

Franklin Borough Zoning Board of Adjustment
Meeting Minutes for July 1, 2015

The meeting was called to order at 7:30 PM by Chairwoman, Mrs. Louise Murphy, who then led the assembly in the flag salute.

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

ROLL CALL OF MEMBERS PRESENT: Mrs. Liz Bonis, Mr. Floy Estes,
Mr. Richard Kell, Mr. John Kopcso,
Mr. Stephen Skellenger, Mr. Glen Soules,
Mrs. Louise Murphy, Ms. Dawn Fantasia,
Mr. Wes Suckey

ABSENT: None

ALSO PRESENT: Mr. Robert Correale, Brady & Correale, LLP

APPROVAL OF MINUTES:

Mr. Estes made a motion to approve the **Franklin Borough Zoning Board of Adjustment Meeting Minutes for June 3, 2015**. Seconded by Mr. Kell.

Upon Roll Call Vote:

AYES: Bonis, Estes, Kell, Kopcso, Skellenger, Soules, Murphy

NAYS: None ABSTENTIONS: None

APPROVAL OF RESOLUTIONS:

(ZB-05-15-1) MRAN Franklin Realty, (Taco Bell), Sign Variance Bulk (C), Block 1101 Lot 2.02

Mr. Soules made a motion to approve the resolution for MRAN Franklin Realty, (Taco Bell), Sign Variance Bulk (C), Block 1101 Lot 2.02. Seconded by Mr. Estes.

Upon Roll Call Vote:

AYES: Bonis, Estes, Kell, Kopcso, Skellenger, Soules, Murphy

NAYS: None ABSTENTIONS: None

(ZB-05-15-2) Six Gee Corp, T/A Irish Cottage, Preliminary and Final Site Plan, Use D Variances, Block 104 Lots 4/5.

Mr. Robert Correale sitting in for Mr. Dave Brady addressed the Board. He indicated the draft resolution for application (ZB-05-15-2), Six Gee Corp, T/A Irish Cottage had some minor changes. Mr. Correale reviewed the resolution and explained the following minor changes with Board Members.

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1. Page #3 the name Carrie Marino changed to read Keri Marino.
2. Page #3 paragraph 7 will read: Mr. Ryan agreed that the aggregate seating of the restaurant would not be permitted to exceed 200 and that a number of interior seats equal to the number of seats on the deck would be withdrawn from service when the outdoor deck is open.
3. Page #4 paragraph 9 will read: The plans indicate the outdoor dining area will be surrounded on three sides of the perimeter with a 6-ft. rail fence attached to the deck and leaving no gap between the deck floor and the railing posts. On the northerly perimeter there will be a 42" railing.
4. Page #5 paragraph 18 the last sentence will read: In response to a comment of the Board Engineer, the Applicant agreed to provide more details concerning the proposed exterior lighting and to implement modifications if recommended by the Board Engineer.
5. Page #5 paragraph 20 the first sentence will read: The Board Engineer notes that a sewer cleanout location is positioned under the proposed deck.
6. Page #5 paragraph 21 the last sentence will read: Housing the dumpsters within the building will eliminate odors and improve the sanitary conditions associated with the dumpsters, while also eliminating an attraction for flies, rodents, bears and vermin.
7. Page #5 paragraph 25 the last sentence will read: With respect to the requested variance concerning the multiple principal uses on Lot 5, the Board finds that multiple uses have existed on the lot for many years.
8. Page #8 paragraph 13 will read: The aggregate seating for the Irish Cottage including the deck shall not exceed 200 and a number of interior seats equivalent to the number of seats on the deck shall be withdrawn from service when the outdoor deck is open.
9. Page #8 paragraph 14 will read: Any and all chairs, tables, umbrellas or restaurant supplies to be located on the deck will be kept in a neat condition and properly secured at all times.
10. Page #8 paragraph 15 will read: The Applicant shall provide more details concerning the proposed exterior lighting and shall implement modifications per recommendations of the Board Engineer in connection therewith.
11. Page #8 paragraph 18 the word septic has been replaced with the word sewer.
12. Page #9 paragraph 21 the words overhead door has been deleted.
13. Page #9 paragraph 23 the first sentence will read: The Applicant or the owner shall remove the outdoor deck from Lot 5 at such time as it ceases to be used as an accessory to the restaurant use on Lot 4. Second sentence added to read: The removal shall occur promptly after such cessation and in no event longer than ninety (90) days after notice from the Borough to do so.

There were no objections by the Board Members regarding the changes.

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Mr. Estes made a motion to approve the resolution with modified changes for (ZB-05-15-2) Six Gee Corp T/A Irish Cottage, Preliminary and Final Site Plan, Use D Variances, Block 104 Lots 4/5. Seconded by Mr. Skellenger.

Upon Roll Call Vote:

AYES: Estes, Skellenger, Soules, Murphy, Fantasia.

NAYS: None ABSTENTIONS: None

Chairwoman Mrs. Murphy requested a motion to Open to the Public.

OPEN PUBLIC SESSION:

Mrs. Bonis made a motion to **Open to the Public**. Seconded by Mr. Skellenger. All were in favor.

No one from the public stepped forward.

Mr. Estes made a motion to **Close to the Public**. Seconded by Mr. Kell. All were in favor.

APPLICATIONS FOR COMPLETENESS:

There are no applications for completeness.

ADJOURNED CASES:

There were no adjourned cases.

APPLICATIONS TO BE HEARD:

There were no applications to be heard.

OTHER BUSINESS:

There were no other business to discuss.

PAYMENT OF BILLS:

Mr. Kell made a motion to approve the **Franklin Borough Zoning Board Escrow Report for July 1, 2015**. Seconded by Mr. Skellenger.

Upon Roll Call Vote:

AYES: Bonis, Estes, Kell, Kopcso, Skellenger, Soules, Murphy

NAYS: None ABSTENTIONS: None

DISCUSSION:

CORRESPONDENCE:

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OPEN PUBLIC SESSION:

Mr. Soules made a motion to **Open to the Public**. Seconded by Mrs. Bonis. All were in favor.

No one from the public stepped forward.

Mr. Soules made a motion to **Close to the Public**. Seconded by Mr. Estes. 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 Mr. Kell. All were in favor. Meeting was adjourned at 7:44 PM.

Respectfully submitted,

Karen Osellame
Board Secretary