

Franklin Borough Planning Board
Meeting Minutes for
May 18, 2020
Via Phone Conference

The meeting was called to order at 7:35 PM by the Chairman, Mr. Wes Suckey, who then stated if there were no objections, he would waive 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 (Absent)
Mr. John Sowden, Mayor (Present)
Mr. John Postas, Council liaison (Present)
Mr. Floy Estes (Present)
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

PAYMENT OF BILLS:

Mr. Nidelko made a motion to approve the escrow report for **May 18, 2020.**

Seconded **by Mr. Friend**

Upon Roll Call Vote:

AYES: Friend, Nidelko, Estes, Williams, Knop, Suckey, Raperto, DeFinis, Schultz

NAYS: None ABSTENTIONS: None

Approved

APPLICATIONS FOR COMPLETENESS:

There are no applications for completeness

APPLICATIONS TO BE HEARD:

There are no applications to be heard

APPROVAL OF RESOLUTIONS:

Y&J Properties, LLC PB# -02-20-01, Block 1302 Lot 2, 16 Main Street, Amended final site plan.
(Miner's Cove)

Mr. Brady gave a brief summary of the application, Mr. Brady stated that this property has a lengthy history and it now seems to be getting on track and the property will be getting developed the way it was approved to be developed.

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Mr. Brady explained that Y&J properties have requested that they be allowed to make some modification changes to the landscaping, garbage enclosures and the existing sign at the entrance. Mr. Brady explained that stated in the resolution Mr. Knutelsky will have the authority to sign off on such modifications as field changes.

Mr. Brady went on to explain the second part to the sought amendment. Mr. Brady went on to explain that the applicant was looking to move the on-site COAH to an off-site COAH.

Mr. Brady stated that the board approved this request with conditions that will need to be met listed in the resolution.

Mr. Suckey asked if all the board members were able to read and review the resolution.

Mr. Sowden stated his concerns for the large 4-bedroom house that sits on the hill that goes with this property and project.

Mr. Sowden expressed his concerns that he is concerned once this project is developed and maybe years down the road is sold that there is some sort of stipulation written in the resolution that the house should be renovated and preserved historical as much as possible.

Mr. Brady explained that this was not part of the original application.

Mr. Brady stated that the Borough does not have an historic ordinance and there is no historic destination on that building.

Mr. Brady stated that he does not see how the board can retroactive that stipulation on the applicant.

Mr. Brady went on to state there could be some negotiating within the developer's agreement only if the applicant would be willing to volunteer to such stipulations.

Mr. Brady stated at this point he does not see anything the board can do at this time in regards to such a request.

Mr. Brady suggested that there could be other avenues that could be discussed with the applicants and the town when negotiating such stipulations.

Mr. Estes stated that he agrees whole heartedly with the house being historic and part of the town's history. However, he would not like the town to have a contingency on a contract.

Mr. Brady explained that generally when there is demolition on a building it is via a historic district map, historic district ordinance that addresses what can be done on such buildings.

Mr. Brady stated demolishing of a building generally is not up held.

Mr. Brady went on to explain that there are lengthy procedures that would have to go into such a request.

Mr. Estes thanked Mr. Brady and explained his biggest concern was making sure that the town did not receive recourse and held accountable for anything on the legal end of this sort of request.

Mr. Sowden stated that the ordinance committee is exploring different historic programs that Franklin can become a part of.

Mr. Sowden stated with Covid -19 causing such a delay on having this process move along in the timely manner that we would all like to see this happen in.

Mr. Sowden stated that he just would like for there to be language added to the developer's agreement that the four-bedroom house is more than just a 4-bedroom house and should be more specific and listed as historic.

Mr. Sowden stated that there should be language that there needs to be continued maintenance on the house so that it is not left to deteriorate and be left with no choice but to tear the house down.

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Mr. Sowden explained that he knows that the current property owners have no intentions of tearing the house down.

Mr. Sowden stated that he is more concerned of what would happen years down the road.

To set guidelines and stipulations now on future property owners that could come in with different plans and keeping the house may not be in their plans.

Mr. Sowden stated that it would be best to add the stipulations in the developer's agreement now.

Mr. Brady stated that something of that nature would not be found in a developer's agreement, especially when this specific request was not part of the original application.

Mr. Brady stated unless this was voluntarily offered by the property owners.

Mr. Brady stated however, how that would come about is another issue.

Mr. Brady stated he is not sure how such a conversation would be addressed.

Mr. Sowden went on to explain that there are programs who can help preserve historic buildings and industrial sites.

Mr. Sowden stated there are tax credits and other financial aides to help towns preserve their history.

Mr. Sowden stated that the town of Franklin is in the process of starting the process to become a historical location.

Mr. Suckey asked Mr. Brady as of this moment however this is nothing that can be done as far as the resolution.

Mr. Brady stated that was correct.

Mr. Suckey asked if there were anymore questions or concerns.

There not being any further questions or concerns.

Mr. Suckey asked for a motion to approve the drafted resolution for Miner's Cove.

Ms. Schultz made the motion. Seconded by Mr. Friend.

Upon Roll Call Vote:

AYES: Friend, Nidelko, Estes, Williams, Knop, Suckey, Raperto, Schultz

NAYS: None ABSTENTIONS: Mayor Sowden, Councilman Postas, Mr. DeFinis

Approved

OLD BUSINESS:

There was no old business addressed.

NEW BUSINESS:

Chairman's Comments – Mr. Suckey stated that he just wanted to make a few comments under new business.

Mr. Suckey stated that VBM on Walsh road has started their construction.

Mr. Suckey stated that they have also replenished their escrow account with funds.

Mr. Suckey stated the he has heard rumors going around town in reference to the old advanced store.

Mr. Suckey stated that he spoke to one of the owners and the project manger and they are separating the building into three separate stores. Mr. Suckey explained that it would look like a mini strip mall.

Mr. Suckey stated that they have nothing under contract and there are no plans thus far as to what will eventually go into the stores.

Mr. Suckey stated that he was on the Franklin Borough's website and noticed that the website is missing March's meeting minutes.

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Mrs. Babcock stated and apologized that was her oversight. Mrs. Babcock stated that the meeting minutes are complete at this time she just omitted to put them on this agenda as for it was a light agenda and via conference call.

Mrs. Babcock stated that they will be on the agenda for the June meeting.

Mr. Suckey understood and thanked Mrs. Babcock for the clarification.

Mr. Suckey stated that this type of meeting was a trail for how it would work going forward because there are a few members that ZOOM does not work for them.

Mr. Suckey thanked Mr. Brady for allowing the Planning Board to use his conference call account.

Mr. Knop asked what was going on with the Littell property.

Mr. Suckey explained that it has been sold.

Mr. Suckey stated that there has been nothing thus far to come forward to the board as far as a use variance change.

Mr. Suckey stated that it is considered retail as of right now.

Mr. Friend stated that he has noticed a lot of construction movement on both sides of the building.

Mr. Suckey explained that the inside needed a lot of work and repairs done.

Mr. Sowden explained that he and Mr. Postas were given a tour and there are significant repairs that need to be made as far as the construction of the building within.

Mr. Sowden discussed different ideas that the new owner has for the use of the building but there has been nothing determined or set in stone at this point.

Mr. Sowden explained that the owner would like to incorporate the Zen like feel with the building being took away into the woods and having the river run through the back side of the property.

Mr. Sowden stated that one of the ideas the owner mentioned was a microbrewery and a yoga studio.

Mr. Postas stated that on behalf of the ordinance committee he was wondering if Mr. Suckey has looked into the ordinances and if not, could he provide a time line as to when he thinks he will be able to get back to the ordinance committee with their suggestions and recommendations.

Mr. Suckey explained that they have been a work in progress and now that it seems we are able to have small meetings and use other ways to communicate. The planning board ordinance committee will start moving forward and get the recommendations back to the council in a timely manner.

Mr. Postas thanked Mr. Suckey and Mr. Suckey thanked Mr. Postas for asking.

OPEN PUBLIC SESSION:

Mr. Suckey stated that there was no public present on the conference call.

DISCUSSION:

There was no discussion

Mr. Suckey thanked everyone for their participation this evening.

Mr. Suckey stated that the next meeting would be the regular scheduled meeting for June 15th

Mr. Suckey stated depending on where we are at as far as the Governor's guidelines, we may be able to have a in person meeting or we may have to have another meeting via phone conference.

Mr. Suckey stated that he believes that this meeting went well.

ADJOURNMENT:

Mr. Estes made a motion to adjourn. Seconded by **Mr. Nidelko**

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All were in Favor.

The meeting adjourned at 8:13 P.M

Respectfully submitted,
Michelle Babcock
Planning Board Secretary