

Franklin Borough Planning Board
Meeting Minutes for
May 21, 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. Wes Suckey Chairman (Present)
Mr. John Christiano Vice-Chairman (Present)
Mr. Stephen Skellenger (Absent)
Mr. Nick Giordano, Mayor (Present)
Mr. Jim Nidelko, (Present)
Mr. Jim Williams (Present)
Mr. Steve Zydon (Present)
Mr. Floy Estes, (Present)
Mr. Sean Kidd, alternate#1 (Absent)
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

APPROVAL OF MINUTES:

Mr. Suckey asked for a motion to approve the planning board meeting minutes from March 19, 2018. Mayor Giordano made the motion to approve March 19, 2018 minutes. Seconded by Mr. Zydon.

All were in favor

Mr. Suckey asked for a motion to approve the planning board meeting minutes from April 16, 2018. Mayor Giordano made the motion to approve April 16, 2018 minutes. Seconded by Mr. Zydon.

All were in favor

APPROVAL OF RESOLUTIONS:

There were no resolutions for approval.

APPLICATIONS FOR COMPLETENESS:

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

Kevin Kelly was present to represent Bubalo Properties. He explained that he was not aware of anything taking place tonight. He Spoke with Mr. Knutelsky and agrees that the application is not complete and they need to continue to work on it.

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Mr. Suckey asked for a motion to deem the application incomplete so that it would be carried to the next meeting date (June 18, 2018) without further notice.

Mr. Giordano made a motion to deem the application incomplete. Seconded by Mr. Estes.

Upon Roll Call Vote:

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

NAYS: None ABSENT: Skellenger, Kidd ABESTENTIONS: None

The application was deemed incomplete

Therefore, Bubalo Properties, LLC application would be carried to the June 18 Planning Board meeting without further notice.

JCM investors, 1012, LLC, PB# 04-18-02, Block 2701, Lot 2, 110 Munsonhurst Road, Preliminary & Final Site Plan in MPR Zone

Mr. Kelly was present to represent this applicant. Similar to the last application. He understands that the application is incomplete and missing the environmental impact statement, and missing the traffic study. They have started working on that immediately and will have this prepared as soon as possible. With that being said he is asking for a request to have the completeness and the hearing on the June 6th meeting. He also stated that the Bubalo application will be ready for the June 18th meeting. Mr. Brady asked if he was sure that he would have the environmental impact statement and the traffic study ready. Mr. Kelly assured Mr. Brady and the board that he would be prepared and be able to make sure notice was given 10 days prior. Mr. Nelson was concerned he would not have his report ready for June 6th meeting and he was not sure he would be at the meeting on June 6th. Mr. Kelly would be happy to start what they can start. Completeness of the application and the start of the hearing is what Mr. Suckey foresees for the June 6th meeting. Mr. Kelly understood and agreed with Mr. Suckey.

Mr. Suckey asked for a motion to deem this application incomplete.

Mr. Knop made the motion to deem the application incomplete. Seconded by Mayor Giordano.

Upon Roll Call Vote:

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

Nays: None ABSENT: Skellenger, Kidd ABESTENTIONS: None

- Application was deemed incomplete.

Mr. Suckey took a survey on who would be able to make the June 6th meeting. After surveying the board they will have a quorum to have the meeting on June 6th. The regular Planning board meeting will take place at its normal time 7:30 to conduct other planning board business. However, the application would not be heard until Mr. Brady was present which would be by approximately, 8:15pm.

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ADJOURNED CASES:

There were no adjourned cases.

APPLICATIONS TO BE HEARD:

There were no applications to be heard.

OTHER BUSINESS:

PAYMENT OF BILLS:

Mr. Suckey asked for a motion to approve the Franklin Borough Planning Board Escrow report for May 21, 2018.

Motion made by Mr. Friend. Seconded by Mr. Williams. All were in favor.

Motion approved

Mayor Giordano abstained from the all in favor Consensus

DISCUSSION:

Ken Nelson Spoke briefly on Historic Main Street Redevelopment plan. He explained to the board that they are nearing the finish line as far as completing the draft of the redevelopment plan. Since the last planning board meeting there has been an unexpected development in regards to the old Zinc Mine properties especially the lower portion. The committee and he have been struggling with that to do with the future development of the lower piece. The committee and Mr. Nelson had discussed the possibility that industrial development would be the best utilization for that property. Mr. Patire understood that the sub-committee was interested in recommending that the lower parcel be considered just as industrial, and he wanted to plead with the board to consider the residential component still. Mr. Patire brought to the board's attention that he may have a perspective buyer for the lower piece who is looking to develop residential. This is not going to hold up the finalization of the plan and the discussion with the board. Mr. Nelson will re-visit his notes from the sub-committee's discussion on the lower portion. Mr. Williams asked if the prospective buyer toured that property. The board agreed that the property would need a lot of site work. Mr. Suckey suggests the committee go forward with their work schedule of bringing the plan bring to the public at the Planning Board meeting in August with a goal to finalize the plan in September. Staying on our original time line.

Mr. Christiano asked if there would be mention in the plan to keep the old chimneys. He feels we need to attempt to maintain some historic aspects of Franklin.

Mr. Brady suggested to developing a historic preservation committee for the purpose of exploring such things as time office building, the change house and the two chimney stacks.

CORRESPONDENCE:

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None

OPEN PUBLIC SESSION:

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

During the open public session Mrs. Dawn Rowe, 140, Munsonhurst Road, came forward to ask if she would receive any more notices in regards to Bubalo or JCM applications. Mr. Brady explained that she would not get any more notices in regards to the Bubalo application. However JCM did not notice yet.

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 Mayor Giordano
All were in favor.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 8:04 PM on a motion by Mr. Nidelko. Seconded by Mr. Williams. All were in favor.

Respectfully submitted,

Michelle Babcock
Planning Board Secretary