

Franklin Borough Planning Board
Meeting Minutes for
January 19, 2021

The meeting was called to order at 7:39 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 (Absent)
Mr. Concetto Formica, Council liaison (Absent)
Mr. Floy Estes (Present)
Mr. Jim Nidelko (Present)
Mr. Jim Williams (Absent)
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 (Absent)

ALSO, PRESENT:

Dave Brady, Planning Board Attorney
Tom Knutelsky, Engineer
Ken Nelson, Planner

APPROVAL OF MINUTES:

Mr. Suckey asked for approval for the **November 16, 2020** meeting minutes.

Mr. Estes made a motion to approve the **November 16, 2020** meeting minutes.

Seconded by **Mr. Knop**

Upon Roll Call Vote:

AYES: **Nidelko, Estes, Williams, Knop, Suckey, Raperto**

NAYS: None ABSTENTIONS: **Friend**

Approved

PAYMENT OF BILLS:

Mr. Estes made a motion to approve the escrow report for **January 19, 2021**

Seconded by **Mr. Raperto**

Upon Roll Call Vote:

AYES: **Nidelko, Estes, Knop, Suckey, Raperto**

NAYS: None ABSTENTIONS: None

Approved

AOOLICATION FOR COMPLETENESS

There were no applications for completeness

APPLICATIONS TO BE HEARD

There were no applications to be heard.

DISCUSSION:

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Mr. Suckey stated that he will have Mr. Brady briefly explain the resolution that is in your packet to be adopted tonight.

Mr. Brady stated that the *Resolution that you have in front of you is **RESOLUTION OF THE FRANKLIN BOROUGH PLANNING BOARD ADOPTING REMOTE MEETING PROTOCOLS, PROCEDURES AND REQUIRMENTS FOR PUBLIC PARTICAIPTION AT REMOTE MEETINGS.***

Mr. Brady gave a brief description of what the resolution consists of and why this is something that the board should use going forward. Mr. Brady stated that the resolution states how things should be done regarding virtual meetings, public access to meetings, notices, exhibits and admissions. Mr. Brady stated that is something we will go forward with as applications come before the board while we are still under strict restrictions and guidelines due to the COVID – 19 Pandemic.

Mr. Brady stated that resolution gives us something to rely on if there should be an issue down the road with questions on how we are conducting our meetings.

Mr. Knutelsky asked if this was just a temporary situation or would this be a permeant.

Mr. Suckey explained that it is temporary as soon as we get the ok to go back to in – person meetings we will. Mr. Suckey stated however, I do not see that happening within the next few months ahead.

Mr. Knutelsky thanked Mr. Suckey.

APPROVAL OF RESOLUTIONS:

RESOLUTION OF THE FRANKLIN BOROUGH PLANNING BOARD ADOPTING REMOTE MEETING PROTOCOLS, PROCEDURES AND REQUIRMENTS FOR PUBLIC PARTICAIPTION AT REMOTE MEETINGS.

Mr. Suckey stated that he would like a motion to adopt the resolution as Mr. Brady explained it.

Mr. Knop Made the motion. Seconded by **Mr. Friend**.

Upon Roll Call Vote:

AYES: **Nidelko, Estes, Knop, Suckey, Raperto, DeFinis**

NAYS: None ABSTENTIONS: None

Approved

MEMORALIZING RESOLUTION IN THE MATTER OF JAMES & RENNE MILLER

PB#11-20-01 BLOCK 2301, LOT 32

Mr. Suckey asked if everyone read the resolution.

Mr. Suckey then asked if any of the members or the professionals had any questions or concerns.

There were no questions or comments from the board.

Mr. Suckey stated that he received one question from Ms. Schultz in regards to the reference number of the property.

Mr. Suckey stated that the resolution refers to the property size as 6.008. Ms. Schultz stated to Mr. Suckey that her notes show 5 in change.

Mr. Suckey asked Mr. Brady to clarify for the board members.

Mr. Brady stated that he was not present at the meeting his partner was and the board could go ahead with approving the resolution with the recommendation of having Mr. Brady look back to clarify the specific size of the property.

Mr. Suckey and the board agreed that would work.

Mr. Suckey stated not hearing any questions or comments from the board.

He would entertain a motion approving the application with the Mr. Brady looking to the clarify the exact size that was brought to our attention by Ms. Schultz.

Mr. Knop made the motion. Seconded by Mr. Estes

Upon Roll Call Vote:

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AYES: **Nidelko, Estes, Knop, Suckey, Raperto, DeFinis**

NAYS: None ABSTENTIONS: None

Approved

OLD BUSINESS:

None

NEW BUSINESS:

Proposed Renewable Energy Systems Ordinance

Mr. Suckey asked if everyone received a copy of the ordinance and if anyone had any questions, concerns or corrections.

Mr. Suckey stated that he would like to point out a correction on page 7 under 6A & 6B it should read NJAC 5: 70-2.21.

Mr. Nelson thanked Mr. Suckey and stated he would make the correction.

Mr. Nelson stated that he inadvertently left a question mark next to 5A # 2. Mr. Nelson stated that question mark can be removed.

Mr. Knutelsky stated that he had a question in regards to 3B #9 in regards to the wind turbines and the 500 ft set back from the critical species habitat and state identified wetlands.

Mr. Knutelsky asked Mr. Nelson where the number 500 came from because typically the DEP has a number of 150 for situations such as this and or 300 ft. Mr. Knutelsky stated that 500 ft seems high for this kind of project.

Mr. Nelson stated that it was from his recollection. Mr. Nelson stated that he will go back and check to confirm that number.

Mr. Nelson stated that the sentences following that allows that these distances may be adjusted to be greater or lesser at the discretion of the reviewing body, based on topography, landcover, land uses and other factors that influences the level of disturbance.

Mr. Knutelsky stated that under 5 A #2 which was just discussed Mr. Knutelsky stated that he would just like for the wording to be clearer as to how the solar panels are mounted or attached.

Mr. Knutelsky stated that he would like to see both mounted on or attached to the roof securely.

Mr. Brady stated that would cover it and stated that it makes sense to you use both words mounted and attached giving more wiggle room for the different ways the panels can be mounted.

Mr. Nelson agreed and stated that he would add the wording discussed to the document

Mr. Knutelsky stated that the next item that he wanted clarification on was under 5A #7

Mr. Knutelsky stated that he just wanted to make sure that where it states that the invertors to go to actual utility along the road to the pole.

Mr. Knutelsky stated that he just wanted to clarify that does not go for every single solar panel.

Mr. Knutelsky stated that typically the other solar panels will be running underground and ran through the racking.

Mr. Nelson stated that was correct.

Mr. Nelson stated that he would go back and re word and add any corrections that have been discussed.

Mr. Suckey asked the board members if there were any further questions or comments.

Mr. Suckey stated not hearing anything further he would take a motion to approve the resolution with the added corrections discussed.

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Mr. Brady added that the motion should state that the planning boards is recommending Mr. Brady sends it to the Mayor & Council to be reviewed.

Mr. Friend Made the motion. Seconded by **Mr. Nidelko**

Upon Roll Call Vote:

AYES: **Nidelko, Estes, Knop, Suckey, Raperto, DeFinis**

NAYS: None ABSTENTIONS: None

Approved

Mr. Suckey stated he would like the Mayor and Council to receive it so it can go on their next meeting to be discussed.

Mr. Nelson stated that he would like to suggest that when Mr. Brady sends the proposed ordinance, he also sends all the documents that go with it as far as the introduction, table of contents and the glossary to help them better understand everything in the document.

Mr. Suckey stated that he would also suggest the addendum that was added be sent as well.

Mr. Nelson stated yes, that would also be an important document to be added when sending everything to the Mayor and Council.

OPEN PUBLIC SESSION:

Mr. Suckey stated that there was no public present on the ZOOM meeting.

Mr. Suckey closed the meeting to the public.

ADJOURNMENT:

Mr. Nidelko made a motion to adjourn.

Seconded by **Mr. Friend**

All were in Favor.

The meeting adjourned at 8:15 P.M

Respectfully submitted,
Michelle Babcock
Planning Board Secretary