

Franklin Borough Planning Board
Meeting Minutes for
November 16, 2015

The meeting was called to order at 7:30 PM by the Chairman, Mr. John Cholminski, who then led the assembly in the flag salute.

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

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

ABSENT: Mr. Babcock

ALSO PRESENT: Mr. Nelson (Nelson Consulting Group)
Mr. Brady (Brady & Correale LLP)

APPROVAL OF MINUTES:

Mr. Christiano made a motion to approve the **Franklin Borough Planning Board Meeting Minutes for October 19, 2015**. Seconded by Mr. Foulds.

Upon Roll Call Vote:

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

NAYS: None ABSTENTIONS: None

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.

OTHER BUSINESS:

There were no other business to discuss.

PAYMENT OF BILLS:

Chairman, Mr. Cholminski indicated the Escrow Report for November 16, 2015 totals \$2,082.50. There were no further discussions or comments.

Mr. Zydon made a motion to approve the **Franklin Borough Planning Board Escrow Report** for November 16, 2015. Seconded by Mr. Nidelko.

Upon Roll Call Vote:

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

NAYS: None ABSTENTIONS: None

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PUBLIC HEARING:

2015 Master Plan Re-Examination Report and Master Plan Amendments.

Board Planner, Mr. Ken Nelson announced this is an advertised Public Hearing and will be Open to the Public for further questions or comments. Also, once the Public Hearing is completed the Board can decide to adopt the document tonight or at a later date.

Mr. Nelson discussed the process and explained how it is presented to Council. He spoke about Planning Boards responsibility and said the Governing Body of Municipality is given the document as a courtesy and does not have any authority over the Master Plan or Amendments. He indicated the Governing Body of Municipality does have complete authority over the adoption of any ordinances that will implement the Master Plan. He said the Planning Board sends ordinance amendments relating to Land Use issues to the Governing Body and the Master Plan establishes the foundation for ordinance amendments. Board Attorney, Mr. Dave Brady added, once the Master Plan Re-Exam is adopted there is no requirements from the Governing Body and he also discussed ordinance changes.

Mr. Nelson brought Board Members up to date on issues relating to the Master Plan Re-Exam Report. He commented on the New Jersey Department of Community Affairs and indicated they will provide planning services to Franklin. He talked about his site visit of Main Street and Zinc Mine with Office of Local Planning, Borough Administrator, Mrs. Alison McHose, and Board Engineer, Tom Knutelsky. He discussed a meeting he participated in with Sussex County Open Space Plan and Mrs. Alison McHose. He said Franklin does not have an Open Space Plan and suggested the Planning Board may want to pursue this in the future. He indicated movement to move ahead with Affordable Housing issues and said these issues are also mentioned in the Re-Exam Report.

Mr. Nelson gave his presentation to the Public regarding the Master Plan Re-Examination Report and Amendments. He discussed the document contents and said a large portion of the document focuses on the Route 23 Corridor. Using the map on display he discussed zones along the Route 23 Corridor. He indicated the main issue on Route 23 Corridor is the minimum lot size requirements and said the best approach going forward would be to divide the HC Zone into two separate zones and look at changing the minimum lot sizes. Using the Map on display Mr. Nelson reviewed the HC1 and HC2 zones. He discussed the minimum lot size and requirements on the HC1 zone and HC2 Zone and said the biggest change was to reduce minimum lot sizes. He commented on properties with multiple commercial uses and recommended not to include agriculture uses in the HC Zone. He said the HC1 zone will allow for some multi-family residential development. He discussed the impact of commercial uses on adjoining residential neighborhoods and said the Re-Exam will also include language on future planning efforts. Mr. Nelson discussed

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property in front of the Hardyston School and said the property is being considered for commercial use.

Mr. Nelson commented on Franklins current zoning ordinances. He discussed the limitation size for a convenient store and a service station and said it's not clear why it can't be larger than fifteen hundred square feet. He asked the Board if there would be any objection as part of the Re-Exam to recommend that limitation be eliminated. He recommended adding an Open Space Plan to the Re-Exam Report under the Future Planning Efforts section. Mr. Brady commented on the Open Space Plan and feels things need to be clarified and does not think it's best to adopt the Re-Exam Report tonight.

Mr. Nelson mentioned properties completely removed from the HC Zone. He remarked on the Rowley Lumber Yard, Meenan Oil, and the residential property next to Meenan Oil. He said his report will explain reasons and give suggestions on possible alternative zoning for those properties. He commented on properties that are not currently in the HC Zone but will be added into the Re-Exam Report.

Chairman, Mr. Cholminski asked the Board to address any questions before Opening the Meeting up to the Public.

Mr. Christiano expressed concerns regarding circulation on Sectors 6, 8, 9, 12 identified on Exhibit #3. Mr. Nelson discussed circulation on several properties and their access onto Route 23. A brief discussion took place on properties that front on Route 23.

Mr. Nelson discussed the Rowley Lumber Yard property and indicated it was part of an area that was studied as a potential redevelopment area. He recommended in his Re-Exam Report to take the Rowley Lumber Yard out of any further consideration as part of the redevelopment area. He also commented on the Franklin Diner site and redevelopment areas along Route 23. He said any changes to the redevelopment areas will be made by Borough Council and also indicated the Re-Exam Report will be sent to Council as a courtesy for informational purposes.

OPEN PUBLIC SESSION:

Chairman, Mr. Cholminski announced with no further questions from Board Members the meeting will now be open to the public.

Mr. Foulds made a motion to **Open to the Public for discussion 2015 Master Plan Re-Examination Report and Master Plan Amendments**. Seconded by Mr. Williams. All were in favor.

Judy Williams resident of 279 Wildcat Road stepped forward. She is a member of the EDC, (Economic Development Committee) and indicated she has reviewed the

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Master Plan Re-Exam Report with Mr. Nelson. She sees a lot of positive things with the Report and feels it was well thought out to the best of its ability. She mentioned Franklin's long term history and its modern day of the Route 23 Corridor. She commented on page #10, (Historic Preservation Plan for the Borough), and page #20, (Historic Preservation Issues), and also page #27 and page #33 sections that refer to the Historic Preservation Plan. She said the Franklin Historic Society is pleased to see this included in the report and as future planning goes forward historical reservation is greatly appreciated and is happy to see the Planning Board is taking it into consideration.

Mr. Dick Durina resident of 23 Auché Road stepped forward. He feels there is no hurry to adopt the Re-Exam Report at this time and would like the public to have more time to review the draft and digest the information included in the packet. Mr. Cholminski stated he does not see a problem with delaying the decision to adopt the Re-Exam Report. Mr. Nelson agreed and Mr. Cholminski also said it would be nice to give the new Mayor and Council time to review the document as well.

A decision was made to continue the Public Hearing at the next meeting scheduled for December 21, 2015. Mr. Brady indicated no further publication notice will be needed. Mr. Durina thanked Board Members.

There were no further comments from the Public.

Mr. Christiano made a motion to **Close to the Public 2015 Master Plan Re-Examination Report and Master Plan Amendment**. Seconded by Mr. Williams. All were in favor.

Mr. Cholminski and Board Members had a brief discussion on the decision to continue the Public Hearing at the next scheduled meeting. Mr. Cholminski explained the Master Plan procedure and commented on ordinance changes.

Mr. Christiano asked Mr. Nelson to clarify the comment he made regarding the maximum square foot required for a convenient store. Mr. Nelson discussed the maximum square footage needed and said most are usually around twenty five hundred square feet. Mr. Nelson suggested to include any changes in the Re-Exam Report. He indicated the ordinance change will be simple and will require changing the definition.

Board Members discussed the clean-up at the Rowley Lumber Yard Site. Mr. Nelson stated he heard they wanted to take some of the buildings down but also wanted to be assured to be grandfathered to be able to put up the same amount of square footage.

Chairman, Mr. Cholminski announced the Master Plan Re-Examination Report and Master Plan Amendments hearing will be carried to the meeting on December 21,

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2015 at 7:30pm. Mr. Nelson indicated at the next meeting he will include a list of any changes that will be incorporated in the Re-Exam Report.

A discussion took place on the square footage maximum size requirements needed for a gas station or a convenient store. Board Members discussed lot sizes, parking space requirements, and setbacks. Mr. Cholminski indicated lot size, parking requirements and uses should determine what would fit on a property. He suggested taken out the maximum size. Mr. Brady said amend the Master Plan Re-Exam Report to say the convenient store definition does not have a limit. Mr. Cholminski suggested to mention in the Master Plan Re-Exam that the current ordinance has a fifteen hundred foot maximum.

DISCUSSION:

Sign Ordinance

Mr. Brady referred to Robin Hough letter dated November 12, 2015. He indicated the Sign Ordinance 13-2015 was introduced at the Mayor and Council meeting on November 10, 2015.

There was no further discussion on the sign ordinance.

Mr. Brady informed the Board he will notify Council and Borough Clerk, Robin Hough that there were no further discussions or comments from the Planning Board regarding Sign Ordinance 13-2015.

A brief discussion was had regarding the Franklin Elementary solar panel proposal.

CORRESPONDENCE:

OPEN PUBLIC SESSION:

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

No one from the public came forward.

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

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ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 8:32 PM on a motion by Mr. Christiano, seconded by Mr. Williams. All were in favor.

Respectfully submitted,

Karen Osellame
Secretary