

**Franklin Borough Planning Board**  
**Meeting Minutes for**  
**September 18, 2017**

The meeting was called to order at 7:33 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 (Absent)  
Mr. Nathan Foulds, Chairman (Present)  
Mr. Nick Giordano, Mayor (Absent)  
Mr. Jim Nidelko, (Present)  
Mr. Wes Suckey, Vice-Chairman (Absent)  
Mr. Jim Williams (Absent)  
Mr. Steve Zydon (Present)  
Mr. Floy Estes, Alternate #1 (Absent)  
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:**

Mr. Foulds found a discrepancy in the minutes where it said he made a motion, He does not typically make motions. Mr. Foulds advised the Board secretary to go back to the Meeting tape from August 21 minutes and see who made that motion. Minutes will be on the October 16, 2017 agenda for approval.

**APPROVAL OF RESOLUTIONS:**

JCM Investors 1012 LLC (PB 04-17-1) 110 Munsonhurst Road, Block 2701 Lot 2  
Voting Eligibility – Mr. Christiano, Mrs. Murphy, Mr. Nidelko, Mr. Suckey, Mr. Williams

**APPLICATIONS FOR COMPLETENESS:**

There were no applications for completeness.

**ADJOURNED CASES:**

There were no adjourned cases.

**APPLICATIONS TO BE HEARD:**

Grace Elder Care/Westwind Manor PB-06-17-01 25 Main Street, Franklin, New Jersey 07416 Block 907 Lot 13.

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Mr. Askin attorney for the Applicant introduced the Professional Planner for his client, Mr. Jason Dunn. Mr. Dunn gave detailed testimony relating to his professional opinion on the benefits of approving the application for Grace Elder Care/Westwind Manor.

Mr. Dunn explained in detail the positive criteria for approving the application. Including, but not limited to there being a current need for this type of facility as well as it being more cost effective and an alternative for families with aging adults. The application also meets the needs of Franklin's master plan.

A question from the Board as to whether or not the project would be able to continue if they could not obtain the easements from the surrounding properties to the north and west of the applicant. Mr. Todd Tavaris explained that he was presently in negotiations with the two adjacent properties (the Presbyterian Church and Concetta Towers)

The Board questioned in detail the plans for exterior lighting and adhering to codes and being compliant. As well as having enough parking spaces for the new facility.

Mr. Tom Knutelsky explained that he was satisfied with the updated plans. Mr. Knutelsky stated that the applicant provided for all of the changes and suggestions that were necessary as well as the suggestions that came out of the TCC Meeting.

Mr. Askin stated that he has concluded with his client's Professional testimony.

Mr. Foulds asked for a motion to open to the public for questions for the applicant's professionals.

**Mr. John Christiano made a motion to open to the public and Mr. Jim Nidelko seconded the motion. All were in favor.**

There were no questions for the applicant's professionals.

**Mr. Steve Zydon made a motion to close the meeting to the public and Mr. John Christiano seconded the meeting. All were in favor.**

Mr. Askin gave his closing remarks and thanked the Board for their time and consideration on approval of his client's variances.

Mr. Dave Brady explained which Board members were eligible to vote on these variances. The applicant was please to proceed with the six eligible voting members of the Board that were present.

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Mr. Brady summarized all of the conditions that were outstanding from the TCC meeting as well as the last Planning Board meeting.

Mr. Foulds asked for confirmation on what would happen if the easements were not granted. Mr. Knutelsky explained that they would have to come back to the Board if the easements were not granted.

Mr. Foulds asked for a vote on both the Bulk Variances as well as the Use Variance.

**Mr. Steve Zydon made the motion to approve all variances and Mr. Jim Nidelko seconded the motion.**

**Roll Call vote Yes –Christiano, Nidelko, Zydon, Foulds, Knop, Bayles**  
**Roll Call vote No –**

Mr. Askin asked for a special waiver so that his client can start getting the permits necessary to start building as well as finalized his clients financing for the project.

Mr. Dave Brady agreed to write a letter to the building construction department that subject to the Board adopting the resolution for this project that the Board has no objection to the applicant starting the process of obtaining permits.

**OTHER BUSINESS:**

Mrs. Louise Murphy resigned from the Planning Board.

**PAYMENT OF BILLS:**

**Mr. Zydon made a motion to approve the Franklin Borough Planning Board Escrow Report for September 18, 2014. Seconded by Mr. John Nidelko**

**Upon Roll Call Vote:**

**AYES: Christiano, Nidelko, Foulds, Zydon, Kidd, Knop, Bayles**

**NAYS: None**

**ABSTENTIONS:**

**DISCUSSION:**

Mr. Ken Nelson wanted to update the Board that he plans to report on the Hospital site modifications to the plan at the October 16, 2017 meeting.

Mr. Nelson also advised that the Main Street revitalization plan is finally ready to be delivered in its draft form. That will also occur at the October 16, 2017 meeting.

In addition, Mr. Nelson informed the Board that JCM Investors are in discussion about a settlement and an ordinance amendment.

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Mr. Tom Knutelsky advised the Board that he completed an annual inspection for Braen Aggregates, LLC. He gave a detailed report of his findings to the Board and found them to be in complete compliance.

Mr. Tom Knutelsky informed the Board that Minors Cove would like to start construction on the second and third buildings. They want to build them coinciding with one another. As per the Resolution there are two COAH requirements that must be met. Two out of the twelve units will be reserved for COAH. The Board takes no objection to the builder building both of the building at the same time. However, if he does not meet his COAH requirement with the two units he must come back to the board to explain in detail how he met his two COAH requirements.

**CORRESPONDENCE:**

No Correspondence at this time.

**OPEN PUBLIC SESSION:**

**Mr. Jim Nidelko made a motion to Open to the Public. Seconded by Mr. John Christiano .All were in favor.**

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

**ADJOURNMENT:**

There being no further business to come before the Board, the meeting was adjourned at 9:35 PM.

Respectfully submitted,

Joyce Carr  
Planning Board Secretary