

Franklin Borough Zoning Board of Adjustment
Meeting Minutes for February 3, 2016

The meeting was called to order at 7:32 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 (Vice-Chairman)
Mr. Stephen Skellenger
Mrs. Louise Murphy (Chairwoman)
Mr. Wes Suckey (Alt #2)

ABSENT: Mr. John Kopcsó
Mr. Glen Soules

APPROVAL OF MINUTES:

Mr. Kell made a motion to approve the **Franklin Borough Zoning Board of Adjustment Re-Organization Meeting Minutes for January 6, 2016**. Seconded by Mr. Estes.

Upon Roll Call Vote:

AYES: Estes, Kell, Skellenger, Murphy, Suckey

NAYS: None ABSTENTIONS: None

APPROVAL OF RESOLUTIONS:

(ZB-11-15-1), Cellco Partnership/Verizon Wireless, Preliminary Final Site Plan, D Variance, Block 1101 Lot 3.

Mr. Estes made a motion to approve **Resolution for Cellco Partnership/Verizon Wireless, (ZB-11-15-1), Preliminary and Final Site Plan, D Variance Block 1101 Lot 3**. Seconded by Mr. Skellenger.

Upon Roll Call Vote:

AYES: Estes, Kell, Skellenger, Murphy

NAYS: None ABSTENTIONS: None

APPLICATIONS FOR COMPLETENESS:

There were no applications for completeness.

ADJOURNED CASES:

There were no adjourned cases.

APPLICATIONS TO BE HEARD:

There were no applications to be heard.

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PAYMENT OF BILLS:

Mrs. Bonis made a motion to approve the **Franklin Borough Zoning Board Escrow Report for February 3, 2016**. Seconded by Mr. Skellenger.

Upon Roll Call Vote:

AYES: Bonis, Estes, Kell, Skellenger, Murphy, Suckey

NAYS: None ABSTENTIONS: None

DISCUSSION:

Mr. Skellenger made a motion to approve the **Statutorily Mandated Annual Report**. Seconded by Mr. Estes.

Upon Roll Call Vote:

AYES: Bonis, Estes, Kell, Skellenger, Murphy, Suckey

NAYS: None ABSTENTIONS: None

CORRESPONDENCE:

Mrs. Murphy announced Ms. Dawn Fantasia, Alt#1 has submitted her resignation notice and said she was appointed to the Town Council.

OPEN PUBLIC SESSION:

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

Mr. Frank Elmo a resident of 85 Davis Road stepped forward. He is interested in applying for a Minor Subdivision on a piece of property that runs adjacent to his. He indicated the property is owned by his sister which will be shortly listing the property for sale. He has spoken to Zoning Officer, Mr. Joe Drossel. Mr. Elmo said the lots are zoned for three acres and he would like to acquire approximately 10 feet of the property that runs parallel to his property. He indicated his sister's lot is non-conforming and asked the Board if they would consider a sub-division and make a non-conforming lot smaller. Mr. Kell told Mr. Elmo he would have to submit an application to the Board. Mr. Elmo said the non-conforming lot is approximately 1.8 acres and is looking to purchase 10 feet along his border. He did indicate Mr. Drossel informed him of the three acres minimum. He said his reason for appearing tonight is to get a feel for the Boards opinion. Mrs. Murphy discussed the application procedures. She advised Mr. Elmo that Zoning Officer, Joe Drossel may be able to help with any further questions and also Administrator, Alison McHose and Borough Clerk, Robin Hough.

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

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Mr. Suckey asked if Taco Bell submitted an application to amend their site plan. He is concerned the Temporary Certificate of Occupancy will be expiring soon. Board Secretary, Karen Osellame informed the Board she has spoken to Mr. Dave Wallace and he is in the process of submitting the application soon.

Mrs. Murphy commented on the Walgreens site. She indicated a car is able to get through the bollards that are placed on the site. Mayor Nick Giordano advised the Board the issue has already been addressed and Walgreens will be adding additional bollards.

ADJOURNMENT: There being no further business Mr. Kell made a motion to adjourn the meeting of the Franklin Borough Zoning Board of Adjustment. Seconded by Mr. Skellenger. All were in favor. Meeting was adjourned at 7:47 PM.

Respectfully submitted,

Karen Osellame
Board Secretary