

Franklin Borough Planning Board
Meeting Minutes for
December 19, 2016

The meeting was called to order at 7:32 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. John Cholminski - Chairman
Mr. John Christiano
Ms. Dawn Fantasia
Mr. Nathan Foulds –Vice Chairman
Mr. Nick Giordano - Mayor
Mr. Jim Williams
Mr. Steve Zydon
Mr. Sean Kidd – ALT #2
ABSENT: Mr. James Nidelko – ALT #1

ALSO PRESENT: Mr. Dave Brady, Board Attorney

APPROVAL OF MINUTES:

Mr. Zydon made a motion to approve the **Franklin Borough Planning Board Meeting Minutes for November 21, 2016**. Seconded by Mr. Williams.

Upon Roll Call Vote:

AYES: Cholminski, Christiano, Fantasia, Foulds, Williams, Zydon

NAYS: None ABSTENTIONS: None

APPROVAL OF RESOLUTIONS:

Resolution Recommending An Area in Need of Redevelopment As A Condemnation Redevelopment Area & An Area in Need of Rehabilitation.

Mr. Zydon made a motion to **Approve Resolution Recommending An Area in Need of Redevelopment As A Condemnation Redevelopment Area & An Area in Need of Rehabilitation**. Seconded by Mr. Williams.

Upon Roll Call Vote:

AYES: Cholminski, Christiano, Foulds, Williams, Zydon

NAYS: None ABSTENTIONS: Fantasia, Giordano

APPLICATIONS FOR COMPLETENESS:

There were no applications for completeness.

ADJOURNED CASES:

There were no adjourned cases.

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APPLICATIONS TO BE HEARD:

There were no applications to be heard.

OTHER BUSINESS:

There was no discussion on the Professional Service Performance Results for 2016.

Mr. Cholminski briefly reviewed 2017 Planning Board Meeting Dates. Mr. Foulds asked if the dates would change if the new Land Use Board moves forward. Mr. Giordano indicated the previous meeting dates for Planning and Zoning will remain the same. Also, if the Land Use Board is approved and moves forward the new Board would be choosing either the first Wednesday or third Monday of the month for the regular meeting. He said the other meeting date would only be used if the Board chooses to have another meeting that month and indicated the second meeting could be used for Special Meetings.

Mr. Williams made a motion to **Accept the 2017 Planning Board Meeting Dates.** Seconded by Mr. Foulds. All were in favor.

PAYMENT OF BILLS:

Mr. Williams questioned Brady & Correale Invoice #23702 regarding concept meeting with Jeff Fletcher's property on Corkhill Rd. Mr. Brady explained the details of the meeting and a brief discussion took place on the property.

Mr. Williams made a motion to approve the **Franklin Borough Planning Board Escrow Report for December 19, 2016.** Seconded by Mr. Foulds.

Upon Roll Call Vote:

AYES: Cholminski, Christiano, Foulds, Williams, Zydon

NAYS: None ABSTENTIONS: Fantasia, Giordano

DISCUSSION:

Ordinance 20-2016 Land Use Board Revisions. (Introduced on 12-13-16).

Ms. Fantasia indicated at the Council Meeting the public was very positive with the Land Use Board Revisions and she recommended Board Members express their thoughts on the changes. Mayor Giordano agreed and said the idea was based on the ability to stream line the way Franklin does business. He said members from both Planning and Zoning will be accepted and the new Board will consist of nine members and four alternates. He said changing the way Franklin does business will make it friendlier. A brief discussion took place regarding applications, variances, and voting procedures. Mayor Giordano said he will be looking at Board Members terms and has no intention on not re-appointing all present members. Mr. Cholminski showed a concern and commented on the amount of time Members will have to

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spend if the Board becomes very busy with applications. Mayor Giordano discussed advantages of a combined board. Ms. Fantasia commented on the late meetings that can occur during large applications. She suggested the second meeting date could then be utilized for those large applications. Mr. Brady discussed procedures under the Land Use Laws and talked about other Municipality Boards he represents. Mr. Christiano said it would be a sufficient use of administrative time. Mayor Giordano indicated a meeting is scheduled with Dawn Fantasia and Stephen Skellenger to review and discuss appointment dates. He said all Board Members are very important to him and does not want to lose anyone. Mr. Christiano felt the change will be cost effective and save meeting time for applicants. Ms. Fantasia talked about her experience with previous applications. She said the Combined Board will be helpful to applicants and Board Members. Mr. Foulds commented on members volunteering their time and talked about their knowledge. Mr. Williams talked about how important it is for applicants to work out details with Professionals. He said this could limit board time and applicants conditions. Mr. Brady discussed TCC meetings and concept meetings. Mr. Zydon commented on the lack of communication between Zoning/Planning boards. Mr. Kidd indicated having Planning/Zoning experience on one board will benefit and be cost effective.

OPEN PUBLIC SESSION:

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

No one from the public came forward.

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

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 8:15 PM on a motion by Mr. Christiano. Seconded by Mr. Foulds. All were in favor.

Respectfully submitted,

Karen Osellame
Board Secretary