

Franklin Borough Planning Board
Meeting Minutes for
August 21, 2017

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

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

ROLL CALL OF MEMBERS: Mr. John Christiano (Present)
Ms. Dawn Fantasia (Present)
Mr. Nathan Foulds, Chairman (Present)
Mr. Nick Giordano, Mayor (Present)
Mrs. Louise Murphy, Vice-Chairwoman (Absent)
Mr. Jim Nidelko, (Present)
Mr. Wes Suckey (Present)
Mr. Jim Williams (Present)
Mr. Steve Zydor (Present)
Mr. Floy Estes, Alternate #1 (Present)
Mr. Sean Kidd, Alternate #2 (Absent)
Mr. Richard Knop, Alternate #3 (Present)
Mr. Ted Bayles, Alternate #4 (Absent)

ALSO PRESENT: Mr. Dave Brady, Board Attorney
Mr. Ken Nelson, Board Planner
Mr. Tom Knutelsky, Board Engineer

ELECTION OF VICE-CHAIRPERSON

Mr. Williams made a motion to elect Mr. Suckey as the Vice-Chairman of the Planning Board. Mayor Giordano seconded the motion. All in favor.

Upon Roll Call Vote:

AYES:

NAYS: None ABSTENTIONS: Mr. Wes Suckey

APPROVAL OF MINUTES:

Mr. Nidelko made a motion to approve the **Franklin Borough Planning Board Meeting Minutes for June 19, 2017**. Seconded by Mr. Zydor. All in Favor

Upon Roll Call Vote:

AYES:

NAYS: None ABSTENTIONS: Mayor Giordano and Dawn Fantasia

Mr. Nidelko made a motion to approve the **Franklin Borough Planning Board Meeting Minutes for July 5, 2017**. Seconded by Mr. Zydor. All in Favor

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Upon Roll Call Vote:

AYES:

NAYS: None ABSTENTIONS: Mayor Giordano and Dawn Fantasia

PAYMENT OF BILLS:

Mr. Williams made a motion to approve the **Franklin Borough Planning Board Escrow Report** for August 21, 2017. Seconded by Mr. Christiano

Upon Roll Call Vote:

AYES:

NAYS: None ABSTENTIONS: Mayor Giordano and Dawn Fantasia

APPROVAL OF RESOLUTIONS:

There were no resolutions for approval.

DISCUSSION:

Hospital Redevelopment Plan

Ken Nelson – Draft Hospital Redevelopment Plan standard format. Mr. Nelson indicated to the Board that a public hearing is not necessary by law but the Board could hold the September 6, 2017 meeting. The next step would be for the Planning Board to recommend that the Council adopt this plan in the form of an ordinance.

Mayor Giordano – Are there the major differences in this plan?

Ken Nelson- The plan is essentially the same, however there is an increase in density provided there is another means of access to Route 23. It would not be an easy task however it would be a major asset to the town if they could.

If Board members would like to get their comments or thoughts on the redevelopment plan before September 6th meeting, to Ken Nelson.

Mayor Giordano made a motion to have a Planning Board meeting on September 6, 2017 to discuss the Hospital Redevelopment Plan in the form of a public hearing.. The motion was seconded by Wes Suckey, all were in favor.

APPLICATIONS FOR COMPLETENESS:

Westwind Manor/Grace Elder Care – 25 Main Street, Franklin NJ Block 907, Lot 13 (PB -06-17-1)

Mr. Foulds – We had a TCC meeting with the applicant Grace Elder Care there were some issues addressed and some recommendations made at that meeting. At this time the applicant would like to move forward with completeness of the application.

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Mr. Brady – For completeness purposes, the Board will go through the completeness checklist and see if there are any waivers to be granted and to see if the application should proceed at this time or not.

Mr. Askin – Presented his client, Grace Elder Care and the history of his client's property as well as the client's proposed plans for the property.

Mr. Askin is asking for several variances the first of which is to allow the expansion of more units this would be an expansion on previously existing non-conforming use. In addition, the Applicant is asking for mix use to be re-approved for mix use on the property. The next variance is a height variance, the applicant is asking for a 10% increase in what the code currently allows for the proposed building. In addition, the applicant is asking for a Front Side Set Back. The code requires 40 feet and the applicant is currently just short of that with a 36.2 front side set-back. Additionally, a Side Set Back is needed next to the church parking lot, six feet is needed there. Lastly, the applicant is requesting a Rear Set Back which is pre-existing and needs to be re-affirmed. The nature of this application is for permanent waiver requests

Mr. Knutelsky – At the TCC Mr. Knutelsky recommended some changes to the existing plans. These changes are found in his report under the checklist. Mr. Knutelsky recommended that temporary waivers be granted by the Board so that we can proceed into the public hearing and have discussion on this project.

Mr Suckey made a motion to **approve the temporary waivers and deemed the application complete**. Seconded by Mr. Williams. All were in favor.

APPLICATIONS FOR COMPLETENESS:

Westwind Manor/Grace Elder Care – 25 Main Street, Franklin, NJ Block 907, Lot 13 (PB -06-17-1)

Mr. Askin – Introduced the Applicant, Todd Tavares owner of Grace Elder Care. Mr. Tavares was sworn in by Mr. Tavares.

Mr. Tavares gave detailed testimony on the history of the property as well as his plans for the future of his property.

Mr. Knutelsky – Asked the applicant to explain to the Board what are the plans for the trash enclosures?

Mr. Tavares – I plan on enclosing the existing dumpster as well as the new dumpsters. There will be trash pick-up twice a month additional days will be added if need be.

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Mr. Suckey - Inquired whether or not there would be sufficient parking for the additional units.

Mr. Tavares – Mr. Tavares performed a parking study and none of the current residents have cars and they do not drive. Mr. Tavares gave testimony that there will be sufficient parking with the new building.

Mr. Kalafut sworn in as the Applicants Architect.

Mr. Kalafut – Mr. Kalafut gave detailed testimony in regards to the design and layout of the new building. Specifically the roof design, fire sprinklers and fire doors as well as the height of the building for fire safety.

Mr. Nelson – Discussed the reason for a Pitched roof design instead of the flat roof.

Mr. Tavares – Explained in detail that a Pitched Roof design would take away from the square footage in each unit and he would not be able to have the number of units that he initially applied for and the Certificate of needs with the State of New Jersey. To re-apply with the State would be a costly endeavor.

Mr. Nelson – Will the Façade be completely re-done around the building?

Mr. Tavares – Yes

Mr. Williams – Do you foresee a problem on the South Side of the parking lot for access to the church parking lot?

Mr. Tavares – We've had a very good relationship with the Church and they are very willing to work with us. I've spoken with the Pastor in regards to the project. We certainly would never hinder the congregation from getting into the parking lot.

Mr. Williams – You should reach out to the Church's property committee to have a discussion.

Mr. Brady sworn in the Applicant's civil engineer, Mr. Gloede.

Mr. Gloede – Most of my testimony has already been covered, however I want to go over a couple important points. The first is the Sanitary Sewer, we will be tying into the existing sanitary sewer. We will be relocating the driveway we will also be widening the driveway. Handicapped parking will be located towards the main entrance.

Mr. Suckey – Questioned what set of plans Mr. Gloede was working from. Mr. Gloede stated that they plans are from August 11, 2017 however the cover sheet

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that the Board was given is different from what Mr. Gloede was going over. Mr. Knutelsky explained to the Board that he recommended that a new copy of the cover sheet not be given to the Board this evening since it would lead to confusion and the Board has not had an opportunity to review it.

Mr. Gloede – Rushing to get these done, some clerical mistakes were made. However, after tonight's meeting there will be additional changes made to the plans and revised plans will be made available for the Boards review.

Mr. Williams – What are your plans for EDU's? Will you need any additional?

Mr. Tavares – We don't know exactly yet what our need will be, however our original approval was for 36 beds and we only have 25 beds so we are not sure if we will even need any EDU's if we do, we will get them.

Mr. Williams – In reference to the parking situation. If you receive the variances you are asking for today. However, down the road you need additional parking would you or could you agree to add additional parking?

Mr. Tavares – Yes I could easily commit to two more spaces without really doing anything. I could also commit to three additional spaces in the back which would be a total of 5 spaces.

Mr. Gloede – We will mark on the revised plans the additional two spaces and bank the other three in the back if needed.

Mr. Knutelsky – There needs to clearly state on the plans the exact number of spaces for the parking. As far as what is required and what exactly you have and what you are going to bank. All of this information needs to be on the plans. As well as hairpin striping in accordance with the Borough standards. Thermoplastic paint should be used.

Mr. Gloede – Our Professional Planner will go in to detail as far as if we have enough parking.

Mr. Knutelsky – In regards to the One-Way exit, there should be a sign saying EXIT as well on the plan. In the loading area, will it be able to get a truck to turn around safely? Technically, the loading area should not be in the front of the building. However, I recommend to the Board for a design waiver to be granted.

The proposed stormwater management measures for this project are appropriate and satisfy the stormwater management rules.

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Mr. Gloede – We are asking for a 10 foot utility easement for the sanitary sewer line, that is for construction and in case we have to get in there for maintaining the property.

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

Mrs. Judy Williams – Most of my questions were answered by Mr. Knutelsky and the Board, however I wanted to inform the Board that I am a member of the Property committee for the Church that is adjacent to the applicant and I just want to make sure that if there needs to be blasting done for this project that you consider the church is a 100 year old building that in addition also has stained glass.

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

Mr. Foulds – At this time, because of the time we typically do not hear any more testimony from additional professionals and we have not yet heard from the applicant's Professional Planner. If there are no more questions for Mr. Gloede I make a motion that we adjourn the meeting. At the Planning Board's September 18 meeting we will hear additional testimony from the applicant's Professional Planner.

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

ADJOURNED CASES:

There were no adjourned cases.

APPLICATIONS TO BE HEARD:

See above for Completeness

CORRESPONDENCE:

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 10:30 PM on a motion by Mr.Williams seconded by Mr..Nidelko. All were in favor.

Respectfully submitted,

Joyce Carr
Planning Board Secretary