

**Franklin Borough Planning Board**  
**Meeting Minutes for**  
**May 20, 2013**

The meeting was called to order at 7:30 PM by 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."

Mr. Lermond said he would like the Oath of Allegiance for new members for 2013; Class IV Member John Cholminski and Mr. Kilduff Class II Member.

Ms. Nunez, Land Use Secretary administered the Oath of Allegiance.

ROLL CALL OF MEMBERS PRESENT: Mr. Christiano, Mr. Kilduff,  
Mr. Lermond, Mr. Zydon, Mr. Cholminski  
Mr. Foulds, Mr. Nidelko

ABSENT: Mayor Crowley, Mr. Zschack

ALSO PRESENT: Mr. Ken Nelson, PP/AICP

**APPROVAL OF MINUTES:**

There were no minutes to approve.

**APPROVAL OF RESOLUTIONS:**

Mr. Lermond made a motion for approval of a **Resolution Recommending Area "C" As In Need of Redevelopment**. Seconded by Mr. Foulds.

Upon Roll Call Vote:

AYES: Christiano, Lermond, Zydon, Foulds, Nidelko

NAYS: None ABSTENTIONS: Kilduff, Cholminski

Mr. Christiano made a motion for approval of a **Resolution Recommending Area "D" As In Need of Redevelopment**. Seconded by Mr. Nidelko.

Upon Roll Call Vote:

AYES: Christiano, Lermond, Zydon, Foulds, Nidelko

NAYS: None ABSTENTIONS: Kilduff, Cholminski

**APPLICATIONS FOR COMPLETENESS:**

There were no applications for completeness.

**ADJOURNED CASES:**

There were no adjourned cases.

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**APPLICATIONS TO BE HEARD:**

Mr. Cholminski said there is one application which has been postponed at the applicant's request to the next meeting. **PB-01-13-1 Santé Bus LLC & Franklin Square Health & Wellness LLC Preliminary and Final Site Plan; Block 701, Lots 6 & 11.** Mr. Cholminski advised the public it's deferred to the next meeting. For the record, Mr. Cholminski advised he reviewed tapes of that meeting and has signed an affidavit to be eligible to participate in voting in that meeting and in the future.

**PAYMENT OF BILLS:**

Mr. Foulds made a motion to approve the **Franklin Borough Planning Board Escrow Report for May 20, 2013.** Seconded by Mr. Zydon.

Upon Roll Call Vote:

AYES: Christiano, Kilduff, Lermond, Zydon, Cholminski, Foulds, Nidelko

NAYS: None                    ABSTENTIONS:

**OTHER BUSINESS:**

Mr. Cholminski said we have the Statutory Mandated Annual Report annually received from Zoning, discussion on the HC Zoning, Water Quality Management, NJ Highland Plan along with other correspondence. He asked Board members for commentary on Correspondence. Since there was no discussion or questions he proceeded to HC Zoning.

Mr. Zydon asked what the Highlands Applicability Determination correspondence was and if it pertains to a bridge. Mr. Kilduff said the N. Church Street Bridge. Mr. Zydon asked if it was the main viaduct. Mr. Kilduff agreed and said [Bridge E-06] by Ferrellgas that's being replaced. It's a precautionary (measure) the county does and further explained. Mr. Cholminski asked if there's been discussion and of the road's closure length. Mr. Kilduff agreed and said it's posted on the website and has been briefing Council. He said the plan is to start and complete construction in the Fall. As it's a rehabilitation project and not a complete replacement they could have it done to coincide with the re-opening of the E-07 viaduct bridge. Mr. Cholminski asked for the scheduled date. Mr. Kilduff said December 31<sup>st</sup>. Mr. Cholminski asked if it's ahead of schedule. Mr. Kilduff said they're a couple of weeks behind due to engineering issues and they are hoping to make up that time. Mr. Kilduff said Bridge E-06 will be a full closure with a detour along Evan Street to Buckwheat.

**DISCUSSION:**

Mr. Nelson said there have been internal discussions with Mr. Kilduff, Mr. Brady, Mr. Knutelsky and himself. He said this discussion was prompted by what transpired in the Walgreen's application. Mr. Nelson said it was a controversial and contentious application. The reason it was before the Zoning Board of Adjustment was the drive-thru facility didn't meet certain conditions. It triggered a D Variance though Walgreen's itself was a permitted use and could have come before this Board.

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Mr. Nelson said changes to drive-thru conditions were made a few years ago to prevent or minimize situations where a permitted use ends before the Zoning Board of Adjustment simply because the drive – thru didn't meet some conditions. Even though those changes were made, Walgreens' drive-thru failed to meet two conditions and other issues surfaced prompting internal discussions of the HC Zone. They talked about Board institutional memory and of losing Mr. Suckey. Mr. Nelson said he didn't have a clear understanding what existed prior the current HC Zoning and researched for tonight's discussion.

Mr. Nelson said what came up in connection with the Walgreen's application in addition to the drive-thru controversy was minimum lot size. Objectors made a major issue of what's proposed as too large for the lot and smaller than zoning's requirement. The applicant and he tried to explain no matter what commercial use is proposed for that property, it would still require a lot size variance.

Mr. Cholminski said this conversation isn't because it was Walgreen's, it's done all the time as they prefer applications in their zoning ordinances match the Master Plan and not force applications to the Zoning Board. They want a cleaner, smoother Master Plan and associated ordinances. He said they had a lot of discussion on 5 acres and really don't have 5 acre lots for HC. Mr. Cholminski said he didn't recall why they settled on 5 acres.

Mr. Nelson said the 2003 Master Plan provides detailed explanation of existing zoning at that time and a proposed zoning or land use map showing one HC Zone covering the Route 23 corridor. There's no discussion how or why it was decided to go from the existing zoning pattern prior to 2003 to the new zoning pattern.

Mr. Cholminski said they used to have overlay zones. A discussion followed. Mr. Kilduff said LC1, LC2; limited commercial lot. Mr. Nelson said the zoning map doesn't seem to indicate those zones are in the Route 23 corridor. He gave a brief overview of HC1, HC2, HC3 and HC4 requirements. Mr. Nelson said the Master Plan goes to the proposed map showing one zone and doesn't talk about what the minimum lot size should be. That ultimately was decided in connection with the preparation of the new 2004 Zoning Ordinance.

Referring to Mr. Cholminski's point, he said this was prompted by the issue of economic development and Walgreen's became the "Poster Boy" because the Borough wants to attract more commercial development to the Route 23 corridor. Developers don't want to have to go through an exhaustive process taking months and requiring the super majority of the Zoning Board to get approval. They'd like to come to the Planning Board as a By Right use and get approval that way. Mr. Nelson said he and Mr. Kilduff discussed whether the current zoning is discouraging people from developing and re-developing in Route 23's corridor.

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Mr. Cholminski said the other issue is setbacks and lot sizes, and building envelopes. It's a combination of those two and need to spend time with the zoning and ordinance discussion on setbacks. Mr. Kilduff said he thinks setbacks would be driven by whatever zoning is. Mr. Cholminski reiterated to spend time going through ordinances and make sure we know what should be there or not and leaving it to the Zoning Board to interpret. Mr. Nelson agreed. Mr. Lermond said that's the point of their Annual Report. Mr. Cholminski commented their Annual Report should come to them with suggestions.

Mr. Nelson talked about changes made to drive-thru conditions a couple of years ago and its focus, other conditions not really looked at or changed which tripped Walgreen's and explained parking lot design, grading and the ordinance. He considered it a minor deviation from the condition which had to go to the Board. Mr. Lermond said it was that and landscaping against all parking. Mr. Nelson agreed. Mr. Cholminski said his point there would be to have that by design, not reference. He said if they're going to redo the zone, be careful with corresponding ordinances.

Mr. Nelson said the drive-thru issue is tricky because it's further complicated by the complex land use pattern along Route 23. Other parts of the commercial districts have no nearby residences. As a professional giving advice, he doesn't see one size fits all. Mr. Cholminski commented about 24 hour drive-thru next to residential, having lights shining in people's windows. He said there's a reason to have a difference; those are things that should be by design, not by reference.

Mr. Nelson said in terms of historical reference, pre-2004 Zoning Ordinance, drive-thru's were not a separate item and fast food restaurants were a conditional use. If certain conditions weren't met, it went to the Board of Adjustment. Mr. Nelson said he understands why the change was made as it's not just fast food and banks with drive-thru's and some potentially being more of a nuisance. He said lot size isn't easily answered.

Mr. Nelson talked about lot size patterns along Route 23, size requirements and its intent. He said the 5 acre minimum has been in place for almost ten years and doesn't know if it's been successful in encouraging lot consolidation along Route 23. Mr. Cholminski questioned his conclusion and commented, is it the 5 acres or the economy. Mr. Nelson suggested they not abandon the 5 acre requirement throughout the HC Zone; explained, and said further discussion is required.

Mr. Cholminski said the purpose of the discussion is to draft a zone for the (Board) to review, (Mr. Nelson) needs the Board's direction. Mr. Nelson agreed and said the Board has to first decide if they want to stay with 5 acres across the board or think about modifying the HC Zone in terms of lot requirement which will impact setback requirements. He said, as Mr. Kilduff said, lot size requirement drives other dimensional requirements which is the first issue; then there's the pro's and con's. Mr. Nelson said he and Mr. Kilduff had discussions about the 5 acre requirement.

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Mr. Cholminski talked about the Board's intent to making it better for people and their goal which thereby, adds property value and future options. He said no-one's intent was bad, the question being, learn from what was created and what can be created in the future. Mr. Cholminski was unsure how to advice for Mr. Nelson in proceeding as a Board, acreage amounts could be discussed at length, and referred it to spot zoning based on what's there and what we are trying to figure out. At this time, discussion regarding potential redevelopment proposals near residential, five acre lots, drive-thru's, traffic flow, Route 23 ingress/egress, acreage and zoning, current developed properties, subdivision and DOT involvement were had.

Mr. Cholminski suggested each Board member provide their thoughts on the discussion and Mr. Nelson to speak with Mr. Brady and Mr. Kilduff, and return with recommendations for them. Mr. Nelson agreed and added to review drive-thru modification regarding adjoining residential areas. Discussion continued regarding drive-thru's, conditions, landscaping and lighting.

Mr. Cholminski noted for the record, Mayor Crowley officially joining the meeting. (8:10 PM) Mr. Cholminski requested the Board's thoughts and direction for Mr. Nelson for his return of in-depth recommendations.

Mr. Zydon said one acre is a good minimum and starting point and a ½ acre, it's too small. Mr. Nelson said he threw it out as an idea he thinks will probably work. Mr. Zydon said especially on the west end. Mr. Nelson said in certain areas it's a question of fine tuning that map. Mr. Cholminski said it will take time.

Mr. Foulds said in connection with the areas in need of redevelopment we're approving in the corridor already. We're going with part assumption people may want to combine properties into bigger properties. No-one is going to talk to the guy next to him as they want their property as it is size-wise. Then we're going to say, what we can put on that property to get developed to get Route 23 filled in as opposed to having a bunch of antiquated, dilapidated, unkempt buildings which is the reason we went through this process.

Mr. Cholminski said he'll refer to Mr. Nelson to answer part of that question. He likes to keep those issues separate and thinks they should keep them separate. Mr. Cholminski said Redevelopment is a tool for property owners and further explained. He said it doesn't negate the need for fair & reasonable zoning as they have to live with property owners coming in every day who don't talk to each other. Mr. Foulds said he notes they don't want to sell their property. Mr. Cholminski said they still need to settle on a reasonable zone site.

Mr. Foulds talked about 23 properties along Route 23 in disrepair and the Planning Board making it possible for people to develop those properties. Mr. Cholminski said to not overlook the tool of the converse and explained it. Mr. Foulds

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commented people can't afford to do certain things, run into obstacles, and give up their plans. Mr. Cholminski said the Planning Board and Master Plan function is to grant it. Mr. Foulds talked about areas and building conditions of disrepair along Route 23 which deter people/investors. Mr. Cholminski thinks the Redevelopment Study entices those changes. A discussion regarding lots, DOT entrance/exit request, lot size establishment and traffic of other highways followed.

Mr. Cholminski said there needs to be a balance. He said the Zoning Board is costly and further explained.

Mr. Nelson clarified studied areas, as potential redevelopment areas. Once designated and a plan is in place, it supersedes regular zoning. Mr. Cholminski thinks they took a major step with redevelopment enabling potential future landowners flexibility in their approach to those redevelopment areas. Mr. Foulds gave an example of three properties in a row where the middle person doesn't want to participate. It was briefly discussed. Mr. Nidelko said he would like to see lot size reconsideration and thinks it's getting harder to get new business in town with the small lot sizes.

Mr. Kilduff thinks five acre zoning should be reduced and discussed with Mr. Nelson of it being two or three zones. He heard one acre as a starting point, and thinks it applicable to many lots in the HC Zone; some may be problematic, and maybe have an HC-2 for larger lots. Five could become a four thereby addressing the problem without breaking everything up. His thought is subject to change.

Mr. Christiano said he too thought about having two different zones. One for each side of Route 23 as they're different and further explained. He thinks they should start with zoning, then size. Mr. Christiano said finding the minimum lot size on the west side is easier, work with it, and do the same on the east. Mr. Cholminski said it sounds like two individual zones. At this time a discussion of the east and west of Route 23 was had.

Mr. Lermond said it's been addressed before but conditions in the drive-thru ordinance raised an issue. He's unsure if they want to find what was started instead of starting over. Mr. Cholminski said he prefers not addressing Walgreen's application effects. He thinks they have a general disconnect and need to fix it with the Master Plan. Mr. Zydon said that application found their weakness. Mr. Cholminski said he didn't want to patch something for that application. Mr. Zydon agreed and foresees it recurring on the west side of the highway. Mr. Cholminski said that's why he wants to fix it. Mr. Lermond thinks they're all saying the same thing regarding weaknesses and solutions. Mr. Christiano commented about big box retail. A discussion followed on this including ingress/egress.

Mr. Lermond said earlier in the year he mentioned of the Board's goal on setbacks and of bulk measurement that recently came up, and further explained. Mr.

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Cholminski said the process of government set up, worked. Walgreens' application required a variance, was discussed and went to the Board as it required super majority. At this point, a discussion on zoning, conditions and permits was had.

Mr. Cholminski said he will summarize for Mr. Nelson and if anyone takes it incorrectly to correct him. Mr. Cholminski said he heard the Board say generally speaking, a smaller zone seems okay though 100% didn't say that. Route 23 east vs. west at least until you get north made some sense. Look at lots sizes which should be further discussed with the professionals and if Mr. Nelson can give them recommendations based on that direction, they'd appreciate it. Mr. Lermond asked if it includes looking at details on setbacks. Mr. Nelson agreed.

Mr. Nelson reminded the Board that in January he advised them of his June vacation plans. Therefore, may not have it done then and was going to suggest to Mr. Kilduff that the day he, Mr. Knutelsky and himself get together to brainstorm, they could have something for the June meeting.

Mr. Cholminski recommended a draft for Board members review. Mr. Nelson agreed. Mr. Cholminski said HC Zoning is concluded and there are two other topics to discuss prior to opening to the public and commented it covers the Statutory Mandate Report.

Mr. Lermond said there's some discussion about recommendations for zoning ordinance reconsideration. Mr. Kilduff said they're from prior years and one is that Schedule A relating to the HC Zone which didn't mention conditions in one section of the ordinance is more of an administrative clean-up he thought to do the next time they change the zoning ordinance.

Mr. Kilduff said the 2<sup>nd</sup> item was theatres which are listed as a conditional use on Schedule A, but there are no conditions applicable to theatres within §161-34; public utility buildings were removed from Schedule A. Maybe we could if we're looking at the zoning; this might be a while.

Mr. Cholminski said in this discussion he moves forward with suggested changes and then discuss as they go through the details. Mr. Lermond said on the same topic of zoning adjustments or changes, he thought they had discussions and is still not sure changing the HC is the highest priority. He questioned the need to address things they knew were coming to town like cell phone, cell towers, solar farms and those types of things. Mr. Cholminski said from his understanding, cell towers were designated as for the public good. Mr. Nelson said at one time cell towers were categorized as being inherently beneficial which gave them a leg up in connection with getting a Use Variance if it was prohibited and said court decisions reversed that, and cell towers don't have that loss. Solar farms do in terms of amendments to the MLUL. He knew they had general discussions and didn't know they were moving forward with it.

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Mr. Christiano asked if they talked about ordinances, windmills, and solar panels before actually getting hit with one of them. A discussion on this matter followed.

**OPEN PUBLIC SESSION:**

Mr. Christiano made a motion to **Open to the Public items discussed**. Seconded by Mr. Nidelko. All were in favor.

Richard Durina, 23 Lozaw Road, Franklin, NJ, was sworn in. He spoke of his house as a home, the children and grandchildren he raised there and he himself having been born, raised, and loves this town. Mr. Durina reflected mistakes were made and lessons learned on Route 23. He provided a brief history of the development of the east side of Route 23, Wal-Mart, Weiss Market and establishment of the interconnector road whose work was done by a good group of people as does the Board with their struggles on the west side of Route 23. Mr. Durina offered to sit on a committee to discuss this.

Mr. Durina expressed his opinion of some of the Board not wanting to listen how Franklin was developed, past mistakes will be revisited. He commented on Walgreen's residential encroachment which the courts will decide. Mr. Durina thinks there are enough sites and Route 23 properties need their 100% attention. He provided history of the JCP&L Company building and Harden Garage. Mr. Durina suggested the Board make a "Do List" and begin with JCP&L which the town should direct their efforts in its redevelopment and continue with the list one by one. He said Route 23 east and west was developed as residential and encroachment creates heartache for the Board.

Mr. Durina commented a team effort of the Board, Administrator and private citizens pick sites and work on them one at a time. He talked about a Developer and Ed Mann's work for Franklin, and sees that in the Zoning Board.

Mr. Cholminski said he appreciates Mr. Durina's comments and thinks his point of setting up priority and going after it is a good point. He believes they owe it to the Master Plan, Ordinances, Zoning Board and landowners to fix the ordinances so there are less questions and less variability in questioning what the Planning Board did and meant. Mr. Durina agreed and said a can of worms was opened up. There wasn't any intent to put a smaller building and commented to go forward with lessons learned. Mr. Cholminski said he'd like to close with Mr. Durina's request of being on a sub-committee and talked about how he got on the Board.

Mr. Christiano made a motion to **Close to the Public items discussed**. Seconded by Mr. Foulds. All were in favor.

Mr. Christiano talked about a NJ Transportation Planning Authority Meeting he attended was basically a planning session geared to transportation improvement. Mr. Christiano said they were grouped to discuss its different aspects and said



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interesting concepts such as people liking the Sussex, Western Morris, Warren and Hunterdon Counties and provided reasons why.

Mr. Christiano said the topic of working closer to home had mixed reactions. People don't want their counties turned into Essex and Hunterdon counties. They ultimately want better transportation at a decent cost without fighting traffic jams and the weather. Mr. Cholminski commented about work from home policies and office sharing thereby making the commute better.

Mr. Christiano said it never came up in their discussions. Mr. Cholminski talked about an environmental complex that office shares. Mr. Christiano said someone outside the county mentioned a survey of how many people leave Sussex County for work that was numerically accurate with supporting information. A question not on the survey was though you don't like commuting, you like coming home to this environment. The bottom line being, people will put up with the commute as long as they know they return to clean, safe, walkable streets. They don't want their counties turned into Essex or Hudson just because their job will be closer.

Mr. Zydon asked if they meant they want the job closer to home or move closer to their job. Mr. Christiano said it's dependent on how you want to look at it. Mr. Cholminski said that's where good zoning and planning come in and talked about his office, BASF. He said if you zone things right, you build them right and bring employment, large employment out of the city to the country, to maintain the rural atmosphere. At this point the topic was further discussed. Mr. Cholminski said was a great thing to attend, the update was good and they should listen to it as they discuss zoning in the future. It was asked about the other two discussions. Mr. Cholminski referred Water Management and Highlands to Mr. Kilduff.

Mr. Kilduff said this is old news now but after years of back and forth about Sewer Service Area and Water Quality Management Plan, the county adopted and Borough Council followed suit. He wanted to inform the Board there was much discussion about area designation in the SSA and of accommodations made to the Borough.

Mr. Cholminski said the meeting will reopen to the public for the NJ Highland's Planning Conformance Grant. Mr. Kilduff said it was discussed some time ago. They advised their tune changed from what (Franklin) was originally told and have now loosened up to the possibility of proceeding to the next module; preparation of an Environmental Resource Inventory. Mr. Kilduff said he and Mr. Nelson discussed it. On one hand, it sounds like a good idea to have an updated Environmental Resource Inventory; on the other, he's concerned from his dealings with DEP who use this tool to stop development in a lot of different areas and said the Group 5 project is an example, and further explained. He said no action was taken since Highlands' presentation.

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Mr. Zydon thinks they shouldn't go any further and commented a lot of it limits human development and behavior. Mr. Cholminski asked if it's the Highlands Act. Mr. Zydon concurred. A brief discussion was had regarding the book received to which Mr. Cholminski cautioned it being outdated and is irrelevant.

Mayor Crowley said when he spoke to the Highlands people; they swore (Franklin) could go further without commitment. He's unsure if he trusts them legally; though they would provide it in writing and is further unsure they can without changing the law in Trenton and doesn't see it changing. Mr. Cholminski said the law is the law and we should lead by the law. Mayor Crowley said regardless what the executive director says; we have to tread very lightly in going through without getting ourselves into hot water. He said regarding the meeting Mr. Christiano attended, we should realize Sussex County and Franklin in particular, have lost population in the last ten years according to the Census. He explained although residence numbers increased, population was lost and talked about influx, outflow, and why. A brief discussion followed. Mr. Cholminski requested to open to the public as an official act for one more person and being significant discussion after closing was had.

Mr. Lermond made a motion to **Open to the Public**. Seconded by Mr. Nidelko. All were in favor.

David Fanale, 59 Liberty Lane said Mr. Kilduff is dead on and said he provided him a copy of the Highlands Master Plan, and also attended the presentation. He would like to forward Mr. Cholminski some information. He said Highlands seems to resent human beings, don't care what humans needs are or what we need in our county for development. Mr. Cholminski advised for the record Mr. Fanale's giving his opinion on individuals and their feelings. Mr. Fanale agreed. Mr. Cholminski said he prefers being factual in their assessment of the Act. Mr. Fanale agreed and said Sustainable Jersey, Together New Jersey and the Highlands Council coming before the public are roadblocks for any development and comes straight from Field Director Vohden and everybody else.

Mr. Cholminski said he's trying to figure out where he's going. As a Planning Board what you're referring to as bureaucracy of the laws of the State of New Jersey, two of us were sworn in this evening to uphold the laws of the State of New Jersey when it comes to Planning and are obligated to work within those laws.

Mr. Fanale said he's going with what Mr. Zydon brought about the book and the details and commented about the Lackawanna cutoff. Mr. Cholminski clarified he's not trying to be mean but is obligated to live to the letter of the law in the State of New Jersey to which the Mayor just said, and further advised about regulations. He informed Mr. Fanale his discussion should be before the Mayor and Council, then to the Freeholder Board; not this Board.

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Mr. Fanale said he was framing it to address whether or not NJ Highlands Plan Conformance Grant Module proposal is accepted and they're waving their money to entice a community and that's what's behind it. Mr. Cholminski said now I know what you want to say. Mr. Fanale expressed his opinion of them doing a very good job of making everything look like gumdrops and lollipops. Mr. Cholminski said as the Mayor stated before you stood up is, we're going to follow the letter of the law as is, not going to take any promises and we're going to do what we have to do from a legal perspective. Mr. Fanale said right on.

Mr. Lermond made a motion to **Close to the Public**. Seconded by Mr. Foulds. All were in favor.

Mr. Nelson said he's professionally obligated to say a couple of things. He said he had problems with the Highlands Act from the beginning, was inappropriately pushed through, will not get into details, and there are problems associated with the whole Highlands matter. Mr. Nelson concludes it's in Franklin's best interest to remain in the process and participating than being outside having no involvement or control over what happens.

Mr. Cholminski said he thinks Mr. Kilduff and Mayor Crowley can answer it better. His response to Mr. Nelson would be he thinks Franklin and Mr. Kilduff in particular, has done an outstanding job walking the line where we've been out but we've been in. Grant money was available to proceed to do studies. He commented on Mr. Kilduff's efforts. He thinks to this point, they've done a good job walking that line and it's not to say it may not be time to re-evaluate. Mr. Nelson agreed.

Mr. Cholminski said and that's probably a good discussion. Mr. Nelson said he understands the point about they're waving money, be suspicious, but sees the potential to get some of that money to do some good things the Borough wants to do and gave examples. He hopes it could be kept, tabled for a while and re-visited in the future rather than rejecting it forever.

Mr. Zydon said he made myself vocal and commented on (Highlands') attitude. Mr. Foulds said they said there was no obligation to do anything and getting it in writing was about the only thing. Mr. Christiano said if you're totally out of the loop you don't know what advantages you may have had. If you at least stay within the process, maybe you know what it's like and may find it becomes fruitful later on. Mr. Cholminski said you got to know what you're giving up, that's the question. Mr. Cholminski said it was a good discussion all the way around.

**CORRESPONDENCE:**

**ADJOURNMENT:**

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There being no further business to come before the Board, the meeting was adjourned at 9:10 PM on a motion by Mr. Christiano. Seconded by Mr. Zydon. All were in favor.

Respectfully Submitted,



Ruth Nunez  
Secretary