

Franklin Borough Planning Board
Meeting Minutes For
April 16, 2018

The meeting was called to order at 7:30 PM by the Chairman, Mr. John Christiano, who then led the assembly in the flag salute.

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

ROLL CALL OF MEMBERS: Mr. Wes, Suckey, Chairman (Absent)
Mr. John Christiano, Vice-Chairman (Present)
Mr. Nick Giordano, Mayor (Present)
Mr. Stephen Skellenger, Councilman (Present)
Mr. Floy Estes (Present)
Mr. John Friend (Present)
Mr. Jim Nidelko (Present)
Mr. Jim Williams (Present)
Mr. Steve Zydon (Present)
Mr. Sean Kidd, Alternate #1 (Present)
Mr. Richard Knopp, Alternate #2 (Present)
Mr. Ted Bayles, Alternate #3 (absent)
Mr. Michael Raperto, Alternate #4 (Present)

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

OTHER BUSINESS:

PAYMENT OF BILLS:

Mayor Giordano made a motion to approve the **Franklin Borough Planning Board Escrow Report for April 16, 2018** Seconded by **Mr. Nidelko**

Upon Roll Call Vote:

AYES: 9

NAYS: None

ABSTENTIONS: 2

APPROVAL OF RESOLUTIONS:

None.

DISCUSSION:

The Historic Main Street Redevelopment Plan

Mr. Ken Nelson gave a preview of the Historic Main Street Redevelopment Plan. Mr. Nelson went over key points from his report. The plan is a work in progress. Mr. Nelson explained that he needs to still get input from the board, council and input from the public. Mr. Nelson explained that he is calling this a hybrid plan. (The Historic Main Street Redevelopment plan) This needs to be a public and private partnership. The public has to be committed for this to all happen and be successful.

Mr. Nelson also explained that this plan is different than any other plan to redevelop Main Street. This is an action plan. There are targets dates and realistic time frames to assure that there will be progress.

Mr. Christiano added there are three aspects that are not in the plan.

1. Plan being executed in small manageable chunks
2. Joint venture with public and private funds
3. More to do with residents that live in the core of the town.

Mayor Giordano stated the committee has created a smart goal by doing this plan.

APPLICATIONS FOR COMPLETENESS:

Bubalo Properties, LLC, PB# 01- 18-01, Block 2701, Lot 6, 180 Munsonhurst Road, Use C variance in NC Zone.

Mr. Thomas Knutelsky explained that he spoke with their attorney Kevin Kelly requested on behalf of his client that the application be moved to the May 21st meeting for completeness.

At this time Mr. Knutelsky recommend that the board deem the application incomplete. The board will review the application for completeness at the May 21st meeting.

Mr. Williams made a motion to deem the application for Bubalo Properties, Block 2701, lot 6, 180 Munsonhurst Road incomplete and carried to the May 21st Meeting. Mr. Nidelko Seconded the motion

Upon Roll Call Vote:

AYES: Christiano, Skellenger, Mayor Giordano, Nidelko, Williams, Zydon, Friend, Estes, Kidd, Knop, Raperto

NAYS: None ABSTENTIONS: None

ADJOURNED CASES:

There were no adjourned cases.

APPLICATIONS TO BE HEARD:

AAA +Sons, LLC, PB# 09-17-01, Block 905, Lot 18, 49 Main Street, Use D Variance in a B-1 Zone (Completeness was granted at March 19, 2018 PB Meeting)

Mr. Skellenger excused himself and Mayor Giordano from the meeting at 8:05pm (They left the room)

V. James Castiglia spoke on behalf of AAA+Sons. He also introduced his registered engineer Charles Scott Lyon (goes by his middle name Scott)
Charles Scott Lyon, Registered Engineer was sworn in as an expert.

Mr. Lyon explained his client's application. He explained that the property was the brick building across from the town hall. Commercial use downstairs with apartment a smaller apartment downstairs and a bigger apartment upstairs. The building will remain as it appears. There will be no physical change to the outside appearance.

Street parking in the front, which is town property. There are five spaces to accommodate parking. In case of a snow storm who would be responsible for the interruption due to snow. Parking would be considered a restriction.

The applicant needs to look further into making better arrangements for parking.

Site plan was marked as an exhibit. The original plan only showed three parking spaces. The revised plan now shows five parking spots.

Mr. Williams was concerned about parking. (There not being enough parking spaces) Mr. Williams also commented that he is also a firefighter and was concerned that a fire truck would not be able to fit up the alley to reach the house in the back. Mr. Williams expressed that he is concerned that there is too much going on such a small property.

There was a discussion at length on parking. Questioning if there was enough parking for residential and or commercial needs. There needs to be more clarification on the parking situation.

Mr. Lyon understood and expressed that he is just looking to make the best use of the property. He understands that he would need a parking variances. He is aware that there is not enough parking. Mr. Lyon expressed the same concerns about parking. The applicant will look into talking to neighbors about using other properties for parking use only.

Mr. Lyon asked at this time for the application be carried to the June 18th meeting.

Mr. Knutelsky suggested that Mr. Castiglia the applicant come to the next meeting with a professional planner.

Mr. Brady suggested applicant to bring Google Earth photo to show the driveway of the adjacent building.

Mr. Knutelsky also suggested bringing specific information about snow removal and plowing responsibilities.

Mr. Williams made a motion to open the meeting to the public for this application PB# 09-17-01 Block 905, lot 18. Mr. Nidelko seconded the motion. All were in Favor.

Sharon Shultz 51 Main Street: questioned parking stall #1 Ms. Shultz mentioned that a prior businessman parked on Ms. Schultz property (day time parking only) during business hours only due to her having tenants. She stated that she would have to look more into this matter and was just stating that this is what has been done in the past.

Mr. Williams made a motion to close the meeting to the public. Mr. Nidelko Seconded the motion. All were in favor.

Application for Interpretation:

Richard Slifer, PB# 03- 18-02, Block 1301, Lot 1, 46 Church Street, Interpretation of use in B-2 Zone.

Mr. Christiano excused himself. Mr. Skellinger was excused. Mr. Christiano and Mr. Skellenger left the building at 8:46pm Mayor Giordano will be sitting in.

Mr. Williams was chairing the meeting.

Mr. Richard Slifer sworn in at 8:49pm for interpretation of the Slifer Application.

Mr. Slifer explained that his use of the property would be less intense, then the previous use of the property which was used for as propane business. Mr. Slifer explains in his testimony that he would only be using the property for storage and maintenance on his tree service equipment. (broken equipment) Mr. Williams asked Mr. Slifer if the building on the property would be big enough to house his equipment. Mr. Slifer assured Mr. Williams that the building was big enough to hold his one bucket truck and chippers. Mr. Slifer said that 90% of the properties purpose would be for storage and repairing. Mr. Slifer explained he is not looking for business in the area. The time of operation would be 8:00 am - 5:00 pm one or two employees working on the equipment.

Mr. Slifer also touched on environmental issues. He explained that he is aware of environmental issues that come up when working with machinery. He explained at length that he takes the environmental issues very seriously.

Mr. Raperto asked Mr. Slifer if he was going to rent/lease out part of the property that he wasn't going to be using. Mr. Slifer answered and said, "Not at this time." With no further questions from the board. Mr. Williams asked for a motion to open the meeting to the public.

Mr. Nidelko made a motion to open the meeting to the public. Mr. Estes seconded the motion. All were in favor.

OPEN PUBLIC SESSION:

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

Sharon Shultz 51 Main Street. Ms. Shultz asked if she could express her concerns about the property on 49 Main Street. Mr. Brady explained to Ms. Shultz that the hearing on that property was being carried over to the June 18th meeting. Mrs Shultz would have to express her concerns at that meeting.

Mr. Patire also stepped forward to address the board. Mr. Patire asked if he could have a copy of Mr. Nelson's report (The Historic Main Street Redevelopment Plan) Mr. Brady explained that was something they do not typically share until the plan is finalized.

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

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 9:23 PM on a motion by **Mr. Giordano** seconded by **Mr. Nidelko**. All were in favor.

Respectfully submitted,

Michelle Babcock
Planning Board Secretary