

**Franklin Borough Planning Board**  
**Meeting Minutes for**  
**January 19, 2016**

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.

ROLL CALL OF MEMBERS PRESENT: Mr. John Cholminski (Chairman)  
Mr. John Christiano  
Mr. Nathan Foulds (Vice Chairman)  
Mayor Nick Giordano  
Mr. Joseph Martinez  
Mr. Jim Williams  
Mr. Steve Zydon  
Mr. James Nidelko (Alt #1)  
Mr. Sean Kidd (Alt #2)

ABSENT: None

ALSO PRESENT: Dave Brady, Brady & Correale, Esq  
Tom Knutelsky, Harold E Pellow Associates

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

**APPROVAL OF MINUTES:**

Mr. Foulds made a motion to approve the **Franklin Borough Planning Board Meeting Minutes for December 21, 2015**. Seconded by Mr. Williams.

Upon Roll Call Vote:

AYES: Christiano, Foulds, Williams, Zydon, Nidelko, Kidd

NAYS: None                    ABSTENTIONS: Mayor Giordano, Martinez, Cholminski

**APPROVAL OF RESOLUTIONS:**

Mr. Foulds made a motion to **Approve Resolution (PB-12-15-1), Vanguard Energy, (Hardyston Elementary School), Energy Program Capital Solar Panel Project, Block 1601, Lot 10**. Seconded by Mr. Williams.

Upon Roll Call Vote:

AYES: Foulds, Williams, Zydon, Nidelko

NAYS: None                    ABSTENTIONS: Mayor Giordano, Martinez

**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.

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**OTHER BUSINESS:**

**PAYMENT OF BILLS:**

Mr. Foulds questioned Advanced Auto bills submitted by Nelson Consulting Group, and Brady & Correale, LLP. Mr. Brady advised the Board a concept meeting took place with the applicant and the Professionals. There were no further comments.

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

Upon Roll Call Vote:

AYES: Christiano, Foulds, Williams, Zydon, Cholminski

NAYS: None                      ABSTENTIONS: Mayor Giordano, Martinez

**DISCUSSION:**

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

Mr. Brady announced action on Master Plan will not be taken tonight. He confirmed the digital file of the hearing indicated the Master Plan will be carried to the February Planning Board Meeting and action may be taken at that time. He said tonight we can talk about the proposed amendments and any further comments. He said Franklin Resident, Mr. Durina who is present tonight made comments at the hearing on specific lots and blocks. He asked the Board if they would like to address those issues tonight or leave them for the next meeting. Mr. Cholminski was concerned Board Planner, Ken Nelson is not present tonight to address any questions. Mr. Brady suggested to continue discussion tonight and said Mr. Nelson can be provided with an audio file of the meeting. The Board discussed and Mr. Cholminski opened the meeting to the public for any further comments on the Master Plan.

**OPEN TO THE PUBLIC:**

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

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

Mr. Dick Durina resident of 23 Lozaw Road stepped forward. He thanked the Board for the opportunity to speak. He is concerned with the Lumber Yard property on Route 23 and would like the property to remain a commercial zone. He discussed how the property can link into Main Street in the future. He would like to see Main Street come back and said the Lumber Yard property can help that along. He does not see the rush in changing the property to residential. He commented on vacant commercial properties along Route 23 and would like to see the Board address those properties this coming year. Mr. Durina discussed Main Streets that are developed in other towns. Mr. Cholminski does not see the link the Lumber Yard

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would have with Main Street if it was residential or commercial. Mr. Durina commented on a connection road from Route 23 to Main Street and discussed the traffic. Mr. Cholminski confirmed with Mr. Durina that his preference is to leave the property as a viaduct to get to Main Street.

Mr. Williams indicated Mr. Durina also had a concern with property located across from McDonalds. Mr. Durina said his concern is with the Department of Transportation. He discussed the intersection and left hand turns onto High Street from Route 23 South. He suggested a turning lane can help with the traffic. Mr. Durina would like to see the Board slow down with their decisions and take the time and effort to do it right instead of revising it every five years. Mr. Cholminski commented on the funding cost of the Master Plan. Mr. Durina talked about economy changes and commented on the many different lot sizes along the highway commercial zone. He said some of the properties meet the requirements but others will be undersized with the square footage. A conversation took place on properties requirements including there minimum lot width, depth and the square footage. Mr. Durina indicated literature of the Master Plan Report under Schedule A, refers to the HC Zone and said it should refer to either HC1 Zone or HC2 Zone. Also, HC1 Zones and HC2 Zones are listed twice in the report with different square footage requirements and finds it very confusing. Mr. Durina thanked the Board for their time.

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

Mr. Zydon commented on property in front of the Franklin School. He said the property is listed as a R1 Zone and questioned how it became the schools ownership and why it was never changed to a government zone. Mr. Cholminski said the schools jurisdiction in terms of planning is the Planning Board is only an advisory. Mr. Brady said he is not sure if there are any restrictions on the deed. Board Members had a brief discussion on the property and Mayor Giordano indicated there is a lot of interest in the property if the school chooses to sell the property. Mr. Williams commented on Washington Avenue. Mr. Nidelko mentioned property located at 250 Route 23 and indicated the fire department received a notice in the mail regarding a cell tower on the site.

**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 stepped forward.

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

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Mr. Christiano remarked on an article he read in the New Jersey Planner regarding the use of Social Media by Board Members during a hearing process. He suggested since new members are on the board he would like Mr. Brady to educate the Board on their obligations. Mr. Brady said there are no obligations to Board Members to report that they have visited an applicant's proposed site. He said Board Members should not conduct a meeting on the site. He commented on text messages, Facebook postings, and emails and advised the Board to be careful when using Social Media. Mr. Cholminski commented on how important it is to listen to the applicant's testimony when making a decision and suggested Board Members visit the site and review the site plans when a new application occurs. Mr. Cholminski discussed the function of the Planning Board and commented on the Annual Report which will be presented at the next meeting.

Mr. Knutelsky said the Board can also contact him with any questions regarding engineering and town ordinances. He commented on the number of applications reviewed by the Zoning Board compared to the Planning Board. Mr. Cholmsinki mentioned the expense of a revised Master Plan and commended on a combined Board. Mr. Brady said he represents combined Boards and separated Boards and discussed his opinion. Board Members talked about the positive and negative sides of combining Boards.

Mayor Giordano discussed town updates. He said Council is looking at Main Street very seriously and indicated a site on Main Street is being looked at to possible move the Police Department and Recreation Center. He said it was a positive visit and could be a seed to growing a more positive change to Main Street.

Mr. Cholminski commented on the status of redevelopment areas that were previously sent to Mayor and Council. Mayor Giordano mentioned the proposed Walmart Site. Mr. Cholminski suggested Board Members receive an update on the status of the proposed Redevelopment areas. He discussed how important revitalization and rehabilitation are good for the town. Mr. Brady commented on redevelopment zones and domain powers.

**ADJOURNMENT:**

There being no further business to come before the Board, the meeting was adjourned at approximately 8:20 PM on a motion by Mr. Foulds. Seconded by Mr. Williams. All were in favor.

Respectfully submitted,

Karen Osellame  
Secretary