

**Franklin Borough Planning Board**  
**Meeting Minutes for**  
**January 20, 2026**

The meeting was called to order at 7:34PM by Mr. Estes. Mr. Estes the assembly in the flag salute. Mr. Estes read the Statement of Compliance pursuant to the "Open Public Meetings Act, Chapter 231, PL 1975."

ROLL CALL OF MEMBERS PRESENT:

Mr. Floy Estes Chairman (Present)  
Mrs. Keri Marino Vice Chairwomen (Present)  
Mr. John Sowden, Mayor (Present)  
Mr. Concetto Formica Councilman (Present)  
Mr. Suckey (Absent)  
Mr. James Nidelko (Present)  
Mr. Jim Williams (Present)  
Ms. Sharon Schultz (Present)  
Mr. George Drossel (Present)  
Mr. James Affinto, Alternate #1 (Present)

ALSO PRESENT: Robert Correale, Planning Board Attorney

**APPROVAL OF ESCROW REPORT:**

**Ms. Schultz made** the motion to approve the Escrow report.

**Seconded by Mr. Affinto**

**Upon Roll Call Vote:**

**AYES: Drossel, Estes, Marino, Schultz, Williams, Affinto**

**NAYS: NONE**

**ABSTENTIONS: Formica, Sowden**

**APPROVAL OF RESOLUTION:**

Walmart Real Estate Business Trust

230 Rt 23 Block 101 Lot 2 &4 PB# 08-25-01

Preliminary and Final Major Site Plan with Bulk C Variance.

Mr. Estes asked if everyone had the opportunity to read the resolution

Mr. Friend asked for a motion to approve the Resolution.

**Mr. Schultz made** the motion to approve the Resolution.

**Seconded by Mr. Affinto**

**Upon Roll Call Vote:**

**AYES: Drossel, Estes, Formica, Marino, Schultz, Sowden, Williams, Affinto**

**NAYS: NONE**

**ABSTENTIONS:**

**APPROVAL OF RESOLUTION:**

Anthony Jannace Zoning Permit # 2025-72 Appeal

Block 705 Lot 3

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12 Moscow Street.

Mr. Brady and Mrs. Babcock gave a brief backstory of how this resolution came to be.

Mr. Estes asked if everyone had a chance to read and review the resolution and asked if there were any questions.

Not hearing any. Mr. Estes asked for a motion to approve the resolution as written.

Ms. Schultz made the motion seconded by Mrs. Marino.

**Upon Roll Call Vote:**

AYES: **Drossel, Estes, Formica, Marino, Schultz, Sowden, Williams, Affinto**

NAYS: NONE

ABSTENTIONS:

**OLD BUSINESS:**

**None**

**NEW BUSINESS**

**None**

**OPEN PUBLIC SESSION:**

Mr. Friend stated that he would open the meeting to the public.

There was no public in attendance.

**ADJOURNMENT:**

**Mr. Estes** stated that concludes the items on the agenda and asked for a motion to adjourn.

**Mr. Drossel** made the motion Seconded by **Ms. Schultz**

The meeting adjourned at 7:46 P.M