

Franklin Borough Planning Board
Meeting Minutes for
January 20, 2015

The meeting was called to order at 7:30 PM by the Chairman, Mr. John Cholminski.

The flag salute was addressed at the 7:15 Re-Organization Meeting.

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

ROLL CALL OF MEMBERS PRESENT: Mr. Babcock, Mr. Christiano, Mayor Crowley, Mr. Foulds, Mr. Williams, Mr. Zydon, Mr. Cholminski, Mr. Friend

ABSENT: Mr. Nidelko

ALSO PRESENT: Mr. Dave Brady, Brady & Correale, LLP

APPROVAL OF MINUTES:

Mr. Cholminski asked Board Members if they read the minutes and if anyone had any comments or changes. Mr. Cholminski had one comment on page 4 of 5 in the first paragraph. Mr. Cholminski read the paragraph, "Mr. Cholminski said that he read one problem with redevelopment is towns can force people out of their property". Mr. Cholminski said he also added when he made that statement that he read an article that the law has been amended. He said the minutes stated that Mr. Nelson commented that the law has been amended. Mr. Cholminski said he believes the right words of Mr. Nelson is that he agrees that the law was amended. Mr. Cholminski said do you want to go back and change that or reword it. Mr. Brady reviews the paragraph and the board has no changes.

Mr. Zydon made a motion to approve the **Franklin Borough Planning Board Meeting Minutes for December 15, 2014**. Seconded by Mr. Christiano.

Upon Roll Call Vote:

AYES: Christiano, Mayor Crowley, Foulds, Williams, Zydon, Cholminski

NAYS: None ABSTENTIONS: Babcock

APPROVAL OF RESOLUTIONS:

There were no resolutions for approval.

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.

Franklin Borough Planning Board
Meeting Minutes for
January 20, 2015

OTHER BUSINESS:

There were no other business to discuss.

PAYMENT OF BILLS:

Mr. Cholminski said the Franklin Borough Planning Board Escrow Report dated January 20, 2015 has a grand total of \$4,618.50. He asked the board if there were any further questions.

Mr. Foulds made a motion to approve the **Franklin Borough Planning Board Escrow Report for January 20, 2015**. Seconded by Mr. Williams.

Upon Roll Call Vote:

AYES: Babcock, Christiano, Mayor Crowley, Foulds, Williams, Zydon, Cholminski

NAYS: None

ABSTENTIONS:

DISCUSSION:

Mr. Cholminski stated we were informed by Mrs. Alison Littell McHose, we received funding approval from the council and we can proceed with the Master Plan. Mr. Cholminski said there is nothing further to discuss today but encourages everyone to update themselves on rehabilitation and revitalization because if we go through the zoning changes one of the things we talked about is changing the requirements. He said we will have discussions on setbacks and also said one size doesn't fit all on those lots. He said this is good for the economic develop committee and town council to consider. Mr. Cholminski has a discussion with board members on changing zones and encourages board members to do research on redevelopment.

Mr. Brady said you give an alternative to typical zoning by saying we established a redevelopment zone that has specific standards so if someone comes in and proposes to be the redeveloper then developing is standard. He said you do have to establish through a redevelopment study that the zone needs certain criteria of stagnation, fracture partials that can't be assembled into a meaningful economic unit and things of that nature. Also, you can't take an area and declare it a redevelopment zone you have to find that it needs redevelopment. He said the difference is that the rehabilitation standards are different and they focus mainly on deficient infrastructure such as sewer lines that need updating and odd arrangement of traffic intersection that need rehabilitation you don't need all those other standards perhaps of abandoned housing. You have something of physical structure that needs to be addressed.

Mr. Cholminski said what use to happen with redevelopment was an option for eminent domain discouraging it. He said now that it is clearly not a necessary part of it I think it's a better tool for the council, planning board and the builders and I want to research it more. He said I know what Ken went through the last time we did the

Franklin Borough Planning Board
Meeting Minutes for
January 20, 2015

master plan, qualifications and pieces of properties and a lot of them were along Route 23 so he asked the board members to refresh their memory. Mr. Cholminski asked the Board Secretary to include in the packet for the next meeting some of the information that Ken Nelson had distributed last time on redevelopment. He said we can get a better understanding on what exactly redevelopment means. He talked about the entrances and exits along Route 23 and the safety and traffic in that area.

Mayor Crowley said we are going forward with a new Administrator, Alison Littell McHose and Board Secretary, Karen Osellame and we will rely on the professionals for technical assistance. He said we are going to have to ask Board Planner, Ken Nelson and Board Engineer, Tom Knutelsky to make decisions on applications because Alison and Karen don't have that technical background and we will see how that works out.

Mr. Cholminski asked if applicants completeness is checked because once an application is deemed completed we have a certain amount of days to hear it and act on it. He said we really have to be careful that we have a complete application in front of us. Mayor Crowley said we will all have to jump in and help and we don't have someone with that expertise available within the building. Mr. Cholminski said the downside of that is the applicant is approved. Mr. Brady said you have 45 days from the time you submit an application and declare whether it's complete or not. Once you declare that it is complete then depending upon the type of application you have a different time frame for the more complicated site plans. He said major site plans are 120 days and some of the other ones are 90 days. He also said once you receive an application you have to make a decision on whether it's complete or not. Once you declare the application is complete you have to move it along. Mr. Brady suggested maybe a TCC type meeting on the more complicated applications. He said this is where the professionals will meet during the day with the applicant and review the application.

Mr. Christiano said the last planner magazine we had it was mentioned that litigation took place over digital bill boards. He said he brought it up and does not think our sign ordinance was addressed. He suggested that since we have down time is this something we would like to address. Mr. Cholminski said normally the process would be to ask Ken to draft something for the board to review. Mr. Brady suggested we might want to put it on for discussion so Ken can get the feeling on what the concerns are. Mr. Cholminski said for the next meeting on the agenda we should have a discussion on the sign ordinance.

CORRESPONDENCE:

There were no correspondence to discuss.

Franklin Borough Planning Board
Meeting Minutes for
January 20, 2015

OPEN PUBLIC SESSION:

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

Mr. Cholminski stated since there is no one here from the public he would like to close the meeting to the public without a motion.

Mr. Williams made a motion to **Close to the Public**.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 7:47 PM on a motion by Mr. Foulds. Seconded by Mr. Zydon. All were in favor.

Respectfully submitted,

Karen Osellame
Secretary