

Franklin Borough Planning Board

Meeting Minutes for

February 16, 2021

The meeting was called to order at 7:32 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 (Absent)
Mr. John Sowden, Mayor (Present)
Mr. Concetto Formica, 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:

Dave Brady, Planning Board Attorney

OATH OF ALLEGIANCE:

Mrs. Babcock and Mr. Brady swore both Mr. Sowden and Mr. Williams in under oath as official planning board members.

Mr. Brady stated that Mrs. Babcock will work out arrangements for Mr. Sowden and Mr. Williams to sign their oath of allegiance.

APPROVAL OF MINUTES:

Mr. Suckey asked for approval for the **January 19, 2021 Re-org** meeting minutes.

Mr. Nidelko made a motion to approve the **January 19, 2021** meeting minutes.

Seconded by **Mr. Raperto**.

Upon Roll Call Vote:

AYES: **Friend, Nidelko, Knop, Suckey, Raperto, Schultz**

NAYS: None ABSTENTIONS: **Williams, DeFinis**

Approved

Mr. Suckey asked for approval for the **January 19, 2021 Regular** meeting minutes.

Mr. Knop made a motion to approve the **January 19, 2021 Regular** meeting minutes.

Seconded by **Mr. Raperto**.

Upon Roll Call Vote:

AYES: **Friend, Nidelko, Knop, Suckey, Raperto, Schultz**

NAYS: None ABSTENTIONS: **Williams, DeFinis**

Approved

PAYMENT OF BILLS:

Mr. Nidelko made a motion to approve the escrow report for **February 16, 2021**

Seconded by **Mr. Knop**

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Upon Roll Call Vote:

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

NAYS: None ABSTENTIONS: None

Approved

APPLICATION FOR COMPLETENESS

There were no applications for completeness

APPLICATIONS TO BE HEARD

There were no applications to be heard.

APPROVAL OF RESOLUTIONS:

There were no resolutions for approval

OLD BUSINESS:

None

NEW BUSINESS:

Mr. Suckey gave the board an update on the TCC meetings that have taken place.

Mr. Suckey also gave the board the list of TCC meetings that have been scheduled for later this month and the first few weeks in March.

Mr. Suckey stated that the point of a TCC meeting is to meet with the potential applicant to hear his ideas or concepts. A TCC meeting does not give any approvals. The sole purpose for a TCC meeting is to get things in order for when it comes time to put in, he or she's application to the full board there are less surprises that come up.

Mr. Knop stated that he has heard from residents around town that there is someone telling people that he has been approved to build luxury apartments on a property he has purchased on Main street and he is going to add another floor going up and add all these different things to the building.

Mr. Knop asked Mr. Suckey if anything at this time has been approved for anything like that on Main Street.

Mr. Suckey reassured Mr. Knop that no such plans have been approved.

Mr. Suckey stated that there has only been a TCC meeting and the TCC meeting does not approve anything.

Mr. Suckey stated that such plans as what this gentleman is stating would need a full application presented to the entire board.

Mr. Brady stated at this time it sounds like just a lot of hear say and people just talking.

Mr. Brady stated at this time we will leave it alone and proceed like we usually do until something other than chatter comes forth.

Mr. Knop asked Mr. Brady how long do approvals last.

Mr. Knop stated once the board approves a plan how long do the applicants have to move forward with that plan.

Mr. Brady stated if something is approved by the board it does not have an expiration attached to the approval as long as the zoning and regulations for that particular property remains the same there is no expiration.

OPEN PUBLIC SESSION:

Mr. Suckey opened the meeting to the public.

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

Mr. Suckey closed the meeting to the public.

CORRESPONDENCE:

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Memo from the Franklin Borough Municipal Clerk

Ordinance 02-2021 entitled “AN ORDINANCE AMENDING CHAPTER ‘161 LAND DEVELOPMENT” ARTICLE IX STORMWATER AND FLOODING CONTROLS OF THE BOROUGH OF FRANKLIN CODE. “

Mr. Suckey explained that this was an ordinance that the council received and passed down to the Planning Board to read and review.

Mr. Suckey stated that in talking to Mr. Knutelsky that Mr. Knutelsky stated that the ordinance reflects the necessary changes that are mandated by the NJ DEP.

Mr. Knutelsky has looked it over the ordinance and is good with it.

Mr. Suckey stated that when he spoke to Mr. Knutelsky earlier that day, Mr. Knutelsky stated that there are no real opportunities to change or modify the language it is straight from the NJ DEP.

Mr. Suckey stated that the DEP has passed it to the council to adopt and the council has passed it to the planning board for information purposes only.

Mr. Suckey stated that this will be adopted at the March Mayor and Council meeting.

Mr. Suckey stated there are no other correspondences and the next thing is adjournment.

ADJOURNMENT:

Mr. Nidelko made a motion to adjourn.

Seconded by **Mr. Friend**

All were in Favor.

The meeting adjourned at 7:55 P.M

Respectfully submitted,
Michelle Babcock
Planning Board Secretary