

Franklin Borough Planning Board
Meeting Minutes for
December 18, 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 (Absent)
Ms. Dawn Fantasia (Present)
Mr. Nathan Foulds, Chairman (Present)
Mr. Nick Giordano, Mayor (Absent)
Mr. Jim Nidelko, (Present)
Mr. Wes Suckey, Vice-Chairman (Present)
Mr. Jim Williams (Present)
Mr. Steve Zydon (Absent)
Mr. Floy Estes, Alternate #1(Present)
Mr. Sean Kidd, Alternate #2 (Present)
Mr. Richard Knop, Alternate #3 (Present)
Mr. Ted Bayles, Alternate #4 (Present)

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

APPROVAL OF MINUTES:

There were no minutes for approval

APPROVAL OF RESOLUTIONS:

Resolution Recommending Adoption of the Hospital Redevelopment Plan, Block 1504, Lots 13 and 44. Mr. Foulds asked for a motion to approve the resolution. Mr. Williams made the motion. Seconded by Mr. Nidelko.

Upon Roll Call Vote:

AYES: Mr. Williams, Mr. Nidelko, Mr Foulds

NAYS: None

ABSTENTIONS: Ms. Fantasia, Mr. Suckey

Resolution for Ordinance #20-2017, Amending Chapter 161 (Land Development), of the Borough Code, Regarding MAAH District.

Mr. Foulds asked for a motion to approve the resolution. Mr. Williams made the motion and seconded by Mr. Nidelko

Upon Roll Call Vote:

AYES: Mr. Williams, Mr. Nidelko, Mr. Foulds

NAYS: None

ABSTENTIONS: Ms. Fantasia, Mr. Suckey

Resolution adopted November 20, 2017 for Ordinance #20-2017, Amending Chapter 161 (Land Development), of the Borough Code, Regarding MAAH District.

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Mr. Foulds explained that this was the action that the board had taken on Nov 1, 2017 and to be adopted on December 18, 2017.

Mr. Foulds asked for a motion to approve the resolution. Mr. Williams made the motion. Seconded by Mr. Nidelko.

Upon Roll Call Vote:

AYES: Mr. Williams, Mr. Nidelko, Mr. Foulds

NAYS: None

ABSTENTIONS: Ms. Fantasia, Mr. Suckey

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:

Mr. Foulds mentioned the proposed draft for the upcoming meeting dates for the Franklin Planning Board. The third Monday of each month with the first Wednesday of each month being the reserved meeting date if it is needed. The board was in agreement and Mr. Foulds asked for a motion to accept the proposed 2018 Meeting Dates for the Planning Board. Mr. Williams made the motion to approve the proposed 2018 Meeting dates for the planning board and Seconded by Mr. Suckey. All were in favor.

PAYMENT OF BILLS:

Mr. Williams made a motion to approve the **Franklin Borough Planning Board Escrow Report** for December 18, 2017. Seconded by Mr. Suckey

Upon Roll Call Vote:

AYES: Mr. Williams, Mr. Nidelko, Mr Foulds

NAYS: None

ABSTENTIONS: Ms. Fantasia, Mr Suckey

DISCUSSION:

Main Street Zinc Mine Redevelopment Plan Update – Ken Nelson

Mr. Nelson explained how he wanted to keep the board advised of the progress of the Main Street Zinc Mine Redevelopment plan. He stated that the committee has met twice and one of the topics being whether or not Parker Street should be closed which is recommended by the Dept. Of Community Affairs Report. Mr. Nelson explained that he is also still wrestling with the idea of what the DSA people did with some of the components of the 2006 Main Street Realization Plan. Some of the new material that needs to be included and how we're going to combine that all into a redevelopment plan

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concisely and quickly as we can. Our next meeting is in January. We have not set a date but it will take place in January.

Mr. Nelson also spoke at length about another issue that has been brought up to the committee and thought that the full board could give some guidance on this particular topic, which is meeting with the property owners. Mr. Nelson then asked Mr. Brady or Mr. Suckey to explain and express their thoughts or concerns.

Mr. Suckey stated that he thought it was a good idea to meet with the property owners. Mr. Suckey made a point to say just property owner's not third party developers. Meet with them to see what they have instore for their property or what they would like see happen with their property.

Mr. Suckey explained that through emails some board members did not think that meeting with the property owners was something that they wanted to do. Mr. Suckey explained that some members thought it was a conflict of interest. Mr. Suckey stated that he had Alison McHose write an email to Mr. Brady asking if this was something that would be a conflict of interest. Mr. Suckey asked Mr. Brady to explain to the members what his thought were on this.

Mr. Brady stated he did not see this being a conflict of interest. Redevelopment is a bit different than normal zoning. Mr. Brady explained that knowing what a private property owner foresees for their property may be helpful, particularly if a development zone is owned by one person. This particular project just so happens to have more than one property which then gives us more than one property owner to meet with. Mr. Brady explained that only the committee would be able to meet with the property owners not the whole Board because you cannot have quorum.

Mr. Foulds agreed that this was something that would move this process along. Mr. Brady stated that it doesn't have to be every single property owner in the zone. Mr. Foulds said it would go out as more of an invitation.

Mr. Suckey stated that there are really three main properties. Zinc mine, Easter Seals, Old Movie Theater and the fourth one that that they have touched on being the Time Act building. These properties being the focal pieces of the plan to help spread on both sides of the street.

Mr. Foulds agreed with Mr. Suckey and said he only sees positive input from meeting with property owners. Mr. Nidelko also stated that he thought it was a good idea to meet with property owners.

Mr. Nidelko asked if Parker Street is geologically sound. Mr. Suckey and Mr. Williams explained that Parker Street its self is pretty solid it is High Street that has been giving us trouble.

Mr. Williams explained that there's a shaft in the Firehouse parking lot. That miners used as an escape shaft.

Mr. Williams explained that if you go past Washington Ave there are large sections of stone rock that are just slowly drifting away and that cannot be stopped.

Mr. Williams is concerned about closing Parker Street. What would happen to the parking lot that the Main Street residents pay for? Where would the residents of the

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apartments that will be built park? Mr. Williams was confident when stating that parking would be a big problem. The theater would be another parking problem. Mr. Foulds stated that this was something that we would have to discuss going further at upcoming meetings.

Mr. Foulds asked if any of the members had any objections to coordinating invitations to the property owners on Main Street who fall in the zone.

Mr. Williams stated that there are a lot of issues we will need to factor into meeting with these property owners. Mr. Foulds agreed but believes that it will be a step in the right direction and start moving the process along. Mr. Williams and other board members agreed. Mr. Foulds said he would arrange the necessary steps to make this happen.

CORRESPONDENCE:

There were no correspondence

OPEN PUBLIC SESSION:

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

Mr. Williams not seeing anyone coming forward he made a motion to close the meeting to the public. Seconded by Ms. Fantasia. All were in favor.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 8:11 PM on a motion by Mr. Williams, seconded by Ms. Fantasia, All were in favor.

Respectfully submitted,

Alison McHose
Acting Planning Board Secretary

Transcribed by: Michelle Babcock