

Franklin Borough Planning Board

Meeting Minutes for

July 15, 2019

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 (Absent)
Mr. Jim Williams (Present)
Mr. John Friend (Present)
Mr. Richard Knop (Present)
Mr. Ted Bayles, Alternate #1 (Present)
Mr. Michael Raperto, Alternate #2 (Present)
Mr. Stephen DeFinis, Alternate # 3 (Present)
Ms. Sharon Schultz, Alternate #4 (Present)

ALSO, PRESENT: Mr. Dave Brady, Board Attorney

Approval of Minutes:

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Motion made by **Mr. Christiano**. Seconded by **Mr. Williams**

Upon Roll Call Vote:

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

NAYS: None ABSTENTIONS:

Approved

PAYMENT OF BILLS:

Mr. Friend made a motion to approve the escrow report for July 15, 2019.

Seconded by Mr. Estes.

All were in favor. ABSTENTIONS: **Skellenger.**

Approved

APPLICATIONS OF COMPLETENESS:

None

APPLICATIONS TO BE HEARD:

None

APPROVAL OF RESOLUTIONS:

None

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CORRESPONDENCE:

Mr. Suckey stated that the everyone received a memo from the Borough Clerk in reference to ordinance 13-2019, mending the chapter 161- land development. There were no questions comments or concerns.

Mr. Suckey moved on to the next item on the agenda.

DISSCUSON:

Mr. Suckey explained that the Borough has put a small group of members from the town council, planning, recreation and EDC together to go visit Main Street of various towns. Mr. Suckey stated the idea behind these visits are to see how other towns have been able to have successful Main Streets.

Mr. Suckey stated that this is a resource to help Franklin's Main Street Redevelopment plan.

Mr. Suckey stated that he has named it the Fact-Finding Panel.

Mr. Suckey explained that Mr. Christiano and Mr. Skellenger were the representatives from the planning board who went to the first Main Street visit in Warwick, NY.

Mr. Suckey stated at this time Mr. Christiano will give a report and Mr. Skellenger could follow up with anything that Mr. Skellenger may want to add about the visit.

Mr. Christiano explained that the committee met with the Mayor, The Chamber of Commerce and the chair of the National Historic Society of the Warwick Village of New York.

Mr. Christiano stated that he would like to have the two members of EDC who are present this evening to come forward and fill in any blanks that are missing.

Ms. Krause and Mrs. Carnes came forward.

Mr. Christiano spoke about some of the different dynamics that New York State has compared to New Jersey. Mr. Christiano stated the first difference being what Warwick New York calls Warwick Village, this is what New Jersey would consider a township.

Mr. Christiano explained that the Town of Warwick is a very popular town.

Mr. Christiano stated that the population is about 7,000 people.

Mr. Christiano stated that Warwick's Main Street is very vibrant and a bit larger than Franklin in length.

Mr. Christiano also stated that not only is Warwick's Main Street flourishing the side streets are doing well too, there is always something going on.

Mr. Christiano explained much of their success has to do with their aggressive historical preservation. Currently dozens of buildings on the federal and state historic register.

The lady by the name of Nora who was the spokesperson for their Historical Society.

Mr. Christiano explained that business owners and, or residents look to have a plaque put on their building stating that it is a historic mark.

Mr. Christiano explained the other path that they have decided to take to boost their economy is recreation, which is a cost-efficient strategy.

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Mr. Christiano and Mrs. Carnes stated that there is always something going on during the weekend weather it is a parade or a block party, concert or a farmer's market.

Mr. Christiano stated that they have a parade at least every other weekend.

Mr. Christiano stated that they hold decorating contests for business store fronts and floral decorating contests.

Mr. Christiano stated that these are all ideas and things that they've done to boost their Main Street.

Mr. Christiano went on to say that the Mayor was emphatic about not allowing box stores in their zone near the village.

Mr. Christiano explained that the Mayor's thinking behind not allowing big box stores in the zone is because big box stores hurt the smaller stores on Main Street.

Mr. Christiano also explained that the Mayor of Warwick stated that all existing farm land was preserved as farm land and would remain preserved at any opportunity.

Mr. Christiano explained that this does two things, preserves the farm land and drives business to the core of the town.

Mr. Christiano briefly touched on their Chamber of Commerce and how they are a very important part of the success of their Main Street. Mr. Christiano stated that the Mayor gave a rough estimate of 25% of the revenue is from tourism.

Mrs. Krause stated that they have an apple fest every year.

Ms. Krause stated that Warwick is known for their apple orchards and the onion fields.

Ms. Krause stated that every year they hold what they call an Apple Fest that draws thousands and thousands of people.

Ms. Krause stated the Mayor explained that 34,000 people come into Warwick for one day.

Ms. Krause stated that the locals are not thrilled with the traffic that it causes for the day. The mayor just reminds them it is only one day and that one day is a major success for our town and all the businesses.

Mrs. Carnes stated that the nonprofit organizations make their fundraising dollars for the year in that one day.

Mr. Christiano stated that it is as simple as the beatification of their Main Street, making it somewhere people want to go.

Mr. Christiano stated people congregate there, they get out of their houses and want to be outside in this simple but well-kept area.

Mr. Williams stated that there are many quality restaurants in Warwick, to many to count.

Mr. Williams stated that food brings people.

Mr. Christiano stated there are forty within the town and hundred and ten more restaurants within a ten-mile radius of the town.

Ms. Krause touched on what the Warwick Mayor called "shared vision"

Ms. Krause stated that shared vision is where all the organizations in town have the same vision on what they would like to see happen in town.

Ms. Krause stated the town of Warwick is big on forward thinking.

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Ms. Krause explained that Warwick does not think in the past.

Ms. Krause stated they are always thinking about how they can improve from years prior.

Ms. Krause did state that the Mayor mentioned that they have three major housing developments but they are hidden and not visible from the village.

Mr. Skellenger stated that there are three developments that have both rent and own options and they are on side roads and even though they are tucked away and not visible to the village they fit in with the style of the village.

Mr. Bayles stated that they blend into the community.

Mr. Bayles stated that they are not huge high rises. The buildings fit the style of the town.

Ms. Krause spoke briefly about ordinances that help make sure that the style and the Façade of the buildings are cohesive.

Mr. Christiano stated the town of Warwick is not looking to be what it was a hundred years ago.

The Mayor stated that he would like to have the look of the town, to have that old town feeling but still be with the times.

Mr. Christiano stated a big part of Warwick's success is through their recreation department being the spearheads behind the farmer's market, the street fairs, and the contests that are always going on. Recreation plays a big part in making sure that there is also something going on in town.

Mr. Christiano stated they are not looking to build a five story high rise in the middle of town to draw people in. Warwick does not need that and it shows.

Mr. Christiano also mentioned that the police in Warwick patrol Warwick Main Street by foot.

Mr. Christiano explained they are out on the streets. They know everyone and everyone knows them.

Ms. Krause stated that the village does not have their own police force they consolidated with the Warwick township.

Ms. Krause stated that when they decided to consolidate, they would have police officers on foot on Main Street.

Mr. Christiano gave a brief summary of what he has discussed and ended with a quote from the Warwick Mayor. "We're not thinking about the next election "

Mr. Skellenger stated that everyone summed up the trip perfectly.

Mr. Skellenger stated that the one thing that he and Councilman Postas will be doing in the near future is putting together a Franklin business owner's association.

Mr. Skellenger explained that it would not be a chamber of commerce but something similar.

Mr. Skellenger stated that the Warwick Chamber of Commerce already offered to come down and meet with us to discuss different ideas and help us with any questions we may have.

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Mr. Skellenger also stated that the recreation aspect in the success of our Main Street going to be huge.

Mr. Skellenger stated that he has spoken with the rec members and they are looking to have events for both adults and kids to help bring the community together more.

Mr. Skellenger also stated that he will be recommending at the Town Council meeting tomorrow night that there should be monthly or bi-monthly meetings with all the chairs and vice chairs of all the organizations in town.

Mr. Skellenger stated that he would like to really push the issue and make this kind of meeting come to life.

Mr. Skellenger stated it can only be beneficial to all who have the best interest of Franklin at heart to conduct these meetings.

Mr. Skellenger briefly discussed the similarities of Warwick and Franklin.

Mr. Skellenger explained the Warwick recreation budget and explained that their town dynamics and taxes are different than Franklin's because of them being in New York State.

Ms. Krause stated that a lot of what they are doing in Warwick can be done in Franklin and it can be done well and with little to no cost.

Ms. Krause stated that Warwick is big on using what they call green space. Planting, using grassy areas for placement of benches and planters. Warwick uses what they have and it works beautifully.

Ms. Krause stated that Franklin has to use what Franklin has, not what Sparta is doing not what Vernon is doing or any other towns.

Ms. Krause used Mr. Bayles Mineral store as an example.

Ms. Krause stated Franklin is known for minerals and rocks, there needs to be more attention to that and using what we already have available to us to our advantage.

Mr. Bayles stated that he has customers from all over the United States coming to the store asking him why there are not more stores in Franklin like his.

Mr. Bayles stated that there is a huge following for our minerals and rocks they will bring people to Franklin.

Mr. Bayles does not understand why Franklin does not use the resources they have here in town to make Franklin stand out.

Mr. Bayles stated that Franklin is considered the mineral capital of the world and yet were not marketing ourselves for that in our own town.

Mr. Suckey agreed with Mr. Bayles and stated that the town seems to be fifty years behind schedule.

Mr. Suckey explained that back when the mines were closing is when the town should have tried to keep the Main Street alive.

Mr. Suckey stated since then it has died and now fifty plus years later the town is trying to bring it back to life.

Mr. Estes asked what the square mileage of the village in Warwick was.

Ms. Krause stated that it was two square miles.

Mr. Bayles stated that it has evolved in the last ten years.

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Ms. Krause stated that the mayor stated when the committee was visiting it has taken about fifteen years to get to where the village is today.

Mr. Estes asked what Franklin's recreation current budget is.

Mr. Skellenger stated that it was \$9,000.

Mr. Estes asked what Warwick's recreation budget is.

Ms. Krause stated \$77,000.

Mr. Estes stated that it is no comparison to what Franklin has to work with.

Ms. Krause stated that this budget was just not developed over night.

Ms. Krause stated that they have been working towards this kind of success for fifteen years.

Mr. Estes asked if questions were asked about shareholders and if there were sponsors who helped with funding in making Main Street as successful as it is.

Ms. Krause stated that there was one particular shareholder who was very generous and donated significantly to the success of Warwick's Main Street.

Mr. Estes stated that he would like to hear what the plan would be for our Franklin Main Street to develop and come close to what Warwick's Main Street is.

Mr. Skellenger assured Mr. Estes that it would not be something that would happen overnight.

Mr. Skellenger explained `if everyone was on the same page and truly wants to make Main Street a success it would happen not in a year or in two years but within time.

Mr. Skellenger reminded Mr. Estes that Warwick's Main Street has been redeveloping for fifteen years.

Mrs. Carnes stated that another part in their success is the look of the Main Street. The buildings all look the same and if they are not exact, they match and give the feel of that old historical feel.

Mrs. Carnes stated that it only takes one building to look a certain way for it to organically flow down the entire length of Warwick's Main Street.

Mr. Estes stated that he appreciates the reasons behind this committee going to Warwick to get new ideas and to bring ideas back to Franklin. Mr. Estes stated that he just does not see a comparison at this time.

Mr. Estes stated that Franklin has a lot of work ahead of them with little or no funding from outside sources to help with this new found vision for Main Street in Franklin.

Mr. Estes stated that he loves the ideas and would love for it to all come to life and for Main Street to one day be successful but he does not see it happening especially with a town that has a major highway like Rt. 23 thriving. Mr. Estes stated were in time where business's want to be in the middle of the hustle and bustle and gravitate to where there is the most traffic.

Ms. Krause stated that she believes that although what Mr. Estes has stated can be true for many business owners there is still some who like that small-town feeling.

Ms. Krause stated yes, we as a town have a lot of work ahead of us to get things moving in the right direction to be able to develop Main Street in Franklin but with the

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right mind set and the hearts of volunteers, Franklin can redevelop Main Street and be successful.

Ms. Krause and Mrs. Carnes thanked the board for allowing them to come forward and add their input to this discussion.

Ms. Krause stated that she looks forward to working with the planning board in the future on this project.

Mr. Suckey thanked the committee members who attended the Warwick visit last Sunday.

NEW BUSINESS:

There was no new business addressed.

OLD BUSINESS:

There was a brief discussion on the old Franklin Dinner.

Mr. Christiano stated that residents in town have come to him asking what is happening with the old Franklin Dinner.

Mr. Suckey stated that two sisters are currently the owners and they are up to date on their taxes and there is currently nothing that can be done.

Mr. Suckey also reminded the board that, that particular area was labeled area E that we looked at for rehabilitation and re development and the council took that off the map.

Mr. Suckey stated there was a plan for that but it went away when the council removed that section.

Mr. Suckey stated there was a plan but the council did not listen to the suggestions and ideas that the planning board brought forth.

Mr. Suckey explained that is why he believes a joint meeting with all of the heads of the different boards, committees and such should really meet all together whether it be monthly or quarterly.

Mr. Suckey stated that he has tried to reach out and get together with members of council and nothing seems to work.

OPEN PUBLIC SESSION:

Mr. Suckey opened the meeting to the public.

Dawne Rowe – 140 Munsonhurst Road

Ms. Rowe stated that she wanted to say something regarding Main Street.

Ms. Rowe stated that the old Main Street is gone. Ms. Rowe stated that Rt 23 is our present Main Street.

Ms. Rowe explained no one from outside of Franklin knows that there is a Main Street.

Ms. Rowe stated that if Main Street gets some established businesses on Franklin it has the potential to fix its self.

Ms. Rowe stated that there would have to be ordinances in place for façade and maintenance of the buildings.

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Ms. Rowe knows that it is a tough pill to swallow knowing the old Main Street is gone.

Ms. Rowe explained that being said Franklin has to embrace a new Franklin Main Street and move with the times and look at what works for the present times.

Ms. Rowe stated like Warwick.

Ms. Rowe went on to explain that the town has to work together on working at one piece at a time. Main Street will not be redeveloped overnight. It will take a lot of work from everyone but we as a town have to start somewhere.

Ms. Rowe thanked the planning board and walked back to her seat.

Mr. Suckey stated not seeing anyone else from the public coming forward.

Mr. Suckey closed the meeting to the public.

EXCUTIVE SESSION:

Mr. Suckey asked for a motion to adjourn to the conference room to hold an executive session.

Mr. Christiano made the motion. Seconded by **Mr. Friend**

All were in Favor

* Mr. Suckey stated that the meeting will adjourn from the executive session in the conference room.

Respectfully submitted,

Michelle Babcock
Planning Board Secretary