

Franklin Borough Planning Board
Meeting Minutes for
September 17, 2012

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.

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

ROLL CALL OF MEMBERS PRESENT: Mr. Christiano,
Mr. Oleksy, Mr. Suckey,
Mr. Foulds, Mr. Cholminski

ABSENT: Mr. Kulsar
Mayor Crowley (Arrived 7:33)
Mr. Lermond, Mr. Zydon

ALSO PRESENT: Mr. David Brady, Esq.
Mr. Ken Nelson, P.P.
Mr. James Kilduff, Director

APPROVAL OF MINUTES:

Mr. Oleksy made a motion to approve the **Franklin Borough Planning Board Meeting Minutes for June 18, 2012**. Seconded by Mr. Christiano.

Upon Roll Call Vote:

AYES: Christiano, Oleksy, Suckey, Foulds

NAYS: None ABSTENTIONS: None

(Motion approved)

APPROVAL OF RESOLUTIONS:

There are no resolutions to approve.

APPLICATIONS FOR COMPLETENESS:

There are no applications for completeness.

ADJOURNED CASES:

There are no Adjourn cases.

APPLICATIONS TO BE HEARD:

There are no applications to be heard.

OTHER BUSINESS:

PAYMENT OF BILLS:

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Mr. Oleksy made a motion to approve the **Franklin Borough Planning Board Escrow Report for September 17, 2012**. Seconded by Mr. Suckey.

Upon Roll Call Vote:

AYES: Christiano, Oleksy, Suckey, Foulds, Cholminski

NAYS: None ABSTENTIONS: Kulsar, Lermond, Mayor Crowley

DISCUSSION:

Mr. Cholminski requested the professional evaluations be submitted at the next meeting. Mr. Kilduff requested two volunteers to serve on the committee. Mr. Christiano and Chairman Cholminski volunteered for the Planning Board Subcommittee.

Mr. Kilduff said he received a letter from the Board attorney and forwarded it to the Mayor and Council. Area E was considered at their meeting and it was decided to remove two properties under discussion. Ms. Rowett's and the Board of Education property were removed from the redevelopment area. An ordinance was introduced designating those remaining properties as an area in need of redevelopment and appointing the Council as Redevelopment Authority. The Resolution removing those two areas was passed. There will be a public hearing at the next Council meeting on the introduced ordinance.

Mr. Cholminski asked if the Board has to do anything on that. Mr. Kilduff said we need to get a resolution. Attorney Brady stated he drafted the resolution. Mr. Kilduff stated the resolution documents the content of the letter because the Council meeting was prior to the resolution being done. The Resolution will memorialize the action taken by the Board.

Mr. Cholminski asked Mr. Kilduff about the next step for redevelopment. Mr. Kilduff said, having adopted a plan, move forward by either the Council taking on the task of being the Redevelopment Authority or request proposals from developers to be the Redevelopment Authority.

Mr. Cholminski said it sounds like they've already taken on the task. Mr. Kilduff said, the Council could retain a developer to be the redeveloper for those properties or they could operate in that capacity themselves. Mr. Nelson said it gets a little complicated. Council could take a hands-on role or lay back.

There was a discussion on redevelopment and how the Borough will proceed.

AREA D

Mr. Nelson referred to the June, 2012 meeting regarding the draft report, dated May 21, 2012. Mr. Nelson noted major issues regarding Area D and recommended the former hospital site be taken out for a couple of reasons.

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Mr. Nelson provided his testimony regarding the property. He also discussed the Group 5 property. Mr. Nelson said the former hospital should be removed from the redevelopment area. Mr. Nelson said while revising his report, he rethought the situation to make rehabilitation versus redevelopment with the seven properties and addressed his concerns of qualifying them individually and their inclusion in the redevelopment area as they were necessary in the overall planning of the redevelopment area.

Mr. Nelson said in their discussion, they concluded those properties be designated as a redevelopment area and the rest of the properties were grouped in that thinking. Upon further thought he came up with options. He referred to his revised report dated July 9, which wasn't reviewed on that evening. He noted Section 4, suggestion to designate the area in need of rehabilitation. Mr. Nelson mentioned the town's stance on Eminent Domain and the possibility of its use even though that is not the Borough's intention. Rehabilitation of the entire area is not his recommendation.

Mr. Nelson gave options: leave seven properties as part of rehabilitation area and designate rest of properties as redevelopment area or take out properties completely ending up with a redevelopment area that's much smaller than originally contemplated.

Mr. Nelson referred to visible and important properties and Franklin's image. Though a small area, it's a key piece and bigger than other redevelopment area on Route 23. Those are the three options: rehabilitation, part rehabilitation, part redevelopment or much reduced redevelopment area.

Mr. Cholminski asked if it would be fair to the Board to approach this in three topics. 1) Hospital property, 2) 7 lots currently HC and 3) the Diner and the Rowett property. Mr. Nelson stated at the appropriate time we will get into that topic.

Mr. Chomlinski agreed the hospital property and its accessibility and can be accomplished through Zoning.

The Board discussed the area's condition, the development/redevelopment process, the seven residential properties and parking for the group of properties referred to as the Square.

Mr. Nelson talked about the different properties individually in area D and if these properties should be in the redevelopment area: the Franklin Diner, the property behind the Diner, a strip mall, the industrial building, the residential properties that are in that area and Rowett's Garage.

At this time the Board members asked Mr. Nelson questions regarding the different properties in Area D.

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Mr. Suckey made a motion to open to the public **discussion on Area D**. Seconded by Mayor Crowley. All were in favor.

Pat Rowett, 36 Route 23 Franklin, stepped forward. Ms. Rowett informed the Board of the history of her property and the surrounding properties. Ms. Rowett commented on DEP issues in this area and stated her concerns on drainage problems in the area.

Jim Kilduff, Borough Administrator, stepped forward and asked about which properties are included. There was a brief discussion on this property.

Mr. Suckey made a motion to close to the public **discussion on Area D**. Seconded by Mr. Oleksy. All were in favor.

Mr. Cholminski gave the following summary, Hospital property left alone and property owner to make suggestions; 7 properties along Rutherford leave alone. Parts store in the study with possibilities, benefits to what can be done and benefits the owner.

Mr. Christiano stated he was satisfied the way this is going right now. Mr. Cholminski added with including this property in the redevelopment. Mr. Suckey commented he was fine with this too. Mayor Crowley stated to keep it the way it is on page 19.

Mr. Cholminski said what we need now is a motion. Mr. Nelson stated he has to finish the report and we still have to have a public hearing. Mr. Nelson said probably a public hearing in November. Mr. Cholminski said we don't need a vote at all; what we need to do is give you the direction, and you just heard what should be in and what should be out.

CORRESPONDENCE:

OPEN PUBLIC SESSION:

Mr. Christiano made a motion to Open to the Public. Seconded by Mr. Oleksy. All were in favor.

Pat Rowett, Franklin, stepped forward. Ms. Rowett stated that her property was originally part of the mine. Ms. Rowett discussed her property.

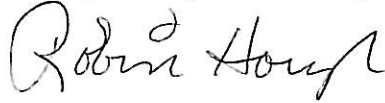
Mr. Christiano made a motion to Close to the Public. Seconded by Mr. Foulds. All were in favor.

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ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 8:35PM on a motion by Mr. Oleksy. Seconded by Mr. Foulds. All were in favor.

Respectfully Submitted,



Robin Hough
Secretary



Ruth Nunez
Secretary