

**Franklin Borough Planning Board**  
**Meeting Minutes for**  
**October 15, 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 (Present)  
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. Dave Brady, Board Attorney  
Mr. Ken Nelson, Board Planner  
Mr. Tom Knutelsky, Board Engineer

**Approval of Minutes:**

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

Mr. Suckey asked for a motion to accept the minutes as printed. **Mr. Friend made a motion to accept the July 16, 2018 Minutes as printed. Seconded by Mr. Nidelko.**

**Upon Roll Call Vote:**

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

**NAYS: None            ABSTENTIONS: None**

**APPROVAL OF RESOLUTIONS:**

Memorializing Resolution in the matter of JCM Investors, 1012, LLC preliminary& final site plan approval and steep slope variances. PB# 04-18-2 Block 2701, Lot 2

**Voting Eligibility: Bayles, Williams, Friend, Estes, Christiano**

**Mr. Estes made a motion to accept the Resolution. Seconded by Mr. Christiano.**

**Upon Roll Call Vote:**

**AYES: Friend, Estes, Williams, Christiano, Bayles,**

**NAYS: None    ABSTENTIONS: None**

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

**OTHER BUSSINESS:**

To discuss the Planning Board Meeting dates for the 2019 calendar.

Mr. Suckey asked the board members if anyone had any objections of meeting as the board does now. That being the third Monday of each month and first Wednesday of each month as the reserved as needed date. The members agreed that using the same schedule as the board has been using. **Mr. Suckey made a motion and all were in favor.** Mr. Suckey stated that Michelle will draft up a schedule of dates.

**EXECUTIVE SESSION – TO DISCUSS LITIGATION THE OPEN PUBLIC MEETINGS ACT ALLOWS THE PLANNING BOARD TO EXCLUDE THE PUBLIC FROM A PORTION OF A MEETING IN CERTAIN CIRCUMSTANCES,**

**BE IT RESOLVED BY THE PLANNING BOARD OF THE BOROUGH OF FRANKLIN, THAT THE PUBLIC SHALL BE EXCLUDED FROM DISCUSSION OF MATTERS ALLOWED BY NEW JERSEY LAW.**

**THE EXECUTIVE SESSION MINUTES WILL BE PLACED ON FILE IN THE PLANNING BOARD OFFICE, AND WILL BE AVAILABLE TO THE PUBLIC AS PROVIDED FOR BY NEW JERSEY LAW. MINUTES OF THE SAME MAY BECOME AVAILBLE AFTER THE NEED OR ATTORNEY CLIENT PRIVILEGE NO LONGER EXSITS.**

**Be further advised this Resolution shall take effect immediately.**

Chairman Suckey requested a motion to adopt a resolution to adjourn into Executive Session to discuss certain items that relate to litigation

**Mr. Skellenger** made the motion to adopt the resolution to adjourn into Executive session. Seconded by **Mr. Christiano**.

**Upon Roll Call Vote:**

**AYES: Friend, Nidelko, Estes, Williams, Skellenger, Knop, Christiano, Suckey,**

**NAYS: None                    ABSTENTIONS:**

At 7:56 the board left he public meeting to enter into Executive Session. Mr. Suckey stated the public meeting will continue when we return from Executive session.

The meeting was brought back to session at 8:18 by Vice- Chairman John Christiano due to Mr. Suckey excusing himself from this application.

Mr. Brady stated that at the introduction of this application that Mr. Suckey excused himself from this meeting. Please also note that Mr. Skellenger also recused himself from this application as well. Mr. Christiano stated that he would be chairing this application.

**Brian Snyder, PB # 09-18-02, Block 2702, Lot 20, 7 RT. 23 D variance in a HC-2 zone.**

Mr. Christiano asked if there was anyone here tonight representing this application.

There not being anyone here tonight for this application. Mr. Christiano explained that it

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

would be for completeness only and asked Mr. Knutelsky if he would read from his October 10, 2018 report.

Mr. Knutelsky explained that he would be summarizing from his October 10, 2018 report.

Checklist items #16 – waiver not be granted for this checklist item and he recommends that the item be on the site plan. Checklist item #20 – waiver not be granted for this checklist for the same reasons as checklist #16. Mr. Knutelsky suggested that the waiver not be granted.

Checklist item #26 Tree safe plan- the applicant requested a waiver for this plan. Mr. Knutelsky asked for the exact vegetation that will be removed. Mr. Knutelsky asked that the board does not grant waivers for these 3 items at this time. Mr. Knutelsky suggested that the board deems this application incomplete at this time and further reviews these items when they are submitted. The applicant would need to submit the plans and information requested 14 days prior to the next hearing that is scheduled. Mr. Knutelsky stated that there were other checklist items that he had noted in his report. However, they would be addressed at the next meeting. Mr. Knutelsky explained that those items were more of the standard requests. The three items listed tonight are the big ticket items that needed to be addressed before we move forward with this application.

Mr. Christiano thanked Mr. Knutelsky.

Mr. Brady explained at this time if the board is in agreement with Mr. Knutelsky's report and his recommendations that the board would need to make a motion to deem this application incomplete. Mr. Christiano asked for a motion to declare this this application incomplete.

**Mr. Friend** made a motion to declare the application incomplete. Seconded by **Mr. Nidelko**.

**Upon Roll Call Vote:**

AYES: **Friend, Nidelko, Estes, Williams, Knop, Christiano,**

NAYS: None                      ABSTENTIONS: **Bayles**

Mr. Suckey returned to the meeting at 8:26 and introduced the next application for completeness.

**Bubalo Properties, LLC, PB# 01-18-01, Block 2701, Lot 6, 180 Munsonhurst Road, mixed uses in NC Zone.**

Mr. Brady stated that the proof of notice was handed in and Mr. Brady stated they are in order. Mr. Suckey asked for Mr. Kelly to proceed.

Mr. Kelly introduced his applicant Petar Bubalo. Mr. Kelly reminded that board that He and Mr. Bubalo were here at the May 21, 2018 meeting for completeness. At that meeting the application was deemed incomplete. Mr. Kelly explained that they are back tonight and with them they have Mr. Campbell the applicant's engineer. Mr. Knutelsky's the town engineer went and visited the site to go over all the issues and concerns that

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

needed to be addressed. Mr. Kelly stated that after Mr. Knutelsky and the applicant's engineer Mr. Campbell visited the site. The original application for a minor site plan needed to be amended to preliminary and final site plan mixed use. Mr. Kelly wanted to make it very clear that there is no new construction proposed at all. This is to affirm what is already there. Mr. Knutelsky stated that he would be reading off his October 10, 2018 report. There are eight items that were addressed on that report from the meeting that was held on May 17<sup>th</sup>. Mr. Knutelsky has found that report from Mr. Campbell office dated 6/26/18 reflects all of those changes that needed to be addressed. Mr. Knutelsky stated that all eight of those items were addressed. Mr. Knutelsky stated with that all being said Mr. Knutelsky recommends that at this time the application be deemed complete.

Mr. Suckey stated that he had two questions on page one the initials "TBS" on 5, 6, 7 what do they mean since it is not specified on the checklist for completion.

Mr. Brady suggested that the initials stand for "to be supplied". Mr. Kelly agreed and stated that Mr. Brady was correct and the initials do in fact stand for to be supplied.

Mr. Suckey also asked Mr. Kelly why he was asking for a waiver on environmental impact statements. Mr. Kelly asked Mr. Suckey if he could refer the question to their engineer. Mr. Campbell. Mr. Knutelsky intervened by explaining that he did not feel that this particular site needed one. Mr. Knutelsky did however explain that there would have to be discussion on that particular matter during testimony. However, Mr. Knutelsky did suggest that the waiver for the environmental impact be waived for completeness only. Mr. Knutelsky stated that this would be discussed in more detail during testimony. Mr. Christiano stated that he had a question about checklist item #31 solid wastes. Mr. Knutelsky explained that the applicant had a designated area for garbage disposal area on the south westerly section. The applicant has proposed putting a brand new one on the northern part of the site plan. Mr. Knutelsky ensured Mr. Christiano that this designated garbage area would not be out of the ordinary of any other commercial highway zone. It requires a fenced in trash enclosure. Stated by Mr. Knutelsky.

Mr. Suckey asked for Mr. Kelly to briefly give the explanation he has on page 3 on checklist # 38. Mr. Kelly explained that he intended to go into more detail during testimony Mr. Kelly stated that he would just like to clarify that he and his applicant are here before the board to validate what is already there. There is no new construction. Mr. Kelly explained that the applicant is just looking to validate what Mr. Bubalo already has in place. The reason for the validation is because the property has changed over time. Looking to have a 2018 site plan for the property. Mr. Suckey asked if there were any further questions related to completeness only. There not being any further questions for completeness.

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

Mr. Suckey asked for a motion. **Mr. Williams** made a motion to declare the application complete, predicated on checklist item # 38 being a temporary waiver. **Seconded by Mr. Estes.**

**Upon Roll Call Vote:**

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

**NAYS: ABSTENTIONS:**

Mr. Kelly asked if the application could proceed to the hearing at this time. Mr. Suckey stated the board would in fact like to continue with the hearing at this time. Mr. Kelly thanked Mr. Suckey.

Mr. Kelly proceeded with giving a brief back story on why the applicant needed to submit an application to the planning board. Mr. Kelly goes on to explaining what the site area looks like and what the buildings are currently being used for. Mr. Kelly went on to explain the reason why the applicant is here before the board tonight is because my client was fined with zoning violation. One of Mr. Bubalo's tenants was doing auto repair work out of one of the garages on the property. The zone that Mr. Bubalo's property is in does not permit that kind of use in that zone. Therefore, the town zoning officer issued Mr. Bubalo a zoning violation. When looking to clear the violation up with the zoning officer it was discovered that the last approval on the property was in 2007 for a D Variance along with a few C variances. There was also a previous sight plan approval for increased parking dating back to 1996. Mr. Kelly went on to state that the applicant is also looking for a parking waiver as well. The only issue that stands before my client in clearing the zoning violation up at this time is evicting the tenant that was using the garage as a small auto repair shop. Mr. Kelly went on to state that Mr. Bubalo is in the process of evicting the tenant to eliminate that issue.

Mr. Kelly introduced Mr. Campbell. Mr. Brady swore Mr. Campbell in as Mr. Bubalo's engineer. Mr. Campbell listed his qualifications and the board accepted Mr. Campbell as an expert engineer and Mr. Suckey asked Mr. Campbell to proceed. Mr. Campbell gave a brief summary on why the applicant and he are before the board this evening. The main reason being to have our site plan be approved briefly described the property and the buildings and what they are currently being used for and what Mr. Bubalo intends to use them for in the future. Mr. Campbell briefly spoke about the property being used for horses. Formerly known as Four RB with a horse ring. The front building was the store and is now currently being used as office space. The rear building which was once used as the indoor riding arena, etc. Currently has seven units which are being used for mixed uses in a NC Zone. The property is serviced by a paved entrance and exit approved by the county's engineer office. The circulation of entrance in exit out has been approved and has also been approved by the County engineer's office and on

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

record since 2008. Mr. Campbell went on to explain at length the parking arrangements. Mr. Campbell explained that there are two areas of gravel parking, one alongside the right side of the building and in the rear section of the property. This site plan is to re define the parking areas and to pave with asphalt along with painting and giving designated parking spots to the tenants. The site plan is proposing paved parking on the immediate right side of the building. Providing access to the front building along with being able to access the garages in the rear area of the property. The parking spaces would be paved with asphalt and lined. Ten in the front spaces and fourteen across a 25 ft. aisle way. In the rear of the building there will be a 45 ft stripe of gravel for overflow of parking beyond the thirty five paved parking spots. Mr. Campbell went on to discuss lighting and believes when he was researching the property that the lighting near the building that is now being used as an office has inadequate lighting. Mr. Campbell went on to describe the lighting that is currently there now and what they are proposing to do. The lighting and operations are anticipated 6am to 8 or 9pm. There are security lights that are very dim average entry lighting for security reasons. In the rear of the building there is permanent lighting however, they are strictly census and only comes on when there is activity in the rear of the building.

Mr. Campbell briefly described the landscaping around the property and what they are proposing one being planting a maple tree shade tree and a few more evergreen trees along the property line.

Mr. Campbell went on to say in regards to the disturbed areas. There was an investigation by the DEP. The DEP came and addressed what needed to be addressed at the time Mr. Campbell was not involved and stated he did not know all the particulars. The DEP came out to the property in 2016 and issued a "No Further Action" letter. The violation was satisfactory addressed. Anything that is being discussed this evening is consistent with the DEP. Mr. Campbell explained that anything that they would propose tonight for the site plan would go beyond what the DEP wanted. Mr. Campbell explained that the new proposed site plan would be less gravel and more grassy areas.

Mr. Kelly asked if he could interrupt by introducing two letters one being from the Sussex County Soil Conservation dated August 2, 2016 that referees to the area of disturbance of 4,294 ft. they said it was reasonable estimate of area. And it is under the districts threshold. The second letter being from DEP dated Nov 2, 2016 it is the no further action letter. Mr. Kelly goes on to quote a sentence in the letter that states "As a result of the no further action letter you have satisfied the requirements from the letter dated May 5 and this matter is hereby resolved". Mr. Kelly passed out the two letters to the board members. There were no questions or concerns in regards to the two letter distributed by Mr. Kelly.

Mr. Campbell went on to discuss the parking variance worst case scenario 110 parking spaces required in this zone according to the town's ordinance. It's not Walmart it is not going to require 110 spaces. Mr. Campbell explained as the site is improved and the

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

parking area is more defined it will show that the parking we propose is more than sufficient. Given the overflow the site has the flexibility of having a space for over flow of parking if it was needed. Mr. Campbell went to the site plan to better explain what he was referring to in regards of parking areas. Mr. Brady suggested that Mr. Campbell mark his site plan as A3 which is page 3 of the site plan. Mr. Campbell went on to explain the site plan property and describe the areas of parking.

Mr. Williams asked if they had 11 parking in the front. And 24 spots on left side of the building. The overflow is 11 and the banking of 20 parking beyond the gravel over flow. Beyond the paved parking. It was approved in prior site plan approval.

Mr. Kelly asked if he could at this time submit as A4 – The prior approval that is being discussed. The resolution of the parking approval dating back to 2007.

Mr. Kelly also asked if he could submit as exhibit A5- The Zoning Officer's letter.

Mr. Kelly submitted a list of current tenants and what they are currently using the units for as exhibit A6. And distributed it to all the board members.

Mr. Kelly stated to the board members to please note that the name listed under unit 6 is the tenant that was working on vehicles out of his unit.

The board members had questions that only Mr. Bubalo could answer correctly. Mr. Campbell asked if Mr. Bubalo could come fourth and address any questions or concerns that the board members had at this time.

Mr. Suckey and Mr. Brady agreed that now would be a good time for Mr. Brady to swear in Mr. Babalo. Mr. Brady Asked Mr. Babalo to raise his right hand and read him the oath and Mr. Babalo swore under oath that everything that he was about to testify about would be whole truth and nothing but the truth. Mr. Babalo stated his name as Petar Babalo. Mr. Babalo went on to answer the question Mr. Friend had about tenants parking. Mr. Babalo went on to explain what the units were used for and how often they were there and what was being stored in each unit. Mr. Babalo explained at length that he is a very particular about what kind of uses the tenants would be using the units for. Mr. Babalo also went in detail about how strict he was about there being nothing left outside their units. Cars and vehicles were not allowed to be stored there overnight. There is not to be anything left outside overnight. Mr. Babalo likes a neat well maintained property.

Mr. Friend asked Mr. Babalo if a fire truck would be able to get behind the building and the storage units.

Mr. Campbell explained that he does not believe a fire truck would not be able to be able to make it to the back of the building. He also noted that he is not sure that if a firetruck would go behind a back of building. A fire truck would be in service on the right side, the front or along the left side.

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

Mr. Campbell stated that the containers would not be staying on the left side of the building.

Mr. Suckey asked where the containers would go. Mr. Campbell stated he has not designated a spot for those containers. Mr. Babalo stated that he would be willing to get rid of them all together. Mr. Babalo stated they were not a deal breaker. Mr. Campbell believes that the containers would be able to fit once they worked out the parking area arrangements.

Mr. Williams asked if the tenant in unit six was fixing cars in his unit. Mr. Babalo explained that it started with just his vehicle and the next thing he knew it was friend, a friend of a friend, ect. It has gotten out of hand. Mr. Babalo explained to the board members that he has started the process of having the tenant evicted.

Mr. Williams stated that if Mr. Babalo was to evict the tenant in unit six this would all go away as far as the zoning violation correct. Members of the board agreed along with Mr. Babalo. Mr. Kelly stated that the zoning violation would go away for sure but we also needed the site plan to be approved because there has not been anything accurate on record.

Mr. Suckey asked if Mr. Campbell will work with Mr. Knutelsky on finding a place for the trailers (Containers) that would not take away parking spaces. Mr. Knutelsky stated that he would recommend on the north side of the property along the side where there is gravel and an area of grass.

Mr. Suckey also asked if Mr. Campbell would briefly describe where the two new proposed lighting would go. Mr. Campbell referred to page 3 of the site plan and briefly described where the new proposed lighting would go. Mr. Campbell described in detail that the new lighting would go directly in front of the building. Mr. Campbell described that there are two light poles there now. In the lawn area in front of the building. The angle of the lighting will not illuminate outside the property.

Mr. Brady asked if there was a new sign being proposed. Mr. Campbell explained briefly what kind of sign that he is proposing. Signed and detailed with constancy with the town's ordinance. Mr. Campbell explained that it would similar to the one that Sterling Plaza has. In a smaller scale. Mr. Campbell stated that they would not to ask for a variance for the sign. Mr. Campbell stated that sign would be completely incompliant with the town's ordinance.

Mr. Williams asked what the title of the sign would be. Mr. Babalo stated that it would be titled 180 Munsonhurst Road. Mr. Babalo has no intentions of having his name on the sign. The sign would just have the address of the property displayed on the sign.



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

Mr. Campbell touched on the septic system. There are no bathrooms in the individual units the septic is mainly in use for the office building.

Mr. Suckey asked about the run off on the pavement that you are proposing, where would the run off go. Mr. Campbell explained that the gravel lot runs sheet flow off to the northern rear. The run off from the gravel will be maintained. It will go off to the pavement where it then goes to grass area before it goes into the existing vegetation area. Mr. Campbell explained that in speaking to Mr. Knutelsky that this plan did not fall into the category being a major development under the storm water rules. Mr. Campbell explained that when discussing with Mr. Knutelsky both he and Mr. Knutelsky agreed that there would be no significant change in the storm water management area. Mr. Knutelsky explained that the applicant is adding an area of paving. They are removing a bunch of areas of compacted gravel and paving it. Mr. Knutelsky does not foresee any problems with storm water management. Mr. Knutelsky addressed Mr. Brady and asked Mr. Brady when crafting his text in the resolution to address the over flow parking area. Mr. Campbell agreed that when and if the time came for developing of the bank parking that Mr. Campbell would use a rain guard to help mitigate any of the water runoff and the rain guard would also help enhance the existing landscape. Mr. Knutelsky stated that the word rain guard would be the key word in the text of the resolution Mr. Brady. Mr. Brady agreed.

Mr. Knutelsky asked if Mr. Babalo could briefly describe the process in which he snow plows the property. Mr. Babalo explained the way he plows his property. Mr. Babalo explained that he enjoys plowing and keeps up with it. Mr. Babalo explained how he salts and uses a seed spreader. Mr. Babalo also uses his trucks rear spreader for the roadway areas of the property. Mr. Christiano asked if there are any deicing precautions. Are there guidelines that needed to be followed as far as certain chemicals and specific deicing procedures that need to be implemented, being the property is butting up against wetlands. Mr. Knutelsky stated that there are no county or state permit requiring deicing Materials. Mr. Knutelsky stated that there is best managing practices. Which is basically not providing deicing products. Keep up with the property make sure you are not making areas of ice. The property does not ice up, keeping up with the area. If there is an instance where you need to use a deicer that it be environmentally safe. When writing the resolution the wording should read along the lines of products that are being used for deicing be approved by the NJ DEP best management practices as a condition of an approval. Mr. Christiano suggested that the board agree to that as the property does butt up against wetlands.

Mr. Knutelsky stated that that concludes his report and he has nothing further to ask or address at this time.

Mr. Nelson just wanted to address the board and state that he did prepare a report back in March and he feels that everything in his report has been addressed this evening. At this time he has nothing to add or to report.

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

Mr. Suckey asked if any other board members had any questions or concerns they would like to address to the applicant and or engineer at this time. With no one from the board having any more questions or concerns. Mr. Suckey opened this part of the meeting up to the public.

Mr. Brady suggested that because it does not look like there will be a lot of people coming up from the public that at this time we open the meeting up to both questions and comments. Mr. Suckey agreed and Mr. Brady Swore in Ms. Krause.

Cheryl Krause – 160 Munsonhurst. Mr. Krause stated that she is the neighbor and she thinks Mr. Babalo is a great neighbor. Mr. Babalo keeps his property immaculate. There is never anything left out. Ms. Krause stated that she has never had any issues with the applicant. The applicant is a great neighbor. Ms. Krause's asked about the lighting that would be left on from 6 – 9. Mr. Campbell refereed to the site plan and explained to Ms. Krause the lighting and the exact spot of lighting. Ms. Krause asked if the time frame of lighting was because of a town's ordinance or was this something the applicant was doing on his own. Mr. Campbell explained to Ms. Krause that these particular hours would be foot candles does not migrate beyond the entrance way. 6am -9pm are the operating hours that the site proposes as operating hours. Mr. Campbell explained that the lighting near the office building would only be to illuminate the office building and the entry way. The lighting by the office would be on the same timer as the other lights. However, the hours of the office building would only run to 5pm. The parking lighting is solely for safety.

Mr. Campbell explained the lighting would be operated on a time and a photo cell. Mr. Krause is ok with the 7am lighting she is more concerned about the lighting at 6am she has teenagers and they like to sleep in and their bedrooms are at the back of the house. Mr. Babalo stated that he would help Ms. Krause out. Mr. Babalo stated he would talk with her to accommodate the lighting for both his property and Ms. Krause's property. Ms. Krause thanked the board and Mr. Babalo.

Mr. Suckey stated at this time not seeing any other members coming up from the public that he would close this portion of the meeting to the public. Mr. Suckey also stated that the testimony was completed along with concerns and questions from the professionals and board members. Mr. Suckey asked Mr. Brady to summarize the conditions that the board could think about to make sure we are all on the same page. Mr. Brady briefly went through the conditions Mr. Babalo, Mr. Kelly and Mr. Campbell were all in agreement with the conditions.

Mr. Suckey stated with this conditions needed for approval or denial. I would need a motion to accept these conditions for approval or denial at this time. Mr. Friend made a motion to approve this conditions for approval. Seconded by Mr. Williams.

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

**Upon Roll Call Vote:**

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

**NAYS:** None **ABSTENTIONS:** None

Mr. Suckey stated your approval is granted. Mr. Brady stated that he would draft a resolution and it would be ready to be adopted within thirty days.

**PAYMENT OF BILLS:**

Mr. Suckey asked if everyone was able to review the payment of bills and asked for a motion to accept the October 15, 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. Suckey stated the next thing on the agenda was Mr. Nelson's Main Street Development Plan. Mr. Nelson stated that he was not sure the board would want to start the presentation at this time considering how late it was already. Mr. Nelson suggested postponing till the next available meeting date. Mr. Suckey agreed being so late in the evening. It would be best to postpone the presentation on the Main Street Redevelopment plan. All of the board members were in agreement.

Mr. Suckey opened the meeting to the public for any questions or comments for non-agenda items.

Cheryl Krause 160 Munsonhurst Road. Stated that her question was for Mr. Brady. Please clarify what the JCM notice in the paper means. Mr. Brady, stated that it was a litigation tactic. The planning board has not issued any approval or permits.

Mr. Suckey stated not seeing anyone coming forward at this time. Mr. Suckey closed the meeting to the public.

The next item on the agenda is adjournment.

**Adjournment:**

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

Respectfully submitted,

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

Michelle Babcock  
Planning Board Secretary