

FRANKLIN BOROUGH PLANNING BOARD

MEETING AGENDA FOR

November 17, 2025

FLAG SALUTE:

STATEMENT OF COMPLIANCE: "This meeting is held in accordance with the Open Public Meetings Act. NJSA 10:4-6 et seq. Adequate notice has been provided by publication in the New Jersey Herald and by posting on the bulletin board maintained in the Municipal Building for public announcements."

ROLL CALL:

John Christiano – Chairman
John Friend – Vice Chairman
Wes Suckey
Jim Williams
James Nidelko
Floy Estes
Councilman Concetto Formica
Mayor John Sowden
Sharon Schultz, Alternate #1
James Affinito, Alternate # 2
Keri Marino, Alternate #3
George Drossel, Alternate #4

APPROVAL OF ESCROW REPORT:

Escrow Report for November 17, 2025

APPLICATIONS FOR COMPLETENESS:

- Ascend New Jersey, LLC
24 Munsonhurst Rd. Block 2401 Lot 21 Zone I.
Amended Preliminary and Final Site Plan
- Franklin Boro Apartments LLC (Laundry Matt)
104 Main Street Block 1004 Lot 2 B1 Zone PB# 09-25-01
Minor Site Plan with Use D & C Variances.
- Franklin 116 Development (Ryan Homes)
120 RT 23 Block 1601 Lot 5 & 12 Zone HC-1
Preliminary Subdivision & Preliminary Site Plan

PUBLIC HEARING:

- Walmart Real Estate Business Trust
230 Rt 23 Block 101 Lot 2 & 4 PB# 08-25-01
- Franklin Boro Apartments LLC (Laundry Matt)
104 Main Street Block 1004 Lot 2 B1 Zone PB# 09-25-01
Minor Site Plan with Use D & C Variances.

APPROVAL OF RESOLUTION:

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Recommending Block 1010 Lot 11 and Block 1401, Lot 2 as a Condemnation Area in need of Redevelopment.

DISCUSSION:

Jessica Caldwell - Parking Standards

OLD BUSINESS:

NEW BUSINESS

OPEN PUBLIC SESSION:

CORRESPONDENCE:

Letter from Application PB# 09-19-01 Block 270 Lot 2

EXECUTIVE SESSION:

Motion to adopt a resolution to Adjourn into Executive Session

ADJOURNMENT: