

**RESOLUTION 2016-100  
BOROUGH OF FRANKLIN**

**APPROVING THE SEWER PUMP STATION  
IMPROVEMENT DEVELOPER'S AGREEMENT WITH  
STERLING PLAZA, INC.**

**WHEREAS**, Sterling Plaza, Inc. (the "Developer") obtained from the Franklin Borough Zoning Board of Adjustment approval for a conditional use variance and amended site plan approval for its project known as Application # ZB-06-15-1 for its property located at 200 Munsonhurst Road, designated as Block 2701 and 8 (the "Property"). The application was approved on November 4, 2015, and memorialized by Resolution dated January 6, 2016 (the "Resolution"). The essence of the approval is to convert Developer's existing office building to up to twenty (20) residential units; and

**WHEREAS**, condition 25 of the Resolution requires that the Developer undertake any needed improvements to the pumping station. The pumping station in question is located on the Developer's property and was conveyed by the Developer to the Municipality when it was originally constructed by the Developer as part of its original development of the Property (the "Pump Station"); and

**WHEREAS**, the Municipality and Developer have reached an agreement for the Pump Station upgrades to be performed by the Developer to be undertaken in accordance with the terms and conditions contained in the Sewer Pump Station Improvement Developer's Agreement ("Developer's Agreement") a copy of which is attached to this Resolution.

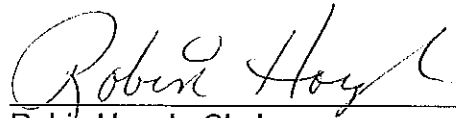
**NOW, THEREFORE, BE IT RESOLVED** by the Franklin Borough Mayor and Council, County of Sussex, State of New Jersey, that:

1. The Developer's Agreement between the Borough of Franklin and Sterling Plaza, Inc. attached to this Resolution is hereby approved, and the Mayor and Borough Clerk are authorized to sign the Developer's Agreement.

2. Approval of the Developer's Agreement is conditioned on Sterling Plaza, Inc. signing the Developer's Agreement.

3. This Resolution shall take effect immediately; however, it shall be void and of no effect in the event that any one or more of the conditions contained in this Resolution are not met by Sterling Plaza, Inc.

I hereby certify the foregoing to be a true copy of a resolution adopted by the Franklin Borough, Mayor and Council at a meeting held on November 8, 2016.



Robin Hough, Clerk  
Borough of Franklin

RECORD OF COUNCIL VOTES				
COUNCIL MEMBER	AYES	NAYES	ABSTAIN	ABSENT
ROBERT DABINETT	x			
DAWN FANTASIA	x			
JOSEPH LIMON	x			
MICHAEL RATHBUN	x			
STEPHEN SKELLENGER	x			
GILBERT SNYDER	x			
MAYOR GIORDANO (Tie Only)				