

REGULAR AGENDA
FOR THE MAYOR AND COUNCIL MEETING
BOROUGH OF FRANKLIN,
HELD AT THE MUNICIPAL BUILDING, 46 MAIN STREET
FRANKLIN, NEW JERSEY AT 7:00 P.M. ON
OCTOBER 27, 2026

- A. **Council President Carnes** will call the meeting to order; Clerk will call the roll.
- B. **Council President Carnes** will invite all present to salute the flag.
- C. **Council President Carnes** will state that "This meeting is being held in compliance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6 et sequentes. It has been properly advertised by posting in Borough Hall, and posted on the Borough website, which adequate notice has been certified by the Clerk."
- D. **PRESENTATIONS**
Amy Overman – Jersey Central Power and Light.
- E. **COMMITTEE REPORTS:** **Council President Carnes** will allow each member of the Council, Borough Administrator, Borough Clerk, and Borough Attorney to present their respective committee report.
- Council President Carnes** will offer their report.
- F. **OPEN PUBLIC SESSION:** **Council President Carnes** will request a motion to open the meeting to the public, for any questions or comments concerning the good and welfare of the Borough. **All comments should be directed to the Council President and kept to a 3-minute maximum per person.**
- After giving all persons present an opportunity to address the Governing Body, **Council President Carnes** will request a motion to close the meeting to the public and return to the regular order of business.
- G. **CONSENT AGENDA:** **Council President Carnes** will request that all persons present review the consent agenda. If any member of the Council or public wishes an item on the consent agenda to be discussed and considered separately, a motion to this effect shall so be made, at this time.
- After all persons have had an opportunity to review the consent agenda and offer requests for changes, Council President Carnes will request a motion to approve the consent agenda.
- H. **OLD BUSINESS:**
- I. **NEW BUSINESS:**
1. **Approval of the Minutes** for the regular meeting and executive session minutes for October 13, 2026. (Absent: None)
 2. **Resolution 2026-100** approving a person to person and place to place liquor license transfer for license #1906-33-009-012.
 3. **Resolution 2026-101** authorizing through the Morris County Cooperative the purchase and installation of beam guiderail at a cost not to exceed \$69,865.13.

REGULAR AGENDA – MAYOR AND COUNCIL MEETING OCTOBER 27, 2026

4. 2026 Best Practices Inventory to accept the 2026 best practices inventory prepared by the CFO, Administrator and Clerk as required by the Division of Local Government Services.
5. Franklin Quilters Request to approve the Franklin Recreation Committee Sponsored, "Franklin Quilters" request to waive the fees and to use the Senior Center for their meetings on the 3rd Saturday of every month for year 2027. (Recreation approved sponsorship at its October 15, 2026 meeting)
6. Proclamation for Lights on afterschool to approve the proclamation for lights on after school.
7. Mutual Aid Agreement for Emergency Fire Services to approve a mutual aid agreement for emergency fire services between the Borough of Franklin (provider) and the Borough of Hamburg (receiver) effective January 1, 2026 through December 31, 2027.

J. EXECUTIVE SESSION – IF REQUESTED

Council President Carnes will request a motion to adopt a resolution to adjourn into Executive Session to discuss certain items excluded from the public.

THE OPEN PUBLIC MEETINGS ACT ALLOWS THE MAYOR AND COUNCIL TO EXCLUDE THE PUBLIC FROM A PORTION OF A MEETING IN CERTAIN CIRCUMSTANCES,

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FRANKLIN, THAT THE PUBLIC SHALL BE EXCLUDED FROM DISCUSSION OF MATTERS ALLOWED BY NEW JERSEY LAW.

THE EXECUTIVE SESSION MINUTES WILL BE PLACED ON FILE IN THE BOROUGH CLERK'S OFFICE, AND WILL BE AVAILABLE TO THE PUBLIC AS PROVIDED FOR BY NEW JERSEY LAW.

Be further advised this Resolution shall take effect immediately.

- K. MISCELLANEOUS COMMENTS: **Council President Carnes** will allow each member of the Governing Body to offer any miscellaneous comments which they may have at this time.
- L. ADJOURNMENT: **Council President Carnes** will request a motion to adjourn the meeting.

**MINUTES OF THE MEETING OF THE
MAYOR AND COUNCIL
OF THE BOROUGH OF FRANKLIN
HELD AT THE FRANKLIN MUNICIPAL BUILDING
46 MAIN STREET, FRANKLIN, NJ
OCTOBER 13, 2026**

Mayor Sowden called the meeting to order and requested the Borough Clerk to call the roll. Upon roll call, the following members of the Governing Body were present: Mrs. Carnes, Mr. Formica, Mrs. Heath, Mr. Limon, Mr. Skellenger, Mr. Snyder and Mayor Sowden.

Absent: None

Mayor Sowden led the assembly in the flag salute.

Mayor Sowden requested a moment of silence in memory of Frank Aumick, Superintendent of DPW and Jim Carroll, Past Chief of Franklin Fire Department.

Mayor Sowden stated "This meeting is being held in compliance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6 et sequentes. It has been properly advertised by posting in Borough Hall and posted on the Borough website, which adequate notice has been certified by the Clerk."

PRESENTATIONS

There were no presentations for tonight's meeting.

COMMITTEE REPORTS

Mr. Limon commented they had a public works meeting after the last meeting and have not heard anything since.

Mrs. Carnes commented they had an EDC meeting this past week and discussed Rails to Trails, there was a ribbon cutting on Sunday at Metropolitan Dermatology, asked that Resolution 2026-93 be tabled.

Mr. Snyder had nothing to report.

Mrs. Heath commented that the September 26th bus trip to Wind Creek was enjoyed, Saturday, October 17th is the Food Truck Festival, October 24th is the Halloween parade and Trunk or Treat, November 14 vendor fair at the Franklin Firehouse, November 28th is the Christmas tree lighting and looking at May of 2027 for a Yankee/Mets game

Mr. Skellenger had nothing to report.

Mr. Formica commented that he has been going back and forth with JCP&L about getting permission to attach banners to their poles. One of the steps, after getting the list of all the poles, is also getting municipal approval. Mr. Formica wanted to make sure that before moving forward that we had municipal approval.

Mrs. Heath made a motion to grant municipal approval for the hanging of banners on JCP&L light poles. Seconded by Mr. Skellenger. All were in favor.

Mrs. Little had nothing to report.

Mr. Spidaletto commented that notice went out for paving to Master, Green & Kovach Streets should be started tomorrow, continuing to look at new grants and the Safe Routes to School Grant.

Mr. Ursin had nothing to report.

Mayor Sowden commented on the Parker Shaft regarding a little subsidence along side of the shaft. An engineer will look at the shaft.

OPEN PUBLIC SESSION

Mr. Skellenger made a motion to open the meeting to the public for anyone wishing to address the Governing Body. Seconded by Mrs. Heath. All were in favor.

MAYOR & COUNCIL MEETING MINUTES OCTOBER 13, 2026

Joanne Tatka stepped forward. Ms. Tatka asked about the final ruling on rents at the Franklin House.

Mayor Sowden commented that a letter was sent to the management company from Senator Space's office regarding the perimeters and Mr. Ursin advised the application for the rent increase was not approved.

Ms. Tatka asked about Mr. Ursin mentioning money paid to Franklin House under the Pilot Program.

Mr. Ursin advised there was a 40-year tax abatement formula in place at the time it was built.

Ms. Tatka asked about police salaries (specifically the captain and lieutenant), violations clerk salary, data centers and ambulance cost and town use and a SCMUA representative as Franklin does not have one.

Georgene DiBenedetto stepped forward and voiced concerns regarding rent increase at Franklin House.

Dawne Rowe stepped forward and asked if the Pilot is transferable.

Mr. Ursin advised it is assigned to the new owner.

Ms. Rowe also agreed need a SCMUA representative.

There being no one else present who wished to address the Governing Body, Mr. Formica made a motion to close the meeting to the public, seconded by Mrs. Heath. All were in favor.

CONSENT AGENDA

Mayor Sowden requested that all persons present review the consent agenda and offer any comments they may have at this time regarding the consent agenda.

CORRESPONDENCE (ACCEPTANCE FOR FILING ONLY OF THE FOLLOWING):

1. Borough of Hamburg Ordinance amending Chapter 215 – Zoning Ordinance – of the general code of the Borough of Hamburg, County of Sussex, State of New Jersey to prohibit data centers within all zones in the Borough of Hamburg.

REPORTS (ACCEPTANCE FOR FILING OF THE FOLLOWING):

1. Permit Activity Report – September 2026
2. Permit List – September 2026
3. COH Report – September 2026
4. Code Enforcement Officer / Zoning & Planning Report – September 2026
5. Municipal Court Report – September 2026

APPLICATIONS (APPROVAL OF THE FOLLOWING):

1. None filed.

RESOLUTIONS (APPROVAL OF THE FOLLOWING):

1. Payment of bills for the meeting of October 13, 2026.

Mrs. Heath made a motion to approve the consent agenda of October 13, 2026. Seconded by Mr. Limon.

Upon roll call vote:

Ayes: Carnes, Formica, Heath, Limon, Skellenger, Snyder

Nays: None Absent: None Abstentions: None

OLD BUSINESS

Mr. Skellenger commented that the price of the ambulance is \$316,552.

MAYOR & COUNCIL MEETING MINUTES OCTOBER 13, 2026

NEW BUSINESS

Approval of the Minutes

Mr. Limon made a motion to approve the regular meeting minutes for September 22, 2026. (Absent: Snyder) Seconded by Mr. Formica.

Upon roll call vote:

Ayes: Carnes, Formica, Heath, Limon, Skellenger

Nays: None Absent: None Abstentions: Snyder

Resolution 2026-93

Mrs. Heath made a motion to adopt Resolution 2026-93 authorizing additional compensation for the violations clerk for the purpose of attending court sessions at a rate of \$100 per court session. (tabled from the September 22, 2026 meeting) Seconded by Mr. Limon.

Mr. Ursin commented that a motion to table is superseding so if someone wants to make a motion to table they can.

Mrs. Carnes made a motion to table Resolution 2026-93. Seconded by Mr. Formica.

Mr. Ursin commented that the motion to table is superseding so the motion to table gets voted on first with no discussion.

Upon roll call vote to table:

Ayes: Carnes, Formica

Nays: Heath, Limon, Skellenger, Snyder Absent: None Abstentions: None

Mr. Ursin commented that the matter comes back for discussion.

Mrs. Heath commented that the Clerk is attending after hours meetings and has always received this stipend to attend court sessions.

Mrs. Carnes asked what can be said as this is a personnel matter.

Mr Ursin commented that you can talk about salary, the position in general, if you have criticism of the individual that would arise to the level of potential discipline than you should hold back on that and alerting him and you can talk about the history of the position or specific questions feel free to ask.

Mr. Formica commented that we started the position at \$50,000 and court sessions is an additional \$100.00. Mr. Formica asked why this was not added in or considered when the first resolution to hire this individual; this sounds like an additional.

Mr. Spidaletto commented that it was brought to our attention that any additional stipend regards to the court went separately. It was not included in the same resolution as the hire. I think that is past practice.

Mrs. Carnes commented that past practice was that it was all included in the same resolution. This should have been in one package together and that's where I wanted to further to discuss and why I was asking to table this resolution since we have not met since it was previously tabled and wanted to speak about it at a personnel meeting before it went forward.

Upon roll call vote to approve Resolution 2026-93:

Ayes: Heath, Limon, Skellenger, Snyder

Nays: Carnes, Formica Absent: None Abstentions: None

Resolution 2026-99

Mrs. Carnes made a motion to adopt Resolution 2026-99 authorizing the water/sewer collector to issue a credit on account #6845-0 in the amount \$100.00. Seconded by Mr. Skellenger.

MAYOR & COUNCIL MEETING MINUTES OCTOBER 13, 2026

Upon roll call vote:

Ayes: Carnes, Formica, Heath, Limon, Skellenger, Snyder

Nays: None Absent: None Abstentions: None

Adoption of Ordinance 2026-10

Mr. Skellenger made a motion to adopt Ordinance 2026-10 entitled "CAPITAL ORDINANCE PROVIDING FOR THE MAPLE ROAD PUMP STATION, BY AND IN THE BOROUGH OF FRANKLIN, IN THE COUNTY OF SUSSEX, STATE OF NEW JERSEY AND APPROPRIATING \$48,837.00 THEREFOR FROM THE WATER/SEWER CAPITAL IMPROVEMENT FUND FOR THIS PURCHASE."

Seconded by Mrs. Heath.

Prior to final roll call Mayor Sowden requested a motion to open the meeting to the public for Ordinance 2026-10. Mrs. Heath made a motion to open the meeting to the public for Ordinance 2026-10, seconded by Mrs. Carnes. All were in favor.

Joanne Tatka stepped forward. Ms. Tatka questioned the amount of both the ordinances.

There being no one else present who wished to address the Governing Body, Mr. Skellenger made a motion to close the meeting to the public for Ordinance 2026-10, seconded by Mrs. Carnes. All were in favor.

Upon roll call vote:

Ayes: Carnes, Heath, Limon, Skellenger, Snyder

Nays: None Absent: None Abstentions: Formica

Adoption of Ordinance 2026-11

Mr. Formica made a motion to adopt Ordinance 2026-11 entitled "CAPITAL ORDINANCE PROVIDING FOR THE EXTENSION OF THE MOSCOW STREET WATER MAIN, BY AND IN THE BOROUGH OF FRANKLIN, IN THE COUNTY OF SUSSEX, STATE OF NEW JERSEY AND APPROPRIATING \$40,279.00 THEREFOR FROM THE WATER/SEWER CAPITAL RESERVE FUND FOR WATER DISTRIBUTION." Seconded by Mr. Skellenger.

Prior to final roll call Mayor Sowden requested a motion to open the meeting to the public for Ordinance 2026-11. Mrs. Heath made a motion to open the meeting to the public for Ordinance 2026-11, seconded by Mrs. Carnes. All were in favor.

There being no one present who wished to address the Governing Body, Mr. Skellenger made a motion to close the meeting to the public for Ordinance 2026-11, seconded by Mrs. Carnes. All were in favor.

Upon roll call vote:

Ayes: Carnes, Formica, Heath, Limon, Skellenger, Snyder

Nays: None Absent: None Abstentions: None

DPW Salary Step Increase

Mr. Limon made a motion to approve a DPW salary step increase for Michael Raperto to Grade Step 7 \$30.29 per hour as per the DPW contract, effective September 1, 2026 as recommended by Brian Vanderbroek, Water Department Supervisor. Seconded by Mrs. Heath.

Upon roll call vote:

Ayes: Carnes, Formica, Heath, Limon, Skellenger, Snyder

Nays: None Absent: None Abstentions: None

Mayoral Appointment

Mayor Sowden made the following appointment.

Recreation Committee

Patrice Speroni, Member (3-yr unexpired term) Expires 12/31/2027

MAYOR & COUNCIL MEETING MINUTES OCTOBER 13, 2026

EXECUTIVE SESSION

Mr. Ursin commented that the executive session began at 6:30pm and the two topics that were discussed were litigation and attorney client privilege matters. Mr. Ursin commented that as part of our discussion the council discussed recommending and requesting that your Planner Jessica Caldwell take a look at some revisions to the Zinc property redevelopment plan. If the council is in agreement with that, someone could make a motion as to what he just said and he will convey the message to Jessica Caldwell.

Mr. Skellenger made a motion to have Jessica Caldwell look at the Zinc property redevelopment plan for revisions. Seconded by Mr. Formica.

Upon roll call vote:

Ayes: Carnes, Formica, Heath, Limon, Skellenger, Snyder

Nays: None Absent: None Abstentions: None

MISCELLANEOUS COMMENTS

There were no miscellaneous comments.

ADJOURNMENT

There being no further items for discussion by the Mayor and Council, Mr. Limon made a motion to adjourn the meeting at 7:51 p.m., seconded by Mrs. Carnes. All were in favor.

John M. Sowden IV, Mayor

Colleen L. Little, Municipal Clerk

Borough of Franklin, County of Sussex

Resolution #2026-100

PERSON TO PERSON - PLACE TO PLACE LIQUOR LICENSE TRANSFER

WHEREAS, an application has been filed for a person to person - place to place transfer of Plenary Retail Consumption Liquor License 1906-33-009-012 heretofore issued to Franklin Silver Ducat II, currently a pocket license, with a mailing address of PO Box 208, Riverdale, NJ 07457; and

WHEREAS, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

WHEREAS, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulation promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33;

WHEREAS, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business;

NOW, THEREFORE, BE IT RESOLVED that the Borough of Franklin Governing Body does hereby approve, effective October 27, 2026 the Person to Person and Place to Place transfer of the aforesaid Plenary Retail Consumption License to HC Franklin LLC at a new location at 274 NJ 23, Franklin, NJ 07416 with a mailing address of 274 NJ 23, Franklin, NJ 07416 and does hereby direct the Municipal Clerk to endorse the license certificate to the new ownership as follows: "This license, subject to all its terms and conditions, is hereby transferred to HC Franklin LLC, at the premises located at 274 NJ 23, Franklin, New Jersey effective October 27, 2026.

CERTIFICATION: I, Colleen L. Little, Municipal Clerk of the Borough of Franklin, in the County of Sussex, State of New Jersey do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Governing Body of the Borough of Franklin at a regular meeting held on October 27, 2026 at 7:00 PM.

Colleen L. Little, Municipal Clerk

RECORD OF COUNCIL VOTES				
COUNCIL MEMBER	AYES	NAYES	ABSTAIN	ABSENT
PATRICIA CARNES				
CONCETTO FORMICA				
RACHEL HEATH				
JOSEPH LIMON				
STEPHEN SKELLENGER				
GILBERT SNYDER				
MAYOR SOWDEN (Tie Only)				

Borough of Franklin, County of Sussex

Resolution #2026-101

RESOLUTION OF THE BOROUGH OF FRANKLIN, COUNTY OF SUSSEX, STATE OF NEW JERSEY, AUTHORIZING THROUGH THE MORRIS COUNTY COOPERATIVE THE PURCHASE AND INSTALLATION OF BEAM GUIDE RAIL

WHEREAS the Borough of Franklin may, by resolution, and without advertising for bids or obtaining quotations, purchase any goods or services as per N.J.S.A. 40A:11-11, under the Morris County Cooperative #26; and

WHEREAS the Public Works Department needs, on a timely basis, to purchase goods and services utilizing the Morris County Cooperative Contract, duly authorized under law to extend contract pricing to local units, per N.J.A.C. 5:34-7 et al. Seq.; and

WHEREAS the Borough intends to enter into a contract for the procurement of a multiple purchase and installation of beam guide rail for roadways from an authorized vendor under MCCPC Contract #26; and

WHEREAS, Road Safety Systems, 1512 Mays Landing Road, Hammonton, NJ 08037, is an authorized vendor under the MCCPC Contract #26

WHEREAS, the Chief Financial Officer has certified that funds in the amount not to exceed \$69,865.13 are available in the General Capital Fund.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Franklin, County of Sussex, State of New Jersey, as follows:

1. That Public Works is hereby authorized to procure multiple purchases and installations of beam guide rails for roadways from Road Safety Systems utilizing the Morris County Cooperative Contract #26,
2. That the Chief Financial Officer has certified the amount not to exceed \$69,865.13
3. That the Municipal Clerk shall forward a certified copy of this Resolution to the following:
 - Chief Financial Officer
 - Business Administrator
 - Superintendent of Public Works
 - Road Safety Systems
1512 Mays Landing Road, Hammonton, NJ 08037

Borough of Franklin, County of Sussex

Resolution #2026-101

CERTIFICATION: I, Colleen L. Little, Municipal Clerk of the Borough of Franklin, in the County of Sussex, State of New Jersey do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Governing Body of the Borough of Franklin, County of Sussex, State of New Jersey at a regular meeting held on October 27, 2026.

Colleen L. Little, Municipal Clerk

RECORD OF COUNCIL VOTES				
COUNCIL MEMBER	AYES	NAYES	ABSTAIN	ABSENT
PATRICIA CARNES				
CONCETTO FORMICA				
RACHEL HEATH				
JOSEPH LIMON				
STEPHEN SKELLENGER				
GILBERT SNYDER				
MAYOR SOWDEN (Tie Only)				