

**Franklin Borough Planning Board**  
**Meeting Minutes for**  
**November 7, 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. Nick Giordano, Mayor (Absent)  
Mr. Stephen Skellenger, Councilman (Absent)  
Mr. Floy Estes (Present)  
Mr. Jim Nidelko (Present)  
Mr. Jim Williams (Present)  
Mr. John Friend (Present)  
Mr. Richard Knop (Present)  
Mr. Ted Bayles, Alternate #1 (Present)  
Mr. Michael Raperto, Alternate #2(Absent)  
Mr. Stephen DeFinis, Alternate # 3 (Present)  
MS. Sharon Schultz, Alternate #4 (Present)

ALSO PRESENT:

Mr. Robert Corrale, Board Attorney  
Mr. Ken Nelson, Board Planner  
Mr. Tom Knutelsky, Board Engineer

**Approval of Minutes:**

Franklin Borough Planning Board Executive Meeting Minutes for October 15, 2018

**Mr. Williams** made a motion to accept the October 15, 2018 Executive Minutes as printed. **Seconded by Mr. Nidelko.**

**Upon Roll Call Vote:**

**AYES: Friend, Nidelko, Estes, Williams, Knop, Christiano, Suckey, Bayles, DeFinis, Schultz**

**NAYS: None                    ABSTENTIONS: None**

**PAYMENT OF BILLS:**

Mr. Suckey asked if everyone was able to review the payment of bills and asked for a motion to accept the November 7, 2018 Escrow report.

**Mr. Nidelko** made a motion to accept the October 15, 2018 Escrow Report. **Seconded by Mr. Friend. All were in favor. Mr. Giordano absented**

**APPROVAL OF RESOLUTIONS:**

There were no resolutions

**APPLICATIONS FOR COMPLETENESS:**

There were no applications for completeness

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**APPLICATIONS TO BE HEARD:**

There were no applications to be heard

**DISCUSSION:**

Historic Main Redevelopment Plan - Ken Nelson

(Draft distributed by Mr. Nelson at August 1, 2018 meeting)

Mr. Nelson spoke at length on his Historic Main Street Redevelopment Plan and asked for the members to refer to their plan that they were given back in August. Mr. Nelson stated that he would be referring to the plan as he presents this evening. Mr. Nelson Stated that he would not go into the deep history of Main Street. At one time Main Street was the economic and cultural center of the town. Clearly that was many years ago.

Mr. Nelson went on to highlight the main attractions that are present on Main Street now. Mr. Nelson stated that this drafted plan before the members was a collective effort, the outcome of some very long meetings. Mr. Nelson explained that earlier this year the planning board decided to have Mr. Suckey, Mr. Christiano and Mr. Zydon meet with me to collaborate on different thoughts and ideas towards what the Planning Boards vision was for Main Street Redevelopment. After countless meetings and discussions we were able to come up with a drafted plan to bring to the whole board for discussion. It's a plan that builds off other plans that have be done for Main Street. The most recently we had the New Jersey Dept. Of Community affairs come in and provide some planning guidance on some issues, which is stated in the draft provided. Mr. Nelson stated that the small committee also came up with a lot of new ideas as well included in the document. Mr. Nelson stated that he also believes that the community at this point is more interested in implementing a plan then conducting another study.

Mr. Nelson went on to explain the exhibit of the highlighted areas and what each area represents. The plan defers to two geographic areas. One being the rehabilitation area and the other being the redevelopment area. Mr. Nelson went to explain that the state statue states that you can do both a rehabilitation and a redevelopment plan within the same plan. Mrs. Nelson explained in detail how the committee has decided to divide the rehabilitation and redevelopment areas into three phases. Mr. Nelson described the three areas. Phase one being Main Street in the area of Junction Street to Larue along with the upper portion of the Zinc Mine. Phase two being the lower portion of the Zinc Mine and properties along Rutherford, along with Laure to Hudson Street. Lastly, phase three being Junction Street up to the Municipality Building. The plan only has development regulations for phase one. Phase two and three would be the existing zoning would remain in place temporarily.

Mr. Nelson went on to explain the comprehensive parking plan that would be needed for all three of the phases. This plan as of now does not have a comprehensive parking plan. Mr. Nelson stated that this would have to be something the Borough would have to take the lead with when the time should come.

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This needs to be a public private partnership. There needs to be a meeting with the property owners and the borough. The borough has to show that they are ready to move ahead with implantation and not just having studies done and filed away somewhere. There needs to be implantation to have residents want to be invested in the plans. There also needs to be more of a police presents on Main Street then what there is now. This is another factor that is mentioned in the plan and needs to be discussed at length but this is not something this board would not have no jurisdiction on how that would happen that would be something the police department and council would have to work out.

Mr. Nelson went on to explain that there needs to be a set of design standards. The standards related to how a building should look on the exterior. When the buildings are being developed or redeveloped they should be done in a way that enhance the Main Street area. Mr. Nelson stated that there has been a lot of talk about possibly making the Hungarian church that is currently present on Main Street the new Neighborhood house. Which Mr. Nelson believes fits right in with the plans. Mr. Nelson did state that if they were to go ahead with revamping the Hungarian church it would have to be first rate setting the standards high for what the rest of the Main Street redevelopment should follow going forward. Mr. Nelson stated there was an idea that was included in the study, which was done by the New Jersey Department of community affairs. A trend that is something that is gaining ground around the country. It is referred to as pop up retail. What is meant to be is a retail facility, business, or operation that is not necessarily interested or capable of renting a space for long term. They set up their shop conduct their business or their shop for a month or two or whatever was in agreement they hopefully make a profit and would live and another pop up retail store would move in. The goal would be that they would do well and be able to maybe become a more long term occupancy. There are details within that that would have to at the administrator level.

Mr. Nelson briefly discussed the report that the New Jersey Community affairs conducted and explained some key points and highlighted areas that Mr. Nelson found interesting. There was some brief discussion with Mr. Nelson and the board members.

Mr. Nelson introduced the last exhibit. The upper portion of the Zinc Mine. This is a critical piece. The committee discussed this at length in the meetings. The upper part as always been viewed as the most developable part of the Zinc mine , nice and flat right there on Main street but what do you do with it .Because no matter what you do with it , it will have a positive or negative effect on the rest of Main street. One of the key items here is the change house. Mr. Nelson explained at this point it is just a shell of a structure. The plan states that the change house has to kept intact it can be added to but cannot be demolished. The other two buildings in that area being the smaller building that is currently being used as the museum and the other building which has the deli on the bottom and apartments on the top.

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There was a brief discussion on the two chimney structures there were missed stories or ideas weather or not the chimneys were structurally sound. The board members discussed their thoughts and ideas on the chimneys. Mr. Nelson stated that the chimney discussion would have to be further investigated and discussed at a later date to come to a conclusion on whether or not to further investigate the chimneys.

Mr. Nelson stated that the department of community affairs people had the idea of allowing residential structures, multi family structures to be built along the frontage of Main Street along with some smaller residential structures in the parking area across the street. When this was discussed with in the committee there were some problems with that particular area. Mr. Nelson went on to explain both the pros and cons with the idea of building residential structures.

Ms. Schultz asked who owned the property. Mr. Nelson explained that Mr. Patire. Mr. Patire is aware of these ideas and has worked with us on the plan as well. However, Mr. Patire is a property owner, he has owned the property for thirty years and he needs to be able to make money from it.

There was a brief discussion on the spruce trees that are obstructed the view near the change house and upper part of the Zinc Mine property. Mr. Nelson gave his suggestions and thoughts on what he would like to see happen to those trees once the ball starts rolling with the potential plans in that particular area.

Mr. Nelson stated that he would now like to address the plans for the lower portion of the Zinc Mine property. The lower portion of the Zinc Mine and phase two. The emphasis needs to be on phase one. However, that does not mean that things should not be going on with phase two and phase three. Mr. Nelson explained that there would be some overlap.

Mr. Nelson went on to explain in his opinion the lower portion of the Zinc Mine property for a planner has got to be the most challenging, frustrating, and interesting all at the same time. Mr. Patire own's his property and the borough owns some properties north of the Zinc Mine. A year ago the board allowed Mr. Patire to sub divide the properties, making the upper portion being a separate lot. Making the lower portion being a separate lot and a piece that fronts Sterling street. Mr. Patire thought sub dividing the properties would better help Mr. Patrie sell the properties.

Mr. Nelson went on to explain that in years past different ideas and projects were brought up and never seemed to follow through.

The committee and I discussed what can be done in the lower portion of the property that would be successful. Mr. Nelson explained in discussing with the committee there were a few issues that came up. One being the site preparation cost. The other big issue is that the borough has to take the lead on this. Mr. Nelson also stated that particular area is no longer in the sewer service area. However, the upper portion is in the sewer service area. Mr. Nelson goes on to explain that the lower portion of the Zinc Mine not being part of the sewer service area eliminates the idea of development of several hundred housing units.

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Mr. Nelson explained that the committee discussed what would be more appropriate in the lower portion. The railroad lines were brought up and are not being utilized and should be. There was also talk about industrial development and the pros and cons to developing that area for industrial.

Mr. Nelson went on to discuss briefly phase three which is from Junction Street up to the municipality building. Including a discussion on the building that use to be the movie theater. Mr. Nelson explained that it would take a lot of work, time and money to make that building a movie theater again and is something that should be looked at and researched right away. Mr. Nelson stated making that building and bringing it back to life as a movie theater would be a game changer for the redevelopment plan.

Mr. Nelson stated that is basically the main points that he wanted to address tonight. He asked the board members if they had any questions. At this time members asked their questions and Mr. Nelson answered each of the questions explaining and referring to the Historic Main Street Redevelopment Plan. There was a lot of discussion and concern about small side roads, parking, and traffic. Mr. Suckey stated that if the planning board decides to accept this plan and votes to pass it along to the council level, it would be the council's prerogative to research and take the lead on opening roads and doing the traffic study.

At this time Mr. Suckey opened the meeting to the public.

**OPEN PUBLIC SESSION:**

Judy Williams 279 Wildcat Road

Mrs. Williams expressed her concern for making sure that within whatever plan Franklin Borough decides to go forward with that they work towards keeping the town's deep history in mind. Mrs. Williams stated that she has not heard in any of the conversations the words Historic Preservation. Mrs. Williams stated Franklin Borough qualifies for being historic in five categories. Mrs. Williams went on to explain how very rare it is for towns to qualify in one or two categories. Mrs. Williams stated that the Town of Franklin qualifies in 5 categories. Mrs. Williams said that there is something to be said about that. The town cannot ignore the basic history and there should be more conversations about historic preservation. Mrs. Williams believes that Mr. Christiano is correct. Mr. Williams stated that he believes that there is a town ordinance that states if an application happened to include a historic piece of property there would be discussions on preserving that piece of land. Mr. Christiano goes on to state there is always a danger in attempt to preserve. Mr. Christiano went on to say that there is a danger to want to build something out of being nostalgic. Mr. Christiano stated that he agrees with Mrs. Williams and the deep history it has around every corner, but we have to be careful not to build out of being nostalgic and maybe only 5% of the population in the town remembers.

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Alison McHose Town Administrator - 76 Buckwheat Road- Applauded the board on this plan. Just the fact that you granted the miner subdivision for the former Zinc Mine Property is a huge step and hopefully there will be some progress there. Mrs. McHose stated that we have to keep in mind the beautification of our Main Street as well. Suggestions that were given from students at NJIT School of engineering when asked if they could come up with street scape design Main Street. It was suggested that having flags, garbage cans, flowerpots. Things that will draw people to Main Street and make people look at Franklin in a different way. Mrs. McHose also went on to say that the town has to rely heavily on property owners along Main Street keep up with their properties and having our zoning officer inforce such regulations. Mrs. McHose stated we have to just hold on to hope that one project will come and follow through which will lead to other projects following suit. Mrs. McHose went on to say that she gives credit to the board for having Technical Review Meetings/ Concept meetings allowing interested buyers to come and speak to the professionals and one or two board members to get a feel for Franklin and see if we have what they are looking for to decide if Franklin is the place for them or not. Mrs. McHose stated that she just wanted to applaud the board for all their efforts.

Mr. Bayles stated that he wanted to say some things. Mr. Bayles went on to speak at length about the deep history that Franklin has. Mr. Bayles went on to state that he has spoken to so many geologist they have asked him why isn't Franklin doing anything with their history and their Mining history. Mr. Bayles went on to state that Franklin is the Mineral capital of the world. Mr. Bayles used Sterling Hills Mine as an example stating that they made something out of nothing and it is a main attraction for the town of Ogdensburg. Mr. Bayles stated that we have to keep the history of Franklin and work from what we already have example the change house, structural sound, yes the shell of a building which means it's a clean slate, make it a museum turn it in to an old mines attraction. Mr. Bayles goes on to state all the positive things our town has to offer especially being the Mineral Capital of the world. Mr. Bayles states we need to use what we have and use that to draw people in.

Mr. Suckey agrees with what Mr. Bayles is saying and stated that his points have been addressed in the plan. Mr. Suckey went on to say that is why we need to act on the plan we cannot let it go stale. Its need to be acted on now. That's why we are here tonight to lay it all out and discuss. Mr. Suckey stated that if possible he would like to take a vote on this plan tonight. Mr. Suckey stated that we need to pass this along to the council level so they can take the lead in some of the issues discussed earlier by Mr. Nelson. At this time Mr. Suckey asked if there was anyone else from the public who wanted to come up to address the board.

Tamara Contreras 121 South Rutherford Ave

Stated that she wanted to express her appreciation for a meeting like this. Ms. Contreras stated that it is important that the public hear what the board has planned for the town we live in. Ms. Contreras stated that Ms. McHose mentioned NJIT and Ms.

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Contreras stated that she is currently enrolled as a student there and wanted to piggy back off of what Mrs. McHose was discussing. Ms. Contreras stated that creative place making is using art, heritage, culture, history. Ms. Contreras believes that the pop up stores that Mr. Nelson touched on earlier is defiantly a great idea and a great start to making Main Street an interest to the residents in our town. Ms. Contreras recommended to the board if the whole project cannot be done. Then just start with the pop stores and the beatification aspect of the plan that Mrs. McHose mentioned earlier. Ms. Contreras stated that there are things suggested in this plan that we can be working on now and aren't as complicated as making a parking area. Ms. Contreras said she is for most of this plan and is excited to see what the future holds.

Mr. Suckey stated if there were any other members from the public who wanted to come forward at this time. Mr. Suckey stated not seeing anyone at this time that he would now close the meeting to the public at this time.

Mr. Suckey stated that he believes that the board received a lot of positive feedback and suggestions on the plan.

Mr. Estes stated that he has researched other towns that have successful main streets to see how they started and different things that they have that make them successful.

Mr. Estes stated that there are other options on what we can do make Main Street successful.

Mr. Estes stated that we have to reach out to other entities.

Mr. Suckey explained to Mr. Estes that the committee members have reached out to other towns who have successful main streets. Mr. Suckey went on to explain that a successful main street starts with a plan and that's why we are here tonight. Mr. Suckey stated that the board needs to approve the plan and pass it on to the council level and from there it should move forward.

Mr. Suckey asked if there were any more comments or concerns. At this time there were no more comments or concerns.

Mr. Suckey stated that the only thing that is left on the agenda is adjournment.

**Adjournment:**

Mr. Suckey asked for a motion to adjourn the meeting. Mr. Christiano made a motion to close the meeting. Seconded by Mr. Friend. All were in favor. The meeting was adjourned at 10:06 PM.

Respectfully submitted,  
Michelle Babcock  
Planning Board Secretary

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