

**Franklin Borough Planning Board**  
**Meeting Minutes for**  
**January 16, 2018**

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

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

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

ALSO PRESENT: Mr. Robert Correale, Board Attorney (for Mr. Brady)  
Mr. Ken Nelson, Board Planner  
Mr. Tom Knutelsky, Board Engineer

**APPROVAL OF MINUTES:**

There were no minutes for approval

**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.

**APPLICATIONS TO BE HEARD:**

Grace Eldercare, LLC, owner of Lot 13, Block 907 commonly known as 25 Main Street (d/b/a Westwind Manor), has applied to waive Condition Number 13 of the October 16, 2017, Memorialized Resolution for Preliminary & Final Site Plan Approval with Use, Height & Dimensional Variance Relief. (Application #PB-06-17-1) Mayor Giordano, Mr. Skellenger and Mr. Williams recused themselves from this application at 7:39pm (left the building).

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William Askin the attorney representing the applicant, requested if there were any members on the board that voted against the original application recuse themselves from voting on modifying the application. Looking back at the October 16, 2018 Planning Board Minutes, revealed that there were no nays. Mr. Correale suggested that the hearing proceed with all the members present. All the members present were eligible to vote on the modifications to this application.

Mr. Askin was in agreement and proceeded with introducing his client, Todd Tavares.

Mr. Correale swore in Mr. Tavares.

Mr. Tavares explained why he was before the board asking to modify the application.

The bank that Mr. Tavares is working with is unwilling to release any other portion on the loan, due the stipulations of easement.

Mr. Tavares explained in detail why he is asking the board to modify the application, especially the resolutions that state he needs neighboring properties to sign off and grant permanent easements. Mr. Tavares explained that John Ambrosio owner of Concetta Towers has stated that he has signed the easement. Mr. Tavares stated he has never seen a signed easement from the Concetta property owner. He is also working with the Presbyterian Church. The church does not own their building so they have not been able to sign the easement because they don't know who would have rights to sign off on the easement.

Mr. Tavares asked if he could show a video that he made of the property showing that he was able to have access with small machinery along the backside of the building without encroachment on the Concetta property. Mr. Correale called this Exhibit M-1 After the video Mr. Tavares also showed Mr. Correale his packet what they called Exhibit M-2 a packet showing his efforts in making sure he followed up and made a conscious effort to make sure these easements were signed.

Mrs. Judy Williams was present in the audience and Mr. Tavares asked if he could have Mrs. Williams speak on behalf of the Presbyterian Church.

Mr. Suckey asked for a motion to have the meeting be opened up to the public.

Motion made by Mr. Estes and seconded by Mr. Foulds.

Mrs. Williams was sworn in by Mr. Correale to testifying on this application.

Mrs. Williams introduced herself and explained how she was a member of the church and was currently sitting on the buildings and grounds committee and she is familiar with everything that Mr. Tavares is saying. Mrs. Williams said that she is all in favor to working forward with this in helping Mr. Tavares get what he needs to help him complete his project. Mrs. Williams feels that it is in everyone's best interest in helping move this project along, but she stated she is speaking for herself, not for her sub-committee.

Mrs. Williams stated that there will be a building and grounds meeting next Wednesday January 24, 2018, and she would be more than happy to discuss this with the committee and get things in order to help make the signing of the easement.

Mr. Suckey asked Mrs. Williams if she has heard any feedback from the members of the church. Mrs. Williams stated that there really wasn't all that much fuss about the project. The only concern was parking. Members were asking if they were going to lose parking in the church's parking lot. The answer being no. Mrs. Williams explained that she feels

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that when she brings this to the attention to her board next Wednesday at their buildings and grounds meeting. She believes they will all be in agreement to move this process along the best they can on their end.

Mr. Suckey agreed with Mrs. Williams in moving this project along the best we can to help Mr. Tavares complete his project. Mr. Tavares is a good neighbor and a nice addition to Franklin he pays his taxes and water in sewer and makes a conscious effort to keep his grounds well maintained. Mr. Suckey stated that Mr. Tavares is the kind of property owner were looking for especially on Main Street to help with our redevelopment project on Main Street.

Mr. Suckey asked Mrs. Williams if she had any further comments. Mrs. Williams stated that she will report back to her committee and put things in to place to help make sure Mr. Tavares receives what he needs for the next meeting.

Mr. Nidelko suggested having the church write a good will letter stating that they give permission to Mr. Tavares. With no further comments or concerns from Mrs. Williams, Mr. Suckey asked for a motion to close the meeting to the public. Mr. Christiano made the motion to close the meeting to the public and Mr. Nidelko seconded it.

With further discussion on how the board was going to resolve this matter and help Mr. Travers move along with his project.

Mr. Correale suggested that the board ask for a motion for Mr. Brady to prepare a resolution anticipating approving the application consistent with the discussion on the record here for tonight. Without indicating in any shape or form that the application was approved. The board was in agreement and Mr. Suckey asked for a motion for Mr. Brady to prepare a resolution anticipating approving the application consistent with the discussion on the record here for tonight. Mr. Zydon made that motion seconded by Mr. Estes.

**Upon roll Call Vote:**

**AYES: Christiano, Nidelko, Foulds, Estes, Knop, Bayles, Kidd, Suckey**

**NAYS: None**

**ABESTENTIONS: None**

**The motion was approved**

**OTHER BUSINESS:**

Mr Christiano asked about the former Franklin Diner on Rt. 23 and if there was any plans on what will be happening with that building. Mr. Suckey allowing Alison to address the question. Alison explained that their water and sewer and tax bills are up to date. Alison has been in contact with the owners and will reach out to them again. Mr. Suckey intervened and explained that this matter was more of a zoning matter rather than a planning board matter.

Mr. Suckey asked for any other business. No one commented.

**PAYMENT OF BILLS:**

No Payment of bills

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**DISCUSSION:**

None

**CORRESPONDENCE:**

None

**OPEN PUBLIC SESSION:**

Mr. Foulds made a motion to **Open to the Public**. Seconded by Mr. Nidelko.

All were in favor.

With no one stepping forward Mr. Suckey asked for a motion to close the meeting to the public.

Mr. Nidelko made a motion to **Close to the Public**. Seconded by Mr. Christiano

**All were in favor.**

**ADJOURNMENT:**

There being no further business to come before the Board, the meeting was adjourned at 8:54 PM on a motion by Mr. Christiano. Seconded by Mr. Nidelko

**All were in favor.**

Respectfully submitted,

Michelle Babcock  
Planning Board Secretary