr. Maugeri.

Upon Roll Call Vote:

AYES: Zschack, Oleksy, Suckey, Crowley, Maugeri, Lermond

NAYS: None ABSTENTIONS: None

(Motion Approved)

Mr. Zschack made a motion to approve the **Franklin Borough Planning Board Meeting Minutes for June 20, 2011.** Seconded by Mr. Oleksy.

Upon Roll Call Vote:

AYES: Zschack, Oleksy, Suckey, Crowley, Maugeri, Lermond

NAYS: None ABSTENTIONS: None

(Motion Approved)

APPROVAL OF RESOLUTIONS:

There were no resolutions approved.

APPLICATIONS FOR COMPLETENESS:

PB-06-11-1 Wurtsboro Associates, LLC. Amended Preliminary and Amended Final Site Plan, C Variance, Block 70 Lot 8.01.

Steve Mainardi, attorney for the applicant stepped forward. Mr. Lermond said this proceeding is to get you through completeness after all the administrative things

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have been finalized. Mr. Lermond said there is a letter about that; it looks like it is being taken care of. Mr. Lermond said the administrator will clarify all of that and then put you on the agenda.

Mr. Christiano joined the meeting at 7:45.

Mr. Knutelsky referred to his report dated July 11, 2011 report, section B. Mr. Knutelsky said he was going to do temporary waivers for completeness first then waivers second.

Mr. Knutelsky referred to check list item #17, a line for the Planning Board Engineer's signature should be added. Mr. Knutelsky said that could be a temporary waiver for completeness. Mr. Knutelsky referred to check list item #18, existing and proposed contours. Mr. Knutelsky said the applicant indicated that to be complete. Mr. Knutelsky said he is assuming that information is available; it wasn't shown on the plans. Mr. Knutelsky said he is looking for the applicant to indicate that they could provide that information to us 14 days [prior to the hearing]. Mr. Knutelsky said there is very limited development other than building related so the need for contours doesn't seem paramount. We are looking at handicap accessible parking where that should be placed on the site. There was a brief discussion on parking. Mr. Lermond asked if the applicant agreed. Mr. Mainardi said yes, we will provide sufficient contour information.

Mr. Knutelsky referred to checklist item #26, tree save plan. Mr. Knutelsky said we are recommending a temporary waiver for completeness. Mr. Knutelsky referred to checklist item # 33, buffers, landscaping, fences and walls. Mr. Knutelsky said we recommended a temporary waiver for completeness only with the need for landscaping to be addressed during the public hearing if any is required.

Mr. Knutelsky referred to checklist item #20, 24 and 25 waivers are recommended and requested by the applicant. Mr. Knutelsky referred to checklist item #28, water and sewer. Mr. Knutelsky said there are existing connected utilities a waiver is appropriate. Mr. Knutelsky referred to checklist item #34, cut and fill limits. Mr. Knutelsky said there won't be any grading on this application, a waiver is appropriate. Mr. Knutelsky referred to checklist item #36, copy of document for construction/maintenance of public areas. Mr. Knutelsky said there aren't any public areas proposed for this application so the waiver is appropriate.

Mr. Knutelsky referred to checklist item #37, list of all permits with proof of submission. Mr. Knutelsky said the applicant requested a waiver, there really isn't any major application required as part of the proposal so he would recommend a waiver be granted.

Mr. Knutelsky referred to checklist item #38 & 39 full waivers are appropriate for environmental impact statement and traffic impact statement. Mr. Knutelsky referred

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to checklist items #43 - #47 we recommend waivers for those checklist items with the appropriate information a condition of [a favorable] approval by the Board.

Mr. Knutelsky said in summary temporary waivers for checklist items #17, 18, 26 and 33. Mr. Knutelsky said full waivers [for checklist items] 20, 24, 25, 28, 34, 36, 37, 38 39 and 43-47.

Mayor Crowley made a motion to deem complete application **PB-06-11-1 Wurtsboro Associates, LLC. Amended Preliminary and Amended Final Site Plan, C Variances, Block 70 Lot 8.01.** Seconded by Mr. Zschack.

Upon Roll Call Vote:

AYES: Christiano, Zschack, Oleksy, Suckey, Crowley, Maugeri, Lermond

NAYS: None ABSTENTIONS: None

(Motion Approved)

There was a brief discussion on the next meeting and traffic control in front of the shopping center.

ADJOURNED CASES:

There were no adjourned cases.

APPLICATIONS TO BE HEARD:

PB-03-11-1 Group 5 Development, LLC. Amended Preliminary and Amended Final Site Plan, C Variances, Block 70 Lots 7.05 and 7.02.

Note: *This application has been carried to a special meeting on July 27, 2011.*

Mr. Knutelsky reminded the Board that he will not be present at this meeting and that at the last meeting it was discussed that only Planning testimony would be during that meeting. Mr. Knutelsky asked the Board members if they wanted someone from his office at the meeting to represent him. The Board members agreed that it wasn't necessary to have someone from his office at the meeting.

OTHER BUSINESS:

PAYMENT OF BILLS:

Mr. Suckey made a motion to approve the **Franklin Borough Planning Board Escrow Report for July 18, 2011.** Seconded by Mr. Oleksy.

Upon Roll Call Vote:

AYES: Christiano, Oleksy, Suckey, Maugeri, Lermond

NAYS: None ABSTENTIONS: Zschack, Crowley

(Motion Approved)

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DISCUSSION:

CORRESPONDENCE:

Mr. Lermond said there was a letter to Chris Mainardi; we covered that. Mr. Lermond referred to another letter in their packets from Mr. Nelson on redevelopment.

OPEN PUBLIC SESSION:

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

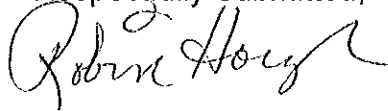
No one from the public stepped forward.

Mr. Suckey made a motion to Close to the Public. Seconded by Mr. Christiano. All were in favor.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 8:03 PM on a motion by Mr. Zschack. Seconded by Mr. Oleksy. All were in favor.

Respectfully Submitted,



Robin Hough
Secretary