

**Franklin Borough Planning Board**  
**Meeting Minutes for**  
**February 20, 2024**

The meeting was called to order at 7:44 PM by the Chairman, Mr. Christiano, who then led the assembly in the flag salute.

Mr. Christiano Statement of Compliance pursuant to the “Open Public Meetings Act, Chapter 231, PL 1975.”

**ROLL CALL OF MEMBERS:**

John Christiano – Chairman (Present)  
John Friend – Vice Chairman (Present)  
Wes Suckey (Present)  
Jim Williams (Present)  
James Nidelko (Present)  
Michael Raperto (Absent)  
Floy Estes (Present)  
Councilman Concetto Formica (Present)  
Mayor John Sowden (Absent)  
Sharon Schultz, Alternate 1 (Present)  
James Affinito, Alternate # 2 (Absent)

**ALSO, PRESENT:**

Robert Correale, Planning Board Attorney  
Tom Knutelsky, Planning Board Engineer

**APPROVAL OF MINUTES:**

Mr. Christiano asked for a motion to approve for the Planning Board minutes for **February 7, 20204 Re Org meeting.**

**Mr. Williams made** a motion to approve the minutes.

Seconded by **Mr. Suckey.**

**Upon Roll Call Vote:**

**AYES: Christiano, Estes, Friend, Formica, Nidelko, Suckey, Williams, Schultz**

**NAYS: None ABSTENTIONS:**

**Approved**

**PAYMENT OF BILLS:**

**Mr. Williams made** a motion to approve the escrow report for **February20, 2024**

Seconded by **Ms. Schultz**

**Upon Roll Call Vote:**

**AYES: Christiano, Estes, Friend, Nidelko, Suckey, Williams, Schultz**

**NAYS: None ABSTENTIONS:**

**Approved.**

**APPLICATIONS FOR COMPLETENESS:**

**70 Davis Rd LLC 70 Davis Rd Block 1702 Lot 2 PB#1-24-01 – Minor Subdivision**

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Mr. Christiano stated that they would move on to the applications this evening that are on for completeness. Mr. Christiano stated that Mr. Knutelsky was not here this evening but when I spoke to him early, he just asked me to have everyone refer to his report.

Mr. Knutelsky has deemed this application incomplete at this time. Due to it being over looked as a minor subdivision to now a major subdivision with a bunch of variances, which will mean the applicant will have to amend the application.

Mr. Williams stated that he noticed on the application that Mr. Haggerty is representing this applicant and four years ago Mr. Haggerty was Mr. Williams attorney. Mr. Williams asked if he needed to recuse himself from this application, Mr. Brady stayed that he did not feel that was a reason to be automatically removed from this application but left that decision to Mr. Williams.

Mr. Christiano asked for a motion to deem this application incomplete at this time due to all that was stated in Mr. Knutelsky's report.

**Mr. Friend made** a motion to deem this application incomplete.

Seconded by **Mr. Suckey**

**Upon Roll Call Vote:**

AYES: **Christiano, Estes, Friend, Nidelko, Suckey, Schultz**

NAYS: None ABSTENTIONS: **Williams**

**Approved**

Mr. Christiano stated that the next application on the agenda for completeness is

**Brook Lane Holdings LLC - 175 Rt 23 and 41 & 43 Taylor Rd. Block 1404 Lots 5,6, & 7 PB# 1-24-02 Preliminary & Final Site Plan. With Both C & D Variances.**

Mr. Christiano stated again that Mr. Knutelsky asked the board to review his report to find the reasons and comments for the reason for deeming this application incomplete at this time.

**Mr. Nidelko made** a motion to deem this application incomplete.

Seconded by **Mr. Williams**

**Upon Roll Call Vote:**

AYES: **Christiano, Estes, Friend, Williams, Nidelko, Suckey, Schultz**

NAYS: None ABSTENTIONS:

**Approved**

Mr. Christiano also stated that Mr. Knutelsky wanted me to state on record that both applicants would need to resubmit their applications 14 days prior to the next hearing date which would be the March 18<sup>th</sup> meeting.

**APPROVAL OF RESOLUTION:**

There are none.

**OPEN PUBLIC SESSION:**

Mr. Christiano opened the meeting to the public.

Ms. Cheryl Dispenziere came up to the microphone.

Ms. Dispenziere – 30 lark lane – Oak Ridge NJ

Ms. Dispenziere stated that she also owns property on Estell Drive and wanted to know how many lots the applicant was looking to subdivide.

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Mr. Christiano stated that the applicant is looking to develop four lots. Mr. Christiano also stated that this application as mentioned early has to be amended and will not be discussed anymore this evening.

Mr. Christiano went on to say if the applicant gets the resubmission into the planning board secretary by the 14 days prior to the next meeting date of March 18<sup>th</sup> the application will be on for completeness again with the possibility of hearing it as well if all the procedures are put into place.

Ms. Dispenziere thanked the board and returned to her seat.

Mr. Christiano closed the meeting to the public.

**DISCUSSION:**

Mrs. Babcock stated that Councilman Formica asked me to make copies and distribute the expenditure budget for 2023 to the planning board members. To show the members the specific line items that the planning board has and where they stand at the beginning of the year compared to the end of the year. Mr. Formica suggested sharing this type of print out quarterly for the board to see where they are as far as spending.

Mr. Friend stated that was a good idea and thanked Mr. Formica.

**OLD BUSINESS:**

NONE

**NEW BUSINESS:**

Mr. Christiano stated that at the last me Mr. Formica stated that he was concerned about Mr. Brady writing up the minutes for the TCC meetings. There was question on whether it would be an extra charge outside the set escrow that the applicant submits.

Mr. Brady stated that he would not be charging anything extra for the minutes that he writes up for the TCC meetings. Mr. Brady stated if it gets to the point where it starts taking me longer then an extra 15 minutes or so to right it up maybe I will ask for the board to re address the escrow to an extra \$50.00 but right now I'm able to do it within the \$200.00 allotted for my time for the TCC meeting.

Mr. Christiano asked for a motion to adjourn into executive session.

Mr. Christiano read the resolution stating that the board would now be adjourning into executive session to discuss personnel matters.

Mr. Christiano read the executive session resolution.

**Mr. Friend made** a motion to deem this application incomplete.

Seconded by **Mr. Suckey**

**Upon Roll Call Vote:**

**AYES: Christiano, Estes, Friend, Nidelko, Suckey, Schultz**

**NAYS: None ABSTENTIONS: Williams**

**Approved**

**ADJOURNMENT:**

Mr. Christiano stated the board would not be taken anymore action this evening and that the board would be adjourning from escutive session.

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