

Franklin Borough Planning Board
Meeting Minutes for
February 1, 2017

The meeting was called to order at 7:32 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."

Oath of Allegiance was administered to Mr. Wes Suckey, Class IV Member to the Franklin Borough Planning Board.

ROLL CALL OF MEMBERS PRESENT: Mr. Nathan Foulds, Chairman
Mr. Nick Giordano, Mayor
Mr. Wes Suckey
Mr. Jim Williams
Mr. Steve Zydon
Mr. Jim Nidelko, Alternate #1
Mr. Sean Kidd, Alternate #3
Mr. Richard Knop, Alternate #4

MEMBERS ABSENT: Mr. John Christiano
Ms. Dawn Fantasia
Mrs. Louise Murphy, Vice-Chairwoman
Mr. Glen Soules
Mr. Floy Estes, Alternate #2

ALSO PRESENT: Mr. Robert Correale, Attorney
Mr. Tom Knutelsky, Board Engineer

Mr. Robert Correale sat in for Board Attorney, Mr. Dave Brady who was not able to attend the meeting.

APPROVAL OF MINUTES:

Mr. Williams made a motion to approve the **Franklin Borough Planning Board Re-Organization Meeting Minutes for January 17, 2017**. Seconded by Mr. Nidelko. All were in favor.

APPROVAL OF RESOLUTIONS:

There were no resolutions for approval.

APPLICATIONS FOR COMPLETENESS:

There were no applications for completeness.

ADJOURNED CASES:

There were no adjourned cases.

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APPLICATIONS TO BE HEARD:

PB-12-16-1, Walmart Real Estate Business Trust, Block 1101 Lot 2, 230 State Highway 23, Bulk C Variance Request for Signs.

Mr. Robert L. Podvey from Connell Foley L.L.C. representing the applicant stepped forward. He indicated Walmart was approved for four signs back in 1992 and is now requesting only three signs on the building. The application seeks a brand sign for the Walmart site. He said the sign will read "Walmart" with a "spark" symbol at the end. The applicant will remove two signs on the building frontage and replace them with a "Pharmacy" sign which is required by state law and the "Outdoor Living" sign will be replaced with a sign stating "Lawn and Garden". He requested an amendment to the application to change the Outdoor Living Sign to read "Lawn & Garden".

Applicants Architect, Mr. Perry M. Petrillo was sworn in and gave his credentials to the Board. He described Exhibits A-1, Aerial of Site, A-2, Exterior Elevations Rendered, and A-3, Exterior Details and Signage. He discussed the visual distance from the Brand Sign and the Lawn and Garden sign from the entry point. He said the Walmart sign is being changed as a Brand identity and the "Outdoor Living" sign is 63.89 sq. ft. which is slightly smaller than what was indicated on Exhibit A-2. He said the proposed total building signage for the three signs is 370.27 sq. ft. Also, the Walmart Brand sign will be illuminated and the "Pharmacy" sign is a state requirement because a pharmacy is on the site. He discussed variances for the project and said the "Walmart" sign and the spark symbol projects 10 inches. He said the height of the spark will be 8 ft. and the height of the existing Walmart sign is 4 ft. He indicated the signage on the entrance to Route 23 will be remaining and may be upgraded in the future. The applicant confirmed with Tom Knutelsky that all wall mounted signs are located at least 10 feet above the sidewalk or ground level.

Mr. Correale asked if the Exhibits presented tonight were included with the application. Mr. Petrillo indicated Exhibit A-1 was not included. Mr. Petrillo said the "Pharmacy" and "Outdoor Living" signs are surface mounted signs and are not illuminated. A brief discussion took place on the size of the "Walmart" brand sign and site distance from Route 23. Mr. Petrillo said the sign is about the same size it's the spark that makes it appear bigger. Mr. Petrillo discussed the positive and negative criteria. He said the positive criteria is safety, circulation for the user, and will help give a clear understanding of site location. He does not see any negative detriments and said the signage size will not affect neighbors or anyone directly adjacent to the property.

Mr. Tom Knutelsky announced the applicant has addressed all items in his January 25, 2017 report. He recommended the variances for the sign projection, wall area, and maximum height be included as part of any approval resolution. Mr. Petrillo said the reason the current sign is being replaced is to bring the sign up to the national brand standards. Board members briefly discussed the signage locations and talked

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about how important sign branding is to businesses and how important the Walmart store is to the town of Franklin.

OPEN PUBLIC SESSION:

PB-12-16-1, Walmart Real Estate Business Trust, Block 1101 Lot 2, 230 State Highway 23, Bulk C Variance Request for Signs.

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

Mrs. Alison McHose resident of 76 Buckwheat Road stepped forward. She said the beautification of the Walmart building inside and out is much appreciated. She is a frequent Walmart shopper and appreciates all the upgrades that have been done.

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

APPLICATIONS TO BE HEARD: CONTINUED

PB-12-16-1, Walmart Real Estate Business Trust, Block 1101 Lot 2, 230 State Highway 23, Bulk C Variance Request for Signs.

Mr. Giordano made a motion to **Approve with Conditions Walmart Real Estate Business Trust, Application PB-12-16-1**. Seconded by Mr. Williams.

Upon Roll Call Vote:

AYES: Foulds, Giordano, Suckey, Williams, Zydon, Nidelko, Kidd, Knop

NAYS: None ABSTENTIONS: None

PAYMENT OF BILLS:

Mr. Zydon made a motion to **Approve the Franklin Borough Planning Board Escrow Report for February 1, 2017**. Seconded by Mr. Williams. All were in favor. Abstentions: Giordano.

DISCUSSION:

Board Members had a brief discussion on variance applications. They discussed the prior Walmart, Shop Rite, and Taco Bell applications.

OPEN PUBLIC SESSION:

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

No one from the public stepped forward.

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

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 8:15 PM on a motion by Mr. Zydor, seconded by Mr. Williams. All were in favor.

Respectfully submitted,

Karen Osellame
Planning Board Secretary