

Franklin Borough Planning Board
Meeting Minutes for
March 19, 2018

The meeting was called to order at 7:28PM 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. Wes Suckey, Chairman (Present)
Mr. John Christiano , Vice – Chairman (Present)
Mr. Nick Giordano, Mayor (Present)
Mr. Stephen Skellenger, Councilman (Present)
Mr. Floy Estes (Present)
Mr. Jim Nidelko, (Present)
Mr. Jim Williams (Present)
Mr. Steve Zydor (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. Dave Brady, Board Attorney
Mr. Ken Nelson, Board Planner
Mr. Tom Knutelsky, Board Engineer

SWEARING IN OF NEW CLASS IV MEMBER:

John Friend, Sr.

Mr. Dave Brady (Board Attorney) Swore in Mr. John Friend, Sr at 7:31 as a member of **The Franklin Borough Planning Board.**

APPROVAL OF MINUTES:

Mayor Giordano made a motion to approve the **Franklin Borough Planning Board Meeting Minutes for 11/01/17.** Seconded by **Mr. Williams**

All were in favor.

APPROVAL OF RESOLUTIONS:

There were no resolutions for approval.

PRESENTATION:

Ken Nelson discussed the Historic Main Street Redevelopment Plan. He reported that the board committee that has been assigned to work with him on this plan. They are making good progress. Mr. Nelson emphasized that this Main Street Redevelopment Plan is different than other plans. This plan is broken down in to smaller manageable sections focusing on the middle of town. Mr. Nelson talked at length about the area where this plan is focused.

DISCUSSION:

Mr. Christiano spoke at length about getting people outside of their houses. He also agreed that this plan was focusing in small careful, measured steps. Mr. Suckey stated that the plan is going to cover some of the things that the state has put in, that we have discussed as a board. Along with the 2005 Main Street rehabilitation community work and along with some new ideas. Mr. Suckey believes it will blend together really well. The goal is for the small little area that is worked on to eventually grow, move and spread up and down both sides of Main Street.

Mayor Giordano mentioned he and the town historian are working on a plan as well. The council have some ideas in mind to help with the community coming together on Main Street, to become more of a community meeting place.

Mr. Suckey thanked Mayor Giordano. Mr. Suckey mentioned that he wanted to get all the different agencies input towards this plan. Mayor Giordano said he believed that

the Planning Board, the town Council and the recreation committee were all working in the same general direction without really knowing it. Mr. Suckey explained that there are pieces or what he calls dots. We just need to connect all the dots to complete the ideas we all have.

APPLICATIONS FOR COMPLETENESS:

AAA & Sons, LLC, PB# 09-17-01, Block 905, Lot 18, 49 Main Street, Use D Variance.

Mayor and Mr. Skellenger excused themselves from the meeting at 7:47pm (The mayor and Mr. Giordano left the building)

Mr. James Castiglia introduced himself as the attorney representing his client the applicant AAA& Sons, LLC, he also mentioned they brought their licensed Engineer. Scott Lyons.

Mr. Brady touched on if the application was ruled for completeness and it went in to a public hearing he would need to check the proof of service and publication if the application was to be deemed complete by the board at this meeting.

Mr. Knutelsky spoke to board in regards to what this application needs to have to be considered complete. Based upon the March 14, 2018 report specifically section B. These following were found incomplete and or waivers would need to be granted.

Checklist

#13 the scale being 1in equal to 50 ft. approved by the board engineer

#17 the first sheet is supposed to contain key map, property owner list, signature blocks, zoning charts. The property owners list has been provided.

#23 Location surveyed and prepared by a licensed land surveyor showing all structures within 200 ft. of the property.

#48 the original reason why the application was deemed incomplete in the first place. That the survey was more than one yr. old. The applicant has reassured that the property has remained the same with no other structures or buildings since the last survey. The most recent survey and information requested has been sent to Mr. Brady

Mr. Knutelsky asked for the applicants waivers be granted for checklist items 13,17,23 to deem this application complete.

Mr. Suckey asked for a motion to grant the applicant waivers as per requested.

Motion made by **Mr. Estes** seconded by **Mr. Nidelko**

Upon roll call vote:

AYES: Christiano, Estes, Suckey, Nidelko, Friend, Zydon, Williams, Kidd, Knop, Bayles, Raperto

NAYS: None **ABSTENTIONS: Mayor Giordano, Mr. Skellenger**

Deemed complete

Mr. Knutelsky requested that the applicant proceed into the public hearing procedures if there was proper and adequate notice provided.

Mr. Brady explained to Mr. Knutelsky and the applicant that there was not adequate notice provided.

Mr. Brady explained due to this notice being improper for the date, he will have to make adequate notice again for a new date.

Mr. Castagila asked for a new date. Mr. Suckey told him that if the applicant does what he needs to do as far as getting paper work in on time his public hearing would proceed on the April 16, 2018 meeting.

ADJOURNED CASES:

There were no adjourned cases.

APPLICATIONS TO BE HEARD:

There were no applications to be heard.

OTHER BUSINESS:

PAYMENT OF BILLS:

Mr. Brady explained to the board that the general planning board bills are bills that don't necessarily fall into a specific area. Phone calls, emails, general procedures, etc.

Mr. Suckey addressed Mr. Knutelsky about a note he received from him in regards to Roskelly. Mr. Knutelsky asked for **invoice #65832, invoice #65686 and invoice# 65832** be removed from the list this evening. He doesn't believe these bills apply to this board. He would like to further investigate.

Mr. Suckey asked for any further questions or comments in regards to the escrow report for February 20, 2018. With no further questions or comments from the board. Mr Suckey asked for a motion to approve the **Franklin Borough Planning Board Escrow report as amended for February 20, 2018.**

Mr. Estes made a motion to approve the **Franklin Borough Planning Board Escrow Report for February 20, 2018.** Seconded by **Mr. Friend**

All were in favor.

Upon Roll Call Vote:

AYES: Christiano, Nidelko, Suckey, Williams, Zydon, Friend, Estes, Kidd, Knop, Bayles, Raperto

NAYS: None

ABSTENTIONS: Mayor Giordano, Mr. Skellenger

CORRESPONDENCE:

OPEN PUBLIC SESSION:

Mr. Christiano made a motion to **Open to the Public.** Seconded by **Mr. Williams.**

All were in favor.

Ms. Sharon Schultz, 51 Main Street addressed the board asking if she was entitled to request pertaining to 49 Main Street. Can she request their plans for that property?

Mr. Brady (the planning board attorney) advised Ms. Schultz to go to the Borough Hall at any time Monday – Friday from 8:30- 4:00 to request to see the application, floor plans, Mr. Brady informed Ms. Shultz she is more than welcome to request copies of anything that she wanted to see in regards to that particular property. Mr. Brady also reminded Ms. Shultz that the public hearing for this property would be heard at April 16, 2018 meeting.

Mr. Anthony Patire, Zinc Town Properties spoke at length about two issues that he is concerned with. One being the SCUMA sewer district. The second issue being the projection of an access road to Rt. 23

Mr. Suckey is in the process of meeting with the redevelopment committee about the possible projection of the access road to Rt.23

Mr. Knutelsky also spoke about the sewer service areas. Mr. Knutelsky stated to Mr. Patire and the board members just because it is not on the service map now, doesn't mean it cannot be added at a later date.

Mr. Williams made a motion to **Close to the Public.** Seconded by **Mr. Zydon.**

All were in favor.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 7:54 PM on a motion by **Mr. Nidelko**, seconded by **Mr. Estes**

All were in favor.

Respectfully submitted,

Michelle Babcock
Planning Board Secretary