

Franklin Borough Planning Board

Meeting Minutes for

October 2, 2019

The meeting was called to order at 7:33 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. Michael Raperto, Alternate #2 (Present)
Mr. Stephen DeFinis, Alternate # 3 (Absent)
Ms. Sharon Schultz, Alternate #4 (Present)

ALSO, PRESENT: Mr. Dave Brady, Board Attorney
Mr. Tom Knutelsky, Engineer
Mr. Ken Nelson, Planner

Approval of Minutes:

Franklin Borough Planning Board Meeting Minutes for August 16, 2019

Motion made by **Mr. Friend**. Seconded by **Mr. Skellenger**

Upon Roll Call Vote:

AYES: **Friend, Williams, Skellenger, Knop, Christiano, Suckey, Raperto, Schultz**

NAYS: None ABSTENTIONS: **Estes**

Approved

Franklin Borough Planning Board Executive Meeting Minutes for August 16, 2019

Motion made by **Mr. Skellenger** Seconded by **Mr. Knop**

Upon Roll Call Vote:

AYES: **Friend, Williams, Skellenger, Knop, Christiano, Suckey, Raperto, Schultz**

NAYS: None ABSTENTIONS: **Estes**

Approved

PAYMENT OF BILLS:

Mr. Friend asked the chairman if he could ask for a request.

Mr. Friend asked if the planning board secretary could add a line on the escrow report for the address of the applicant.

Mrs. Babcock said that can be done without any problems.

Mr. Suckey asked if there were any other questions in regards to the escrow report.

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Mr. Christiano made a motion to approve the escrow report for August 16, 2019.

Seconded **by Mr. Friend**

All were in favor. ABSTENTIONS Mr. Skellenger

Approved.

APPLICATIONS OF COMPLETENESS:

JCM investors, 1012, LLC, PB# 09-19-01, Block 2701, Lot 2, 110 Munsonhurst Road, Preliminary & Final site plan in MPR Zone.

Susan Rubright attorney from Broch and Eichler in Rosewood New Jersey. Ms. Rubright stated that she is here this evening on behalf of the applicant.

Ms. Rubright also introduced Eric Keller from Bowman Consulting who is prepared to go through the completeness report. Mr. Rubright stated Mr. Keller has items to be submitted this evening in response to Mr. Knutelsky's completeness report.

Mr. Suckey stated that it would be best if we went item by item through the completeness report.

Mr. Suckey explained that Mr. Knutelsky will address item 1 and then we will have Mr. Keller address item 1 and so on and so forth.

Mr. Knutelsky briefly gave a summary of his completeness report.

Mr. Knutelsky explained what documents were submitted with the application.

Mr. Knutelsky went on to state that the applicant also submitted certain applications forms and checklist items and other miscellaneous supporting documents.

Mr. Knutelsky stated based on the review of that information for completeness Mr. Knutelsky found the following; Mr. Knutelsky stated he is referring to section B item 1 on the completeness report that is dated September 25, 2019.

Mr. Knutelsky has deemed this item from incomplete to complete.

Checklist item # 9 – Hand delivered to the Borough Hall on 9/27/19

Mr. Knutelsky has deemed this item from incomplete to complete.

Checklist Item # 18 – Mr. Keller stated that this would be provided at the public hearing.

Mr. Knutelsky stated that he suggests a temporary waiver be granted for this item for completeness only.

Checklist item # 23- Mr. Keller stated that this would be provided at the public hearing.

Mr. Knutelsky stated that he suggests a temporary waiver be granted for this item for completeness only.

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Checklist item # 26 – Mr. Keller stated an exhibit would be provided at the public hearing.

Mr. Knutelsky stated that he suggests a temporary waiver be granted for this item for completeness only.

Checklist item # 38- Mr. Keller stated this item was hand delivered to the Borough Hall on 9/27/19

Mr. Knutelsky has deemed this item from incomplete to complete.

Checklist item # 39 -Mr. Keller stated this item was hand delivered to the Borough Hall on 9/27/19

Mr. Knutelsky has deemed this item from incomplete to complete.

Checklist Item # 43, 44, 45, 46, 47 (Final Site Plan Items only) – Mr. Knutelsky stated that he suggests temporary waiver for completeness only.

Checklist item #48. – Mr. Knutelsky stated that the original surveys that were provided were more than a year old and because of that Mr. Knutelsky deemed this checklist item incomplete.

Mr. Keller stated that he has within him tonight the signed affidavit from the owner that nothing has changed. Mr. Keller stated that he also has four copies of the original survey as well for Mr. Knutelsky and Mrs. Babcock the Planning Board secretary. Checklist item #48 has now been received on 10/2/19 from Mr. Keller. Upon review from both Mr. Knutelsky and Mr. Brady it was approved and this checklist item was now considered complete.

Mr. Knutelsky gave a brief summary as far as the completeness report. Mr. Knutelsky explained at this time the only checklist items that have not been found complete are those that need a temporary waiver to be granted. Mr. Knutelsky listed the checklist items that needed to be granted a temporary waiver. Checklist items 18,23,43,44,45,46,47. Mr. Knutelsky stated all other checklist items have been deemed complete at this time. Mr. Knutelsky stated that at this time he recommends to the planning board members grant the temporary waivers and deem this application complete.

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

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

Upon Roll Call Vote: AYES: Friend, Estes, Williams, Skellenger, Knop, Christiano, Suckey, Raperto, Schultz

NAYS: None ABSTENTIONS:

Approved

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Mr. Suckey stated that the application has been deemed complete.

Mr. Suckey stated that the public hearing would take place on October 21, 2019.

Mr. Brady stated to Ms. Rubright that she needs to send the proof of publication of the hearing to Mr. Brady's office to be sure that it is in order for the meeting on October 21st

Mr. Rubright stated that would not be a problem.

APPLICATIONS TO BE HEARD:

There were no applications to be heard.

APPROVAL OF RESOLUTIONS:

There were no resolutions

NEW BUSINESS:

There was no new business

OLD BUSINESS:

There was no old business

OPEN PUBLIC SESSION:

Mr. Suckey opened the meeting to the public.

Mr. Suckey stated not seeing anyone coming forward at this time.

Mr. Suckey closed the meeting to the public.

CORRESPONDENCE:

Mr. Suckey stated that in your packet there was a document in regards to the Township of Hardyston – ORDINANCE NO. 2019-11. Mr. Suckey stated that was just the board members review.

Mr. Suckey stated that he would also like to discuss and make the board aware of a letter that he received in the mail along with Mr. Christiano, Mr. Williams, Mayor Giordano and to Mrs. McHose town administrator. Mr. Suckey went on to explain that it was a complaint in regards to things that were being done on the property located at 51 Woodland Road in Franklin. Mr. Suckey explained that he spoke to Debra Card the new Zoning/enforcement officer and after much research in looking at the deeds and a resolution on file Mr. Suckey did not feel that it was within the planning boards realm in implementing any sort of enforcement on this matter.

Mr. Suckey stated at this time the complaint has been addressed from the planning boards prospective and it is in Mrs. Cards hands and she was going to notify the proper channels to see if this issue could be resolved.

EXECUTIVE SESSION:

Mr. Suckey asked for a motion to adjourn to the conference room to hold an executive session. **Mr. Friend** made the motion. Seconded by **Mr. Skellenger**

All were in favor.

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Mr. Suckey stated that the planning board members would not return back to the meeting after the executive session.

The planning board members would adjourn from the executive session. The planning board members resided to the first-floor conference room at 7:57PM

Respectfully submitted,

Michelle Babcock
Planning Board Secretary