

# **Franklin Borough Planning Board**

## **Regular Meeting Minutes for**

### **May 19, 2025**

The meeting was called to order at 7:00 PM by Mr. Christiano. Mr. Christiano 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 PRESENT:**

Mr. John Christiano Chairman (Present)  
Mr. John Friend Vice Chairman (Present)  
Mr. John Sowden, Mayor (Present)  
Mr. Concetto Formica Councilman (Present)  
Wes Suckey (Present)  
Mr. James Nidelko (Present)  
Mr. Floy Estes (Absent)  
Mr. Jim Williams (Present)  
Mr. Michael Raperto, (Present)  
Ms. Sharon Schultz, Alternate #1 (Absent)  
Mr. James Affinto, Alternate #2 (Absent)  
Mrs. Keri Marino Alternate #3 (Present)  
Mr. George Drossel Alternate #4 (Present)

ALSO PRESENT: Dave Brady, Planning Board Attorney  
Jessica Caldwell 'Dykstra Planning Board Planner

#### **APPROVAL OF MINUTES:**

Mr. Christiano asked for approval for the **March 17, 2025** meeting minutes.

**Mr. Suckey made** a motion to approve the **March 17, 2025** meeting minutes.

Seconded by **Mr. Williams**

#### **Upon Roll Call Vote:**

AYES: **Christiano, Suckey, Nidelko, Williams, Sowden, Formica, Drossel**

NAYS: None ABSTENTIONS: **Friend, Raperto, Marino**

**Approved**

#### **APPROVAL OF ESCROW REPORT:**

**Mr. Williams** made the motion to approve the Escrow report.

Seconded by **Mrs. Marino**

#### **Upon Roll Call Vote:**

AYES: **Christiano, Friend, Suckey, Nidelko, Raperto, Williams, Marino**

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

**Approved**

#### **APPROVAL OF RESOLUTION:**

**Brooks Lane Holdings LLC -175 Rt 23 and 41& 43 Taylor Rd. Block 1504 Lots 5,6 & 7**

**PB# 1-24-02 Preliminary & Final Site Plan. With Both C & D Variances.**

Mr. Christiano asked for a motion to approve the resolution.

**Mr. Raperto** made the motion to approve the resolution.

Seconded by **Mr. Suckey.**

#### **Upon Roll Call Vote:**

AYES: **Christiano, Friend, Suckey, Williams, Nidelko, Raperto, Marino**

NAYS: None ABSTENTIONS: **None**

**Approved**

# **Franklin Borough Planning Board**

## **Regular Meeting Minutes for**

### **May 19, 2025**

#### **DISCUSSION:**

##### ***Memo From Borough Clerk- Ordinance 05-20025 - Adopting an Amended "Zinc Mine" Redevelopment Plan Prepared by Jessica Caldwell.***

Mr. Christiano stated that the board would not be discussing this Ordinance now or in the future. Mr. Christiano explained that there is an active application before the planning board that came in before this Ordinance was adopted. Therefore, the Planning Board will be using the Ordinance that is in place now. Mr. Christiano stated that the comments back to the governing body at this time is that we appreciate your efforts but the Planning Board does not have anything to add at this time.

Mr. Brady stated asked for a motion to have Mr. Brady draft a letter to report back to the Governing body that the Planning Board has no comment at this time.

**Mr. Nidelko** made the motion to have Mr. Brady draft a letter to send to the Governing Body that the planning Board as no comment at this time.

Seconded by **Mr. Friend**

#### **Upon Roll Call Vote:**

**AYES:** Christiano, Friend, Suckey, Williams, Nidelko, Raperto, Marino

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

#### **Approved**

##### ***Update on Affordable Housing – Presented by Jessica Caldwell.***

Mrs. Caldwell gave a brief update on the Affordable Housing since the last time we meant. The court decided on the number that we propose at 381 for an obligation for the 4<sup>th</sup> round. We came to the number at 261. We went through settlement discussing. The Builders association objected to all the revised numbers by the municipalities. They would not look at any other numbers then the one they came up with for every municipality. However, the judge took our side and agreed and excepted the number of 261 that we proposed. With having that number, we were able to finish up with the draft that needs to be submitted to the board by June 30<sup>th</sup>

**Mrs.** Caldwell stated that June 16<sup>th</sup> meeting we will have the drafted plan and will have a resolution to adopt to pass on to the Governing Body for their endorsement and from there we will send out to the state for review.

Mrs. Caldwell stated that it would be a public hearing and would have to be noticed in the paper as well.

#### **TCC REPORT:**

##### ***12 Davis Rd Block:38 Lot:4***

The meeting was held on May 19, 2025. There was a gentleman who came before the TCC board wanting to put up a small golf course on a large piece of property on Davis Rd. However, the majority of the land is actually in Hardyston. There is a piece that is for sale in Franklin but the majority of property is in fact Hardyston. We helped him with some possible questions he might face in Hardyston gave him some tutoring and tips and sent him on his way.

##### ***104 Main Street (Laundry Matt) – Dave Brady***

Mr. Christiano gave the board a brief summary of the TCC Meeting that was held on May 15, 2025. Mr. Christiano stated that the applicant is aware of the deep history in that building he is reestablishing the laundry matt. He represents a company that opens laundry matts. He is looking to open the laundry matt on the bottom and residential apartments on the top like in the past.

Mr. Christiano thanked Mr. Suckey for attending the meeting as he had a lot of history about the building that he was able to share.

# **Franklin Borough Planning Board**

## **Regular Meeting Minutes for**

### **May 19, 2025**

Mr. Christiano stated that he is looking forward to the building getting some TLC and being reopened as a laundry matt again.

#### **State Plan Cross Acceptance Response**

Jessica stated that the state is updating their state plan.

Jessica stated that you received a document on what the state plans are. Mr. Caldwell stated that the board is able to reply to the plans and give feedback.

Once this is complete, we submit it to our representee who is Sussex County. All of the Sussex County Municipalities will submit their comments to the Sussex County rep where they will go through and compile a list of comments and send them to the State.

Mrs. Caldwell stated that this is our time to make comments.

The goal is to have as much consistency across the board with all the municipalities as possible.

All the master plans would be considered into the plan.

Mr. Christiano stated because it is a lengthy document. Mr. Christiano stated that everyone should read it and prepare some questions for the next meeting.

Mrs. Caldwell stated that she would provide the representatives with what we have as of now and then at the next meeting I will compile more to submit as well. Mrs. Caldwell stated that should be fine.

#### **OPEN PUBLIC SESSION:**

Mr. Christiano stated at this time he would like to open the meeting up to the public.

Mr. Corry Kilen the attorney representing Zinctown Parc Urban Renewal LLC.

Mr. Klien asked if the board had addressed the memo from the clerk in regards to the Adopting and Amending the Zinc Mine Redevelopment Plan.

Mr. Christiano explained to Mr. Klien that he was not here for that portion of the meeting and stated that because there is an active application before this board. The board has replied to the Governing body that they do not have any comments in regards to this Ordinance at this time.

Mr. Klien thanked the board and stated that he looked forward to working with them in the future.

Mr. Christiano stated not seeing anyone else from the public coming forward he would close the meeting to the public at this time.

#### **OLD BUSINESS:**

None

#### **NEW BUSINESS:**

None

#### **ADJOURNMENT:**

**Mr. Christiano asked for** a motion to adjourn.

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

**All were in favor.**

**The meeting adjourned at 7:38**

Respectfully Submitted,  
Michelle Babcock  
Planning Board Secretary

**Franklin Borough Planning Board**  
**Regular Meeting Minutes for**  
**May 19, 2025**