

ORIGINAL

Franklin Borough Zoning Board of Adjustment
Meeting Minutes for
September 7, 2011

The meeting was called to order at 7:39 PM by the Chairman, Mr. Richard Kell, who then led the assembly in the flag salute.

Mr. Kell read the Statement of Compliance pursuant to the "Open Public Meetings Act, Chapter 231, PL 1975."

ROLL CALL OF MEMBERS PRESENT: Mrs. Bonis, Mr. Gardell
Mr. Kopcso, Mr. Swiss,
Mrs. Murphy, Mr. Kell

ABSENT: Mr. Correal, Mrs. Alexander

ALSO PRESENT: Mr. Thomas G. Knutelsky, P.E.
Mr. James Kilduff, Director

APPROVAL OF MINUTES:

Mr. Kopcso made a motion to approve the **Franklin Borough Zoning Board of Adjustment Meeting Minutes for July 6, 2011**. Seconded by Mrs. Bonis.

Upon Roll Call Vote:

AYES: Bonis, Kopcso, Murphy, Kell

NAYS: None ABSTENTIONS: None

(Motion Approved)

APPROVAL OF RESOLUTIONS:

There were no resolutions to approve.

APPLICATIONS FOR COMPLETENESS:

ZB-08-11-1 CM Franklin LLC. Preliminary and Final Site Plan, C Variances, Block 29 Lot 30.

Mike Piromalli, Attorney representing the applicant stepped forward. Also present was Mr. Todd Maino principle member of CM Franklin LLC. Mr. Piromalli gave an explanation of the application to the Board.

Mr. Kell asked Mr. Kilduff if the application was administratively complete. Mr. Kilduff said he did not provide a letter to the Board because the application is administratively complete.

Mr. Knutelsky referred to his report dated August 31, 2011 section B, item #1. Mr. Knutelsky said the following items were found to be incomplete or waivers need to be requested. Mr. Knutelsky said the items he will be going over are checklist items # 24, 28, 37 and 39. Mr. Knutelsky said all of those items require temporary waivers

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for completeness. The applicant had indicated that they were not applicable; we do find them applicable and we think the applicant can easily address these 14 days prior to the public hearing for the storm water management report or as testimony during the hearing. Mr. Knutelsky said in regards to traffic impact they will have to apply for a DOT access permit for their site. Mr. Knutelsky said we think that a traffic analysis is relatively minor for this particular site and it will be under the jurisdiction of DOT during their permit review.

Mr. Knutelsky said for temporary waivers if the applicant so requests a waiver he recommends temporary waivers for checklist items # 24, 28, 37 and 39 for this application. Mr. Knutelsky said in addition checklist item #43-47 are for final site plan applications only. Mr. Knutelsky said he recommends temporary waivers for those checklist items with the appropriate information provide as a condition of any approval by the Board. Mr. Knutelsky said he went over this report with the applicant's professionals this morning. Mr. Knutelsky the applicant appears to be agreeable to requesting the waivers for completeness only at this time with providing the information as outlined in his report. Mr. Piromalli said the applicant does agree to temporary waivers for checklist items# 24, 28, 37, 49 as well as [checklist items] # 43-47. Mr. Kell said you mean checklist item 39. Mr. Piromalli said yes 39.

Mr. Gardell asked if there was a survey. Mr. Knutelsky explained the site plan and survey that they considered as part of the site plan. Mr. Knutelsky referred to the site plan; page three of nine is the survey with David Hickins signature. There was a discussion on the plan that was provided.

Mr. Knutelsky said if the temporary waivers are granted we recommend the application be found complete.

Mr. Gardell made a motion to deem complete application **ZB-08-11-1 CM Franklin LLC. Preliminary and Final Site Plan, C Variances, Block 29 Lot 30**. Seconded by Mrs. Murphy.

Upon Roll Call Vote:

AYES: Bonis, Gardell, Kopcso, Swiss, Murphy, Kell

NAYS: None ABSTENTIONS: None

(Motion Approved)

ADJOURNED CASES:

There are no adjourned cases.

APPLICATIONS TO BE HEARD:

There are no applications to be heard.

OTHER BUSINESS:

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PAYMENT OF BILLS:

Mrs. Murphy made a motion to approve the **Franklin Borough Zoning Board Escrow Report for September 7, 2011**. Seconded by Mrs. Bonis.

Upon Roll Call Vote:

AYES: Bonis, Gardell, Kopcsó, Swiss, Murphy, Kell

NAYS: None ABSTENTIONS: None

(Motion Approved)

DISCUSSION:

2012 Meeting dates

Mr. Kell said in your packets are the meeting dates for next year; all falling on the first Wednesday of the month with the exception of July 4. Mr. Kell said July 4 falls on a Wednesday so that meeting will be moved to Tuesday July 3. Mr. Kell asked if they had to be approved. Mr. Kilduff said what we have done in the past is present the dates to the Board at this time so that we can prepare the calendar for 2012 with the understanding that at that time we will be officially approving the meeting dates at the reorganization meeting in January.

Professional Evaluations

Mr. Kell said in the packets were the evaluations for the professionals. Board members were asked to complete the evaluation forms and return them to the land use office.

Subcommittee for Evaluations

There was a discussion on the professional review subcommittee. The two Board members that volunteered for the professional review subcommittee are Mr. Swiss and Chairman Kell.

CORRESPONDENCE:

Mr. Kell referred to the letter in the Boards packets dated July 26 from Mr. Kilduff to Ms. Collins regarding the Irish Cottage Inn application.

OPEN PUBLIC SESSION:

Mr. Swiss made a motion to Open to the Public. Seconded by Mrs. Murphy. All were in favor.

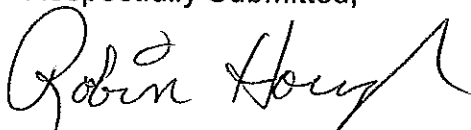
No one from the public stepped forward.

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Mr. Swiss made a motion to Close to the Public. Seconded by Mrs. Murphy. All were in favor.

ADJOURNMENT: There being no further business Mrs. Bonis made a motion to adjourn the meeting of the Franklin Borough Zoning Board of Adjustment. Seconded by Mrs. Murphy. All were in favor. Meeting was adjourned at 7:39.PM.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Robin Hough". The signature is written in black ink and is positioned below the typed name.

Robin Hough
Secretary