

Franklin Borough Planning Board
Meeting Minutes for
January 21, 2020

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. John Sowden, Mayor (Present)
Mr. John Postas, Council liaison (Present)
Mr. Floy Estes (Absent)
Mr. Jim Nidelko (Present)
Mr. Jim Williams (Present)
Mr. John Friend (Present)
Mr. Richard Knop (Present)
Mr. Michael Raperto, Alternate #1 (Present)
Mr. Stephen DeFinis, Alternate # 2 (Present)
Ms. Sharon Schultz, Alternate #3 (Present)

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

Approval of Minutes:

Franklin Borough Planning Board meeting minutes for December 16, 2019

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

Upon Roll Call Vote:

AYES: Friend, Nidelko, Knop, Christiano, Suckey, DeFinis

NAYS: None ABSTENTIONS: Williams, Sowden, Postas, Raperto, Schultz

Approved

Franklin Borough Planning Board Executive Session minutes for December 16, 2019

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

Upon Roll Call Vote:

AYES: Friend, Nidelko, Knop, Christiano, Suckey, DeFinis

NAYS: None ABSTENTIONS: Williams, Sowden, Postas, Raperto, Schultz

Approved

PAYMENT OF BILLS:

Mr. Christiano made a motion to approve the escrow report for January 21, 2020.
Seconded by **Mr. Williams**

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Upon Roll Call Vote:

AYES: **Friend, Nidelko, Williams, Knop, Christiano, Suckey, Raperto, DeFinis, Schultz.**

NAYS: None ABSTENTIONS: **Sowden, Postas**

Approved

NEW BUSINESS:

Mr. Suckey stated that he would like to skip to new business and have Mr. Brady explain the memo that was distributed this evening in reference to conflicts of interest.

Mr. Brady explained the memo and the purpose of why he felt it was important to share with the board.

APPLICATIONS OF COMPLETENESS:

Ian Sherwood (PB-01-20-1), Block 2602 Lot 9, 193 Corkhill Road, Preliminary site plan, Use "D" Variance.

At 7:51 Mayor Sowden and Councilman Postas recused themselves from application PB- 01-2-01. Both Mayor Sowden and Councilman Postas left the meeting.

Mr. Suckey asked if there was anyone here this evening representing this application.

Mr. Sherwood approached the microphone and introduced himself as Ian Sherwood 193 Corkhill Road Franklin, NJ. Mr. Sherwood stated that he was here this evening to answer any questions or concerns that the planning board might have tonight in reference to the application.

Mr. Suckey asked for Mr. Knutelsky to go through his report for completeness only.

Mr. Knutelsky stated that he would be reading from his January 16' 2020 report in regards to completeness for Ian Sherwood.

Mr. Knutelsky stated that the applicant is seeking preliminary site plan approval and use variance relief to allow the rehabilitation of a 4,000 square foot barn structure into 186 seat wedding venue. The property is located in a R-1 Zone where this commercial use is not permitted and is approximately 76 acres in size.

Mr. Knutelsky stated that he would be referencing section B on page 2 of the completeness report.

Mr. Knutelsky stated he would be addressing eight key items in the completeness report that the planning board needs to address. Mr. Knutelsky gave a brief description of each checklist item and why he was recommending either a waiver or a temporary waiver.

Those checklist items were as followed:

Checklist item #16 – Delineation of flood plain and wetland areas. Waiver recommended.

Checklist item # 18- Existing and proposed contours extended 100 feet beyond property. Waiver recommended

Checklist item # 19 – A grading plan at a scale of 1" = 30' Temporary waiver recommended.

Checklist item # 23- Location survey, prepared by a NJ licensed land surveyor. Temporary waiver recommended.

Checklist item # 31- Provisions for storage of solid wastes. Temporary waiver recommended.

Check list item # 33- All Proposed buffers, landscaping, fences, walls. Temporary waiver recommended.

Checklist item # 37- A list of all licenses, permits, or other approvals required by law. – Recommended temporary waiver.

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Checklist item # 38 – Environmental Impact Statement – Waiver recommended

Mr. Sherwood stated that it would not just be for weddings but for any kind of venue, wedding, birthday parties, company lunches, etc. Mr. Sherwood stated that it would be more of a rustic party venue for any occasion. Mr. Sherwood wanted to empathize that this would not be an elaborate super fancy wedding venue. Mr. Sherwood explained that the key word here is a rustic venue.

Mr. Suckey asked if the board members had any questions at this time.

Mr. Suckey explained that this was completeness only and any questions pertaining to the application would be better answered during the hearing process. The members understood and did not have any questions at this time.

Mr. Friend stated he would hold his questions in regards to the restroom and garbage situations until the next meeting.

Mr. Suckey stated he would entertain a motion to deem Mr. Sherwood’s application complete or not complete. After hearing Mr. Knutelsky ‘s recommendations.

Mr. Christiano made a motion to deem the application complete. Seconded by **Mr. Knop**
Upon Roll Call Vote:

AYES: Friend, Nidelko, Williams, Knop, Christiano, Suckey, Raperto, DeFinis, Schultz.

NAYS: None ABSTENTIONS: None

Approved.

Mr. Suckey stated that the hearing would take place at our next scheduled meeting on February 18th (Tuesday)

Mr. Sherwood asked if there was an earlier date available.

Mr. Suckey stated that February 18th is the boards next regular scheduled meeting date.

Mr. Suckey explained that date would give the applicant enough time to make proper notices and to work on getting the questions answered that were brought by Mr. Knutelsky’s completeness report.

APPLICATIONS TO BE HEARD:

None

APPROVAL OF RESOLUTIONS:

None

OLD BUSINESS:

There was no old business to be addressed.

NEW BUSINESS:

Mr. Suckey asked if there was any new business besides the memo that we addressed earlier from Mr. Brady.

Mr. Christiano stated that he would like to mention that he was at the grand opening for the newly built facility built as an edition to West Wind Hall.

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Mr. Christiano explained that the building was very well done and has everything that a larger assisting living facility would have but just scaled back to fit a smaller facility such as West Wind Hall.

OPEN PUBLIC SESSION:

Mr. Suckey opened the meeting to the public and not seeing anyone coming forward Mr. Suckey closed the meeting to the public.

CORRESPONDENCE:

Mr. Suckey stated that the information in the planning board packet regarding; Multi -Permit applications is just for the board members information. Mr. Suckey listed the multi permit applications:

Freshwater Wetlands General Permit NO.1

Costal General Permit No.

19Coastal Wetlands Permit

Flood Hazard Area Individual Permit

Water Quality Certificate.

DISCUSSION:

There were no discussion items.

ADJOURNMENT:

Mr. Friend made a motion to adjourn. Seconded by **Mr. Christiano**.

All were in Favor.

The meeting adjourned to executive session at 8:16 P.M

Respectfully submitted,
Michelle Babcock
Planning Board Secretary