

**Franklin Borough Planning Board**  
**Meeting Minutes for**  
**October 21, 2024**

The meeting was called to order at 7:30PM by the Chairman, Mr. Christiano who then led the assembly in the flag salute.

Mr. Christiano read the 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 (Absent)  
Jim Williams (Absent)  
James Nidelko (Present)  
Michael Raperto (Present)  
Floy Estes (Present)  
Councilman Concetto Formica (Present)  
Mayor John Sowden (Present)  
Sharon Schultz, Alternate 1 (Present)  
James Affinito, Alternate # 2 (Present)

**ALSO, PRESENT:**

Robert Correale, Planning Board Attorney  
Tom Knutelsky, Planning Board Engineer  
Alison Kopco, Planner

**OATH OF ALLEGIANCE:**

Mr. Correale swore the two new alternate members to the Planning Board.  
Keri Marino & George Drossel.

**APPROVAL OF MINUTES:**

Franklin Planning Board minutes for May 1, 2024

Mr. Christiano suggested tabling the minutes due to their length and just receiving them.

**Mr. Affinto** made a motion to table the minutes until the June meeting. Seconded by **Mr. Raperto**.

**Upon Roll Call Vote:**

**AYES: Christiano, Friend, Nidelko, Suckey, Raperto, Estes, Shultz, Affintio**

**NAYS: None ABSTENTIONS: Formica, Sowden**

**Approved**

**PAYMENT OF BILLS:**

**Escrow Report for May 20,2024.**

Mr. Christiano asked for a motion to approve the escrow report.

**Mr. Friend** made the motion. Seconded by **Mr. Raperto**

**Upon Roll Call Vote:**

**AYES: Christiano, Friend, Nidelko, Estes, Raperto, Schultz, Affintio**

**NAYS: None ABSTENTIONS: Formica, Sowden**

**Approved**

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**APPROVAL OF RESOLUTION:**

**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 that if it was ok with the board members, he would like to move to the approval of the resolution before getting into the application this evening.

Mr. Christiano asked if everyone was able to read and review the resolution.

Mr. Nidelko asked a question about the driveway entrance he stated that he remembers the number being larger than what is stated in the resolution. Mr. Raperto stated that that comes down to DOT approval.

Mr. Nidelko thanked the board.

Mr. Christiano asked if there were any more questions from the board. Not hearing any Mr. Christiano stated he would entertain a motion.

**Mr. Estes** made the motion to approve the resolution as written. Seconded by **Mr. Nidelko**  
**Upon Roll Call Vote:**

**AYES: Christiano, Friend, Nidelko, Estes, Raperto, Schultz, Affinto**

**NAYS: None ABSTENTIONS: Formica, Sowden**

**APPLICATIONS TO BE HEARD:**

**Atlantic Metro (70 Davis Road LLC) 3 Estell Drive Block 1702 Lot 2 R1. Preliminary & Final Subdivision.**

Mr. Christiano invited Mr. Haggerty to the microphone.

Mr. Haggerty introduced himself and the application before the board this evening.

Mr. Haggerty stated that this was a simple subdivision that has become a major subdivision due to the property being a part of a subdivision less then 5 years ago. Mr. Haggerty stated that there was a lot line adjustment back in June of 2022. That had a title problem. There was a lot of time that went by which caused for this application to be held up and come before the board.

Mr. Haggerty stated in May of June 2024 this subdivision was approved and he would like to enter both resolutions for the lot line adjustment for June 2022.in as an exhibit/ Mr. Haggerty stated that he feels it's important it be on record. The subdivision was just brought to the board less than a year ago.

Mr. Brady reminded everyone of the Estell/ Amato application.

Mr. Haggerty stated that we are now here for a major subdivision and a density variance.

Mr. Haggerty explained that each of the lots in question are just over an acre. Mr. Haggerty explained that the basis for his proposals ... that the neighboring lots are around the same size and would fit into the neighboring property schemes and be consistent.

Mr. Haggerty stated that the first witness he would like to introduce Michael Donofrio who is affiliated with the applicant directly.

Mr. Correale swore in Mr. Michael Donofrio under oath.

Mr. Haggerty asked Mr. Donofrio how he was affiliated with Atlantic Metro.

Mr. Donofrio stated that he was managing partner.

Mr. Donofrio stated that the contract purser is 70 Davis Rd LLC which will be merged d to Atlantic Metro. Mr. Donofrio stated he was managing partner of both.

Mr. Donofrio stated that he currently owns a few of the lots that are in the Estell sub division.

Mr. Haggerty asked Mr. Donofrio to give a brief explanation of what he is looking to do with the properties that would be subdivided into smaller lots.

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Mr. Donofrio stated that he and his partner would build houses on the property to match the style of homes that are already in the Estell subdivision to make it a consistent flow from the property on 70 Davis to the Properties in the subdivision.

The mayor asked Mr. Correale if he and Mr. Formica should excuse themselves due to the D5 Variance. Mr. Correale stated yes. Mayor Sowden & councilman Formica exited the meeting at 7:45.

Mr. Haggerty asked the board if they had any questions.

Mr., Christiano asked if it would be septic & well and Mr. Haggerty stated yes.

Mr. Christiano asked if any of the board members had any questions. The board members did not. Mr. Christiano asked if Tom had anything to add. Mr. Knutelsky stated that he would be reading from his report dated August 16, 2024.

Mr. Knutelsky stated that this application was found complete in August.

Mr. Knutelsky gave a brief summary of his report and the reasons for why this application was allowed so many waivers due to it being a minor subdivision that turned into a major subdivision due to the timing of the last subdivision being less than five years.

Mr. Knutelsky also stated this is just carving out the lots for future development. Which will result in the properties receiving their own addresses and block & lots.

Mr. Knutelsky stated that he requested this being perfected by deed rather than plat. That means they will have to file deeds through the county.

Mr. Haggerty agreed and stated that the applicant would also agree to that as well.

There was a lengthy discussion on the proposed lot 2 only having one driveway as well as all the other proposed lots.

Mr. Knutelsky stated that this application cannot be executed properly unless the application before this known as the Estell/Ammato application is filed correctly which they have until January of 2025 to do so.

Mr. Knutelsky stated that concluded his report and what he wanted the board and the applicants to be aware of.

Mr. Christiano asked Alison a planner from Jessica Caldwell's office to give her report at this time.

Alison stated that she would be reading from Jessica's report dated August 15, 2024.

Alison gave a brief summary of her report.

Alison just asked Mr. Donofrio to elaborate on whether or not these new lots would cause an issue of traffic on both Davis Rd and Estell Dr. Mr. Donofrio stated that he does not see these sub divisions causing any more traffic which is already there which is very low impact. Estell Drive currently only has 24 lots on it with very minimum traffic. Mr. Donofrio stated everyday normal neighborhood traffic.

Allison thanked Mr. Donofrio and stated that she had nothing more to add.

Mr. Christiano asked the board members if they had any questions.

Mr. Friend stated that he did not have any questions. Mr. Friend stated that it is pretty straight forward.

Mr. Chrisitano asked if someone could touch on the slopes that there seem to be on what they designated as lot 2.

Mr. Donofrio stated that he does not see it has it being a significant slope but he would have the contractor Mike Heinke attest to that.

Mr. Hengge approached the Microphone and Mr. Correale swore him in under oath.

Mr. Hengge stated that he is the contractor on record for Estell drive. He has been building a few of the new homes.

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Mr. Hengge explained the slopes and where they are located conjunction to Davis and Estell. Mr. Hengge believes there is not a slop for say but more of a gradual incline that starts leveling off once you get to the property on which the houses will be built. Mr. Hengge also wanted to address the concern that the board has for the driveway on lot 2. The home there is where he currently resides, and will reside there and will be moving the driveway as soon as they are allowed.

Mr. Christiano asked the board if there was anything else they wanted to address as far as the application. There was nothing. Mr. Christiano opened the meeting to the public. There was no public in attendance at this time. Mr. Christiano closed the meeting to the public. Mr. Christiano asked Mr. Correale to read the conditions for an approving resolution. Mr. Correale listed the conditions.

Mr. Christiano asked for a motion to approve the application

**Mr. Affintio** made the motion. Seconded by **Mr. Raperto**

**Upon Roll Call Vote:**

**AYES: Christiano, Friend, Nidelko, Estes, Raperto, Schultz, Affinto**

**NAYS: None ABSTENTIONS: Formica, Sowden**

**Approved**

**Mr. Haggerty thanked the board and he and his team left the meeting.**

**APPLICATION FOR RENEWAL OF MOBILE HOME PARK LICENSE**

Renewal for 2025 Hillside Estates Mobile Home Park License.

Mr. Christiano stated that this is a license renewal that comes up once a year.

Mrs. Babcock stated that this does not need a motion or a resolution it is something that the Zoning officer and Planning Board Chairman sign every year.

**OPEN PUBLIC SESSION:**

Mr. Christiano opened the meeting to the public. Not seeing anyone Mr. Christiano closed the meeting to the public.

**DISCUSSION:**

French & Perriello report on BRAEN.

There was a little confusion on who received it and who did not. Mr. Knutelsky stated that he does not remember seeing it but he was not 100% sure that he would like to go back and see if he has it.

Mr. Christiano stated that we will table this for the November meeting.

Mrs. Babcock stated that she will resend the report to everyone in the November Meeting packet.

Ms. Schultz stated that the new rules for COAH came out earlier this week and wanted to makes sure everyone was aware of it.

Mr. Christiano stated that he is looking to get a meeting together with Jessica later this week to put this into perspective and share that information with the whole board at a workshop meeting hopefully in November. If not, we will address at the regular November meeting.

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Mr. Christiano stated he, John Friend the vice chair and Jessica will meet and have a very non formal meeting getting our ducks in a row.

**OPEN PUBLIC SESSION:**

Mr. Christiano asked if there were any other questions or concerns. There were none. Mr. Christiano opened the meeting to the public. Not seeing anyone in the audience. Mr. Christiano closed the meeting to the public.

**OLD BUSINESS:**

NONE

**NEW BUSINESS:**

NONE

**ADJOURNMENT:**

**Mr. Affinto** made a motion to adjourn the meeting. **Ms. Schultz** seconded it. **All were in favor.** Meeting adjourned 9:45 P.M