

Franklin Borough Planning Board
Meeting Minutes for
April 18, 2016

The meeting was called to order at 7:32 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. John Cholminski (Chairman)
Mr. John Christiano
Mr. Nathan Foulds (Vice-Chairman)
Mayor Nick Giordano (Arrived 7:38)
Mr. Jim Williams
Mr. Steve Zydon
Mr. Sean Kidd

ABSENT: Mr. Joseph Martinez
Mr. James Nidelko

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

APPROVAL OF MINUTES:

Mr. Zydon made a motion to approve **Franklin Borough Planning Board Meeting Minutes for March 21, 2016**. Seconded by Mr. Christiano.

Upon Roll Call Vote:

AYES: Christiano, Foulds, Zydon, Kidd

NAYS: None ABSTENTIONS: None

APPROVAL OF RESOLUTIONS:

Mr. Christiano made a motion to approve **Resolution to Recommend Certain Amendments to Chapter 161-24, Signs**. Seconded by Mr. Foulds.

Upon Roll Call Vote:

AYES: Christiano, Foulds, Zydon, Kidd

NAYS: None ABSTENTIONS: None

Mayor Nick Giordano entered the meeting.

APPLICATIONS FOR COMPLETENESS:

(PB-03-16-1), Elmo/Giacchi, Minor Subdivision Lot Line Adjustment, Block 1801 Lots 1 & 19.

Board Engineer, Mr. Tom Knutelsky stepped forward and reviewed his completeness report dated April 14, 2016. He reported Checklist Item #16,

Franklin Borough Planning Board
Meeting Minutes for
April 18, 2016

(Delineation of flood plain and wetlands areas), the applicant has requested a waiver and said since this has no bearing on the application he recommended waiver be granted. Also, Checklist Item #20, (Location exiting watercourses and natural features), he said the applicant has requested a waiver and indicated since this feature has no bearing on the application, he recommended waiver be granted.

Mr. Steve Zydon made a motion to **Deem Application Complete, (PB-03-16-1), Elmo/Giacchi, Minor Subdivision Lot Line Adjustment, Block 1801 Lots 1 & 19.** Seconded by Mr. Williams.

Upon Roll Call Vote:

AYES: Cholminski, Christiano, Foulds, Williams, Zydon, Kidd

NAYS: None ABSTENTIONS: None

Mr. Knutelsky recommended the application proceed to the public hearing.

APPLICATIONS TO BE HEARD:

(PB-03-16-1), Elmo/Giacchi, Minor Subdivision Lot Line Adjustment, Block 1801 Lots 1 & 19.

Applicant, Mr. Frank Elmo property owner of 85 Davis Road, Block 1801 Lot 19 stepped forward. He indicated his sister (Carol Giacchi), is the property owner of Block 1801, Lot 1. He requested to move his property line over fifteen feet. He said trees and shrubs located on his sister's property were planted to beautify the property and since his sister is selling her property he would like to protect and care for the trees and shrubs that he planted.

Board Engineer, Tom Knutelsky discussed his report dated April 14, 2016. He spoke about existing and proposed conditions on Lots 1 & 19 and indicated the applicant has chosen to dedicate a portion of Davis Road to the Borough. He commented on the planted trees and shrubs on the property and agrees with the applicant from a stand point of a minor subdivision that it would be a great reason to adjust the lot line. Mr. Knutelsky said he would not want to see new owners cutting down the vegetative buffer. He discussed lot density and said the R1 Zone required one lot per three acres and indicated the lots are less than one acre. Mr. Knutelsky asked Board Attorney, Mr. Dave Brady to comment on the need for a variance related to required density. Mr. Brady discussed the 1 Unit/3acre density requirements for the R1 Zone and commented on the ordinance language and cluster development. He suggested the Planning Board review the Borough's ordinance and recommended some wording changes. He said the current language in the ordinance could affect another application in the future.

Mr. Knutelsky mentioned the sheds located on both properties and specified they do not comply with the ordinance but they are existing conditions. He pointed out his

Franklin Borough Planning Board
Meeting Minutes for
April 18, 2016

report dated April 14, 2016, Page 3, Section 5C should read: the shed in the front yard of Lot 19 is located 57.6 feet from the right of way line not 47.6 feet. Mr. Brady confirmed no variances are needed.

Board members had no further questions for the applicant and the meeting was opened to the public for comments.

OPEN PUBLIC SESSION:

(PB-03-16-1), Elmo/Giacchi, Minor Subdivision Lot Line Adjustment, Block 1801 Lots 1 & 19.

Mr. Williams made a motion to **Open to the Public Application, (PB-03-16-1), Elmo/Giacchi, Minor Subdivision Lot Line Adjustment, Block 1801 Lots 1 & 19.** Seconded by Mr. Christiano. All were in favor.

No one from the public came forward.

Mr. Knutelsky confirmed deed descriptions for the proposed and remainder lots have been submitted and are waiting for approval review. Also, a resolution will be required and no further site plans from the applicant is needed.

CLOSE PUBLIC SESSION:

Mr. Foulds made a motion to **Close to the Public Application, (PB-03-16-1), Elmo/Giacchi, Minor Subdivision Lot Line Adjustment, Block 1801 Lots 1 & 19.** Seconded by Mr. Williams. All were in favor.

The Board had no further comments or questions for the applicant.

Mr. Williams made a motion to **Approve Application (PB-03-16-1), Elmo/Giacchi, Minor Subdivision Lot Line Adjustment, Block 1801 Lots 1 & 19.** Seconded by Mr. Christiano.

Upon Roll Call Vote:

AYES: Christiano, Foulds, Giordano, Williams, Zydon, Cholminski

NAYS: None ABSTENTIONS: None

PAYMENT OF BILLS:

Mr. Foulds questioned bills submitted from Professionals regarding Advance Auto. A brief discussion took place.

Mr. Foulds made a motion to approve the **Franklin Borough Planning Board Escrow Report for April 18, 2016.** Seconded by Mr. Williams.

Upon Roll Call Vote:

AYES: Christiano, Foulds, Williams, Zydon, Cholminski

NAYS: None ABSTENTIONS: Giordano

Franklin Borough Planning Board
Meeting Minutes for
April 18, 2016

DISCUSSION:

Borough of Franklin Resolution 2016-31: Retain Planning Services from the Department of Community Affairs Local Planning Services.

Board Planner, Mr. Ken Nelson reported members from the New Jersey Department of Community Affairs will be taken a look at Main Street and the Zinc Mine. He indicated a committee has been established and Steve Zydon will be the representative from the Planning Board. He also reported, State Project Manager will be Bob Tessier and pointed out he knows the Borough of Franklin very well. He said at some point the Planning Board will be involved and will keep the Board up to date on the process. He said the function of the State of NJ Local Planning Services is to create a Main Street Strategic Plan and Implementation Program. Mr. Cholminski talked about how important it is for the Planning Board to be kept up to date with the process. Mr. Nelson suggested the committee report back to the Planning Board on a monthly basis. Mayor Giordano indicated he will be part of the committee along with Steve Zydon. Mr. Zydon discussed the purpose of the committee and agreed to update the Planning Board on the process at each upcoming Planning Board Meeting.

CORRESPONDENCE:

Mr. Knutelsky discussed the Freshwater Wetlands Application correspondence dated March 8, 2016 regarding property at 112 Scott Road. He indicated notification is filed with the Borough Clerk and the Planning Board only receives notice of the application.

Mr. Nelson confirmed Board members will receive an electronic copy, (PDF) of the Master Plan Re-Examination.

Mr. Cholminski commented on cluster development and talked about Ordinance changes that need to be cleared up but is concerned with the cost. Mr. Brady said the cost would be approximately 5 hours at \$160.00 per hour.

Mr. Knutelsky commented on the Sussex County Soil Conservation District letter dated March 18, 2016.

OPEN PUBLIC SESSION:

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

Mr. Dick Durina resident of 23 Lozaw Road stepped forward. He would like to see the Planning Board Agendas include applicants address along with the block and lot number of the property. He also would like to see Chairman, Mr. Cholminski involved with the Main Street project due to his experience on the Board. Mr. Cholminski said

Franklin Borough Planning Board
Meeting Minutes for
April 18, 2016

he has no problems attending the meetings but is planning on resigning at the end of the year and thinks it's time for others to get involved and gain the experience.

Mr. Ken Nelson pointed out there is no cost to the Borough for the Department of Community Affairs group to prepare the Main Street Strategic Plan and Implementation Program.

CLOSE PUBLIC SESSION:

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

Mayor Giordano talked about Franklin's Main Street. He said there has been some ideas for Main Street and the Department of Community Affairs group is planning on touring Main Street in June. Mr. Nelson brought up areas in need of Redevelopment and Rehabilitation also known as Area A and Area B. He said Mr. Tessier has requested Council designate those areas a redevelopment/rehabilitation area. He said documents should still be valid but he may have to issue a report reaffirming information is still current. He said the Planning Board may need to make a recommendation to the Council and said further discussion on this matter can be addressed at the next meeting.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 8:14 PM on a motion by Mr. Foulds. Seconded by Mr. Christiano. All were in favor.

Respectfully submitted,

Karen Osellame
Board Secretary