

Franklin Borough Planning Board

Meeting Minutes for

December 1, 2021

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

Mr. Suckey read the Statement of Compliance pursuant to the "Open Public Meetings Act, Chapter 231, PL 1975."

ROLL CALL OF MEMBERS:

Mr. Wes Suckey, Chairman (Present)
Mr. John Christiano, Vice Chairman (Absent)
Mr. John Sowden, Mayor (Present)
Mr. Concetto Formica, Council liaison (Absent)
Mr. Floy Estes (Absent)
Mr. Jim Nidelko (Present)
Mr. Jim Williams (Present)
Mr. John Friend (Present)
Mr. Richard Knop (Present)
Mr. Michael Raperto, Alternate #1(Present)
Ms. Sharon Schultz, Alternate #3 (Present)

ALSO, PRESENT:

Dave Brady Planning Board Attorney
Tom Knutelsky, Planning Board Engineer
Ken Nelson, Planning Board Planner

APPROVAL OF MINUTES:

Mr. Suckey asked for approval for the October 18, 2021 Planning Board meeting minutes.

Mr. Friend made the motion to approve the Planning Board meeting minutes as written.

Seconded by **Mr. Nidelko**

Upon Roll Call Vote:

AYES: **Friend, Nidelko, Williams, Knop, Sowden, Suckey, Raperto, Schultz**

NAYS: None ABSTENTIONS: none

APPROVED

APPLICATION FOR COMPLETENESS

There were no applications for completeness

APPLICATIONS TO BE HEARD

Ascend New Jersey, LLC (PB 11-21-01) 24 Munsonhurst Rd, Block 2401lot 21

Preliminary and Final site plan with a bulk variance.

Mr. Suckey asked if there was anyone here this evening here to represent this application.

Mr. Lawrence Cutalo stepped up to the microphone.

Mr. Cutalo introduced himself stating he was representing Ascend NJ.

Mr. Brady stated for the record he would like to state that he received proof of notice and everything is in order.

Mr. Suckey asked for Mr. Cutalo to give a brief description on what the application is all about.

Mr. Cutalo stated his applicant was seeking preliminary and final site plan approvals with a bulk C variance relief for a side yard setback.

The applicant is seeking to continue to operate and expand a cannabis cultivation business at the 24 Munsonhurst Rd premises.

Mr. Cutalo stated which is a permitted use in the industrial zone.

Mr. Suckey asked Mr. Knutelsky if he wanted to go through his report first.

Mr. Knutelsky stated that he would appreciate it if the board heard through all the testimony first.

Mr. Knutelsky stated after everything is heard he would go over his report, going over anything that might have been missed during the testimony.

Franklin Borough Planning Board
Meeting Minutes for
December 1, 2021

Mr. Knutelsky stated that if anything needs to be addressed in more detail we can always address it as it comes up. Mr. Suckey agreed and asked Mr. Cutalo to proceed.

Mr. Cutalo stated that he would like to introduce Mr. Benjamin Joffe.

Mr. Joffe stated his name and gave his address. 2850 Stein Court Michigan.

Mr. Brady swore Mr. Joffe in under oath.

Mr. Cutalo asked Mr. Joffe to explain his role at Ascend Wellness Holdings.

Mr. Joffe stated that he runs the compliance department for Ascend along with 6 other states.

Mr. Joffe stated that Ascend Wellness Holdings is looking to expand the use of the facility,

Mr. Joffe stated that under Franklin's Zoning Code as well as the laws of New Jersey they are licensed and are able to use the building as a cultivation facility.

Mr. Brady stated that he knows this is a multi-state operation and if Mr. Joffe would elaborate on which other states he is involved with and a better idea of what it is Mr. Joffe oversees.

Mr. Joffe stated that AWH are currently located in Michigan, Ohio, Illinois, New Jersey, Massachusetts and looking to expand in the New York area.

Mr. Brady thanked Mr. Joffe and stated he had no further questions.

Mr. Suckey asked if the board had any questions for Mr. Joffe. Not hearing any Mr. Suckey asked Mr. Cutalo to proceed.

Mr. Cutalo stated that he had no further questions for Mr. Joffe.

Mr. Cutalo stated that the next witness he would like to bring up is Lucas Hoefflicker.

Mr. Brady Swore Mr. Hoefflicker in under oath.

Mr. Hoefflicker stated his name and gave his address as 1836 West Augusta, Chicago, Illinois.

Mr. Cutalo asked Mr. Hoefflicker to explain his position at AWH.

Mr. Hoefflicker stated that he was the director of strategies.

Mr. Hoefflicker stated a lot of what he does is managing the real estate portfolios along with the local permitting processes in construction management.

Mr. Cutalo asked Mr. Hoefflicker how many employees will be present on the site at 24 Munsonhurst Rd.

Mr. Hoefflicker stated that there would be approximately 200 employees coming in and out of the facility on 24 Munsonhurst Rd daily.

Mr. Hoefflicker stated that would be broken down into two shifts.

Mr. Hoefflicker explained the am shift would be employees coming in between 6:00 AM- 9:00 AM. 30 – 35 people at a time. The second shift would be the afternoon shift and those employees would start coming in at 2:00 PM– 4:00 PM again this would be 20- 25 employees coming in at this time of day.

Mr. Cutalo stated how many deliveries would the site see per day and by deliveries that would be delivered by a van correct.

Mr. Hoefflicker stated yes, a van would be delivering and picking up 3 to 4 times a day.

Mr. Cutalo asked Mr. Hoefflicker once phase II is complete do you see any tractor trailer traffic coming in to the site?

Mr. Hoefflicker stated that there would be minor tractor trailer traffic.

Mr. Hoefflicker stated once a month.

Mr. Cutalo asked how much people traffic would the site consist of.

Mr. Hoefflicker stated that it just really depends on the day, some days vendors, inspections and or other marketing people may be there to explore.

Mr. Hoefflicker stated that there would be very limited number of visitors with no more than 10 a day and some days or weeks no visitors on site.

Mr. Hoefflicker explained which tenants are currently occupying the spaces now and giving the dates of their leases expiring.

Mr. Cutalo stated that was all the questions he had for Mr. Hoefflicker at this time.

Franklin Borough Planning Board
Meeting Minutes for
December 1, 2021

Mr. Suckey asked if any of the board members had any questions.

Mr. Friend asked if Mr. Hoefflicker could explain better what would be delivered on the tractor trailers when they come to deliver once a month.

Mr. Hoefflicker stated operational equipment.

Mr. Nidelko wanted to confirm that Mr. Hoefflicker stated that deliveries would be mostly made by vans and not trucks.

Mr. Hoefflicker stated yes, and explained why they use the vans.

Mr. Hoefflicker stated that the vans look similar to the amazon vans.

Mr. Hoefflicker stated that they would be on site 3- 4 times a day.

Mr. Brady asked if the facility operates 24/ 7.

Mr. Hoefflicker stated that the building does not currently operate 24/7.

Mr. Brady asked if it will eventually.

Mr. Hoefflicker stated yes, eventually but not at this current phase or the phase we're here for.

Mr. Hoefflicker explained how the different working shifts operated and which each shift was responsible for.

Mr. Hoefflicker also assured the board that there was nothing being sold on sight.

Mr. Hoefflicker stated that was illegal in the state of New Jersey. All products have to be transferred to an approved ADC dispensary in the state of New Jersey.

Mr. Hoefflicker stated that there are security measures in place.

Mr. Hoefflicker stated that there are state of the art camera and security systems all over the facility.

Mr. Hoefflicker stated that they are also monitored and tracked very closely by the state as well.

Mr. Knutelsky asked if he could briefly address the parking situation.

Mr. Knutelsky stated that it was mentioned in the traffic report that was submitted today. The report states there would be 150 employees on site at any given time during the 9:00-AM - 2:30 PM shift.

Mr. Knutelsky stated that the parking on site now supports the allowable 184 to the applicants 193.

Mr. Knutelsky stated since you are not occupying the entire building at this point will the section be used by the car parts place plus those 150 spots you are using for your first shift.

Mr. Knutelsky asked will that exceed the parking that is allowable on sight.

Mr. Hoefflicker stated no.

Mr. Hoefflicker stated any more questions addressed in regards to traffic and parking can be asked to the traffic engineer who will be giving his testimony later this evening.

Mr. Knutelsky stated that was a good answer and he will hold those questions for that time.

Mr. Cutalo asked if there were any more questions. Not hearing any Mr. Cutalo stated that he would like to introduce the applicant's Civil Engineer Peter Chandler.

Mr. Brady swore Mr. Chandler in under oath.

Mr. Cutalo asked Mr. Chandler to describe to the board his educational background along with his work experience.

Mr. Chandler gave the board his education background along with his other degrees and qualifications.

Mr. Cutalo asked the chairman if he and the board would recognize Mr. Chandler as an expert civil engineer this evening to continue to testify this evening on behalf of AWH.

Mr. Suckey asked Mr. Chandler if he was self-employed or if he worked for a company.

Mr. Chandler stated that he is employed by Suburban Consulting Engineers.

Mr. Suckey stated he and the board would accept Mr. Chandler as an expert at this time.

Mr. Cutalo asked Mr. Chandler to explain and give the board an over view of the proposed improvements to the site.

Mr. Chandler stated everything he will be using and referencing tonight has been distributed to the board members.

Mr. Chandler proceed to give the board members an overview of the sight plan on behalf of the application.

Mr. Chandler stated that he does not have any modified exhibits to present.

Franklin Borough Planning Board

Meeting Minutes for

December 1, 2021

Mr. Chandler stated that the site was located on 24 Munsonhurst Road and is in the I zone for Industrial in the borough of Franklin.

Mr. Chandler stated that all the uses in the building are complying with the zoning requirements permitted in that zone.

Mr. Chandler explained to the board that the applicants is one of the tenants that occupy the building at this time, with a goal to eventually occupy the entire 114, 000 Sq Ft building.

Mr. Chandler stated in order for that to happen the applicant needs to make many upgrades to the site and that is the only reason there is a site plan approval being presented.

Mr. Chandler went on to show the board members the demolition plan and explained the procedures and what that looks like as far as on the site plan.

Mr. Chandler addressed that there would be multiple electric units added to the sight, which will allow AWH to power their facilities.

Mr. Chandler went on to explain that AWH will tie into the already existing power service that is already being provided by JCP&L.

Mr. Chandler stated there would be an above grade switch gear on the landscaped island between Munsonhurst and the parking lot on the eastern side of the building. That will route power around the building to the site where the generators and other electrical components will be located.

Mr. Chandler stated that the applicant and the town are in a discussion about the emergency landing zone known as a helicopter helipad which is currently adjacent to the building.

Mr. Chandler stated that the proposal is to move the landing zone to the south westerly section of the site plan.

Mr. Cutalo asked Mr. Chandler to describe the accessory structure and the setbacks for the assessor structure.

Mr. Chandler went on to explain the sheet lay out plan page 5 of 9.

Mr. Chandler stated that there is a proposed concrete pad which would be where the proposed generators would be located on the North Westerly corner of the building.

Mr. Chandler stated that there is a 50 ft setback requirement, which with this pad and existing development on the site there are no other areas that we can really build this.

Mr. Chandler stated that they did not want to intrude into the natural resource areas, wetlands and active streams.

Mr. Chandler stated that is why the generator pads have been designated to that particular area on the plan.

Mr. Chandler stated in order to do this they will be violating setback requirements.

Mr. Chandler briefly discussed the gas lines and where they would be becoming into.

Mr. Chandler gave a brief description of the generators.

Mr. Friend asked if the generators would be used for emergency power only.

Mr. Chandler stated that he feels the architect would be better suited to answer that question.

Mr. Suckey asked how the generators were coming into the property.

Mr. Chandler explained they would be on trailers and be placed on solid ground.

Mr. Chandler stated that there would be sound barrier walls around the generators.

Mr. Chandler stated that the sound consultant will testify on behalf of any of those types of questions.

Mr. Knutelsky stated to the board that for the record there were no documents, images or descriptions in the application in regards to these sound barrier walls.

Mr. Knutelsky stated that the board needs to know the size of these walls and what they will look like.

Mr. Chandler stated that the sound consultant would be better suited to answer those types of questions.

Mr. Knutelsky stated that in the utility plan there are some questions as to what utilities are above ground and what are underground.

Mr. Knutelsky stated on the utility plan it references the switch gear but on the site plan it references the volt.

Mr. Knutelsky stated that there will have to be more testimony in regards to that area as it is visible and in the front yard.

Franklin Borough Planning Board
Meeting Minutes for
December 1, 2021

Mr. Knutelsky stated that is a 10 ft X 30 ft area and be a large presence in the front of the property.

Mr. Chandler stated he understood and explained that the exact details on the volt are still being worked out with the power company.

Mr. Chandler stated that it is his understanding that all utilities that are being proposed are going to be above ground except for the electric man hole that will be located in the northern access driveway.

Mr. Chandler stated as far as the screenings for the equipment, all the equipment is in a weather safe enclosure, with a metallic cover provided.

Mr. Brady stated he just wanted to clarify that the wires between them are all underground.

Mr. Chandler stated that was correct.

Mr. Chandler explained that he would be relocating a row of trees due to the construction of the new 23 parking spots.

Mr. Chandler also stated that there could easily be more shrubs and natural buffers provided to screen the equipment.

Mr. Knutelsky stated that he would ask that the board planner be involved in that conversation when the time comes.

Mr. Knutelsky stated that a dedicated landscaping plan for screening purposes can be worked on with Mr. Nelson and the applicant.

Mr. Knutelsky stated that needs to be listed as one of the conditions if there is a favorable resolution.

Mr. Suckey agreed and asked if the board members had any more questions.

The members did not have any questions and Mr. Suckey asked for Mr. Cutalo to proceed.

Mr. Cutalo asked Mr. Chandler if there was anything else he needed to address at this time.

Mr. Chandler stated that he would like to go over Mr. Knutelsky' s report as when he was reading and reviewing it, he had some questions that he wanted to ask Mr. Knutelsky.

Mr. Suckey asked Mr. Chandler to reference the page number and or letter that Mr. Chandler would be addressing as he goes along in the report.

Mr. Chandler stated that he would be going in order to make things easier to follow along.

Mr. Brady stated before going into questions for Mr. Knutelsky, he would like for Mr. Chandler to quickly talk about the generators.

Mr. Brady asked how they would be transported and what their sizes were. Mr. Chandler apologized as he did not have the specific size of the generators but he did have the size of the pads that they would be placed on which were 48x72.

Mr. Chandler explained it would be a series of generators and they would be delivered by a lowboy trailer that would deliver a trailer mount to their designated space.

Mr. Brady asked if there would be two trailers worth of generators.

Mr. Chandler stated at this time there will only be one trailer however, there is enough space for two but that will be re addressed at a later date.

Mr. Brady also asked Mr. Chandler to discuss the condenser form.

Mr. Chandler stated in the Northwest part of the building is where each individual condenser will be mounted to the pad.

Mr. Chandler stated that there will be fifty of those condensers on the pad.

Mr. Chandler stated there is no proposal to have any sort of enclosure around them.

Mr. Chandler stated that the sound is comparable to a home air conditioning unit.

Mr. Chandler stated that the sound professional will provide you with his expert testimony on the sound when he is called up later this evening.

Mr. Chandler addressed the parking stall comments that were addressed in Mr. Knutelsky' s report on page 3 letter E.

Franklin Borough Planning Board

Meeting Minutes for

December 1, 2021

Mr. Knutelsky and Mr. Chandler had dialogue on different ways they could ratify the parking issues that were mentioned in Mr. Knutelsky's report. Ultimately, coming up with a conclusion to lengthen the proposed parking stalls towards the building so the spaces are longer on the opposite side of the drive aisle.

Mr. Knutelsky and Mr. Chandler discussed other options and heights for curbing and side walks as well. Ultimately, making the parking area a bit wider and making the sidewalks 6 ft wide.

Mr. Knutelsky addressed the wall that will be placed along that parking area.

Mr. Knutelsky suggested eliminating the wall and suggested grading that area down to a four on one slope or even a three on one slope.

Mr. Knutelsky stated that there seems to be enough room in that area to do that opposed to putting up an intrusive wall.

Mr. Chandler stated that he would take another look at that and see if that is indeed the better option.

Mr. Chandler and Mr. Knutelsky discussed drainage options and the best ways to make sure that there would not be any water running down towards the building.

Mr. Knutelsky stated that moving on through the report and reviewing letter F.

Mr. Knutelsky stated that there will be a traffic expert that will testify later tonight.

Mr. Knutelsky stated that we discussed the 184 parking stalls and that they will be maintained on sight.

Mr. Knutelsky briefly explained the parking lot layout and mentioned that the three last parking stalls on the Southern end of the parking lot may need to be eliminated them all together, as they seem to be too close to the curbing at the entrance of the site.

Mr. Knutelsky asked Mr. Chandler how the parking will be marked. Will there will be parking for AWH and for the car parts business that is also on the site.

Mr. Chandler stated that he believes they will be lettered with paint on the pavement.

Mr. Knutelsky stated that he recommends hair pin striping in the parking editions in the front, unless the board feels fit to give them a waiver for the hair pinstriping.

The board agreed to keep everything looking uniformed and were in agreement with the single strip. Granting the applicant, a waiver.

Mr. Knutelsky stated that brings him to letter K which states that double yellow stripes be added as well as stop bars and stop signs.

Mr. Chandler stated that the applicant would comply.

Mr. Knutelsky stated that there will be removal of trees. The trees will be replanted from along the front side of the building relocating to in front of Munsonhurst Road.

The planner will also be happy with these trees being relocated and not being taken down completely.

Mr. Knutelsky stated that he would also like for the applicant to provide as much shrubs and natural buffers as possible.

Mr. Knutelsky stated that mentioned earlier this evening that the applicant would have to meet with the planner to get a full landscaping plan in place as part of a condition in a favorable resolution.

Mr. Knutelsky and Mr. Chalder briefly spoke about the lighting on the site.

Mr. Chandler agreed to any suggestions that Mr. Knutelsky might have as far as a better plan for lighting on the property.

Mr. Knutelsky and Mr. Chandler briefly discussed storm water management but as stated by

Mr. Knutelsky they were not disturbing enough that they needed to make any changes.

Mr. Knutelsky asked Mr. Chandler to confirm the curbing and the one inlet they were adding at the southern area of the parking lot.

Mr. Chandler confirmed.

Mr. Knutelsky asked if there might be a way to have two more inlets.

Mr. Knutelsky stated that spreading out and add more inlets will help the drainage.

Franklin Borough Planning Board
Meeting Minutes for
December 1, 2021

Mr. Knutelsky went on to ask Mr. Chandler about where trucks or cars would be unloading.

Mr. Chandler stated that they would be unloading on the loading dock and stated that there is no specific stripping or markings to indicate that as of right now.

Mr. Chandler stated the proposed changes would be to the three doors of the building's South wall.

Mr. Chandler stated that the doors on the north side will no longer be used.

Mr. Chandler stated four loading doors in total will be removed.

Mr. Suckey stated that he would like to have a 5-minute recess at 8:35.

Mr. Suckey brought the meeting back to order at 8:45.

Mr. Suckey stated that he would like to remind the applicant that the board would not hear any new testimony after 10:00.

Mr. Cutalo stated that he understood.

Mr. Suckey asked Mr. Chandler to go over the doors one more time.

Mr. Suckey stated that it is hard to follow when looking at the plans.

Mr. Suckey also asked Mr. Chandler to explain what the abbreviations on the plan near the doors meant.

Mr. Suckey stated such as GF and FF.

Mr. Chandler stated that GF is for roll up door and FF is a man door.

Mr. Suckey stated ok can I also assume that EX is existing?

Mr. Chandler replied yes.

Mr. Brady stated that he would like to clarify that the doors being modified on the South side of the building.

Mr. Chandler stated that is correct.

Mr. Suckey asked for Mr. Chandler to give the board the specific numbers on what doors would be getting eliminated.

Mr. Chandler stated that would better be suited for the architect to discuss.

Mr. Knutelsky stated that would be 7b.

Mr. Knutelsky stated that we will have to come back to 7b.

Mr. Knutelsky stated he would like to address the garbage. What kind of trash enclosures would be needed on the facility?

Mr. Chandler stated that the business use does not generate a lot of garbage.

Mr. Chandler stated that he believes one or two would be more than sufficient.

Mr. Chandler stated with the number of loading doors being eliminated Mr. Chandler believes that in one of the areas of the doors would be a better place for the dumpsters to be located.

Mr. Chandler stated which again is on the South Westerly side.

Mr. Suckey asked what kind of dumpsters will be placed there and if there would be compactors.

Mr. Chandler stated that he is not aware of any compactors and he assumes they would be the dumpsters that have the front load to be picked up as scheduled with the garbage company.

Mr. Knutelsky stated that Mr. Chandler will provide that information on a revised plan.

Mr. Chandler stated yes.

Mr. Knutelsky stated that the plans show a 35 ft x 35 ft Helipad.

Mr. Knutelsky asked if Mr. Chandler can provide a better plan with details on the construction of the helipad.

Mr. Chandler stated that he has no problem with that.

Mr. Williams asked if this was a medical helipad.

Mr. Suckey stated yes.

Mr. Williams asked if Mr. Chandler could do more research on the size requirements for the helipad.

Mr. Williams strongly believes that 35ft x 35ft is too small and the requirements that he knows of from doing the helipad at the fireman's park is much larger.

Franklin Borough Planning Board
Meeting Minutes for
December 1, 2021

Mr. Williams strongly suggest that Mr. Chandler look into getting the exact size requirements before going too much further with the helipad portion of this project.

Mr. Knutelsky stated that this was just a suggestion that was brought up in a TCC meeting.

If the size requirements are much larger than what the applicant has provided then there is a good chance it will not be able to be done within this application due to disturbance and other setbacks.

Mr. Knutelsky stated that he along with Mr. Chandler will have to research and see what they come up with as far as the size requirements.

Mr. Williams stated thank you.

Mr. Suckey asked if Mr. Knutelsky could go back to his report along the lines of garbage.

Mr. Suckey asked as far as the garbage where does the waste of plants go if they are not needed.

Mr. Chandler stated that he would like someone from AWH to speak on behalf of that.

Mr. Joffe came to the microphone restated his name and stated that any plant waste was mixed with kitty litter and vegetable oil and was kept on sight until it was hauled away from a company that they work with. Mr. Joffe stated that everything has to be weighed and accounted for and is under tight security while its being disposed.

Mr. Suckey thanked Mr. Joffe.

Mr. Suckey stated that he just wanted to get the question answered while it was fresh in his head.

Mr. Knutelsky continued with his report going over the areas in his report that have been addressed thus far and stated that he would like to move on to page 5 under miscellaneous.

Mr. Knutelsky read through the miscellaneous comments.

Mr. Knutelsky stated that the following have been addressed through the testimony given by Mr. Chandler any other questions that may need to be asked or followed up can be done with the other witnesses that the applicant will provide us with.

- a. Testimony is still required from the applicants Acoustics professionals.
- b. Final Site Plan requirements specified in checklist items #43-47 Applicant acknowledge this comment which is to be included as a condition of any approval
- c. Testimony is still required by the applicant's COAH Professionals
- d. Applicant acknowledged of gas utilities to be placed within Munsonhurst Road.
- e. Parking requirement and schedules.
- f. Testimony on Snow removal still has to be given.
- g. Applicant has to acknowledge that permits will be required for this application from the following agencies:
 - Sussex County Planning Department.
 - Sussex County Soil Conservation District
 - Franklin Borough Construction Department
 - Franklin Borough Department of Public Works
 - Franklin Borough Board of Public Utilities.

Mr. Chandler stated that he would like it to be noted that they did receive their permit and approval from the Sussex County Soil Conservation District.

Mr. Knutelsky asked Mr. Chandler if they would receive copies of all the permits.

Mr. Chandler stated absolutely.

Mr. Suckey asked Mr. Cutalo about the parking arrangement with Brick and Brew.

Mr. Suckey stated that he knows there was some kind of agreement with Brick and Brew's overflow of parking to be allowed to park on this property does that agreement still exist.

Mr. Cutalo stated that agreement is no longer in effect and expired during the height of the pandemic and has not been renewed.

Franklin Borough Planning Board
Meeting Minutes for
December 1, 2021

Mr. Suckey stated that he just wanted to confirm that there are no plans to have them park in there now or in the future.

Mr. Cutalo stated no.

Mr. Suckey asked has the Brick and Brew been noticed that the parking agreement has expired and that there will not be a new contract for parking.

Mr. Cutalo stated that he would send them a letter to confirm. Mr. Cutalo stated that his clients purchased this property after the agreement had already been expired but he will send a letter stating that there will be no further parking agreements at this time.

Mr. Cutalo stated that he would put in writing and send it to Brick and Brew as soon as possible.

Mr. Knutelsky asked if this operation was a five day or a seven-day operation.

Mr. Cutalo stated 7.

Mr. Knutelsky stated that being said there would really be no more room for any Brick and Brew's overflow.

Mr. Hoefflicker stated that he would like to correct himself and state that the weekend shifts the employees who are actually on site are cut in half and less than 100 employees would be here at a time.

Mr. Hoefflicker just wanted to clarify that for the record.

Mr. Knutelsky asked if there were any proposed gates, fencing or any other type of security measures proposed for this application.

Mr. Hoefflicker stated no, there would be no extra fencing or gates proposed for this facility at this time.

Mr. Suckey thanked Mr. Hoefflicker.

Mr. Suckey asked Mr. Chandler if he had any other questions or concerns at this time.

Mr. Chandler stated no not at this time.

Mr. Suckey asked if any of the board members had any questions at this time.

Not hearing any Mr. Suckey asked Mr. Cutalo to proceed with introducing his next witness.

Mr. Cutalo called up Bryce Hillman- 232 Craven Court – Massachusetts. the applications architect

Mr. Brady swore in Mr. Hillman under oath.

Mr. Cutalo qualified Mr. Hillman in asking him his education background and what states he holds his license in.

Mr. Hillman stated that he is not a licensed architect but he has testified before planning boards before as a senior project manager.

Mr. Cutalo asked if the plans before the planning board were drawn up by a licensed architect and if Mr. Hillman was a part of helping prepare the plans at BKA architects.

Mr. Hillman stated yes, he is the senior project manager.

Mr. Cutalo stated that they will not testify Mr. Hillman as an expert rather then have for Hillman walk the board through the site plans and answering any questions the board may have.

Mr. Brady stated because Mr. Hillman is not a licensed architect, he would like Mr. Hillman to give a better description of what his role is at BKA architect

Mr. Hillman gave a brief description of his educational background along with what he does at BKA, explaining his responsibilities as a senior project manager.

Mr. Brady stated that we can not qualify Mr. Hillman in as an architect but we can allow Mr. Hillman to walk us through the plans answering general site plan questions.

Mr. Brady asked Mr. Hillman to explain the removal of the doors and the loading dock questions that came up earlier this evening.

Mr. Brady stated that if he or Tom, or anyone else from the board gets uncomfortable then we will stop and not continue the testimony in those certain areas of building codes and such.

Mr. Cutalo agreed and stated that he did not foresee there being any questioning or testimony on those areas.

Mr. Cutalo asked Mr. Hillman to explain the floor plan to the board.

Mr. Cutalo stated for a clean record Mr. Hillman will be reading from the A 100 sheet dated 7/2/21.

Franklin Borough Planning Board

Meeting Minutes for

December 1, 2021

Mr. Hillman stated that is what the board has in front of them. Labeled floor plan for 24 Munsonhurst Rd.

Mr. Hillman went through the plan explaining the different phases. Explaining where they would be conjunction with the other business that are currently in the building as well.

Mr. Hillman stated that he would like to point out that the board is looking at these plans at a 360 angle as to what they are seeing on the board in front of me.

Mr. Brady stated that Mr. Hillman will need to explain that better and start by showing where the front of the building is and go from there.

Mr. Hillman went back to the floor plan drawing and explained to the board where the front of the building was.

Mr. Hillman explained where the other businesses within the building were located.

Mr. Hillman then went on to explain the phases within the floor plan. Future Tech and Serve Pro are the two business that are currently still in the building.

Mr. Hillman stated that phase two to the right of building is where they are proposing their phase 2 which is the growth facility.

Mr. Hillman stated the right of that is the Future Techs business and to the north of that is ServePro and they have relocated as of today.

Mr. Hillman stated we are coming before you for phase II.

Once these businesses relocate, they will expand with more phases.

Mr. Friend stated that is the long-term goal to make the whole building AWH.

Mr. Schultz asked if there was a kitchen.

Mr. Hillman stated a breakroom and two changing rooms.

Mr. Hillman explained the egress areas and what each of those places would look like.

Mr. Cutalo asked Mr. Hillman to explain the loading doors.

Mr. Suckey suggested Mr. Hillman refer the building as instant command would as there are EMS and Firemen on the board who will follow along a lot better using this method than this confusing North, South but actually being the opposite way of explanation.

Mr. Suckey stated that the front of the building is A then going clockwise is B back of building is C and bottom is D.

Mr. Hillman continued explain the doors. Explaining which will remain and which are proposed to be removed.

Mr. Hillman stated that in location of B which is the loading door for Lakeland will remain.

Mr. Hillman stated directly across from B those doors will be eliminated.

Mr. Williams asked if they would be completely blocked and eliminated.

Mr. Hillman stated yes.

Mr. Hillman stated that the doors in the D area will be used as overhead doors.

Mr. Hillman stated that there is no longer a door in column eight.

Mr. Suckey stated then there is no reason to refer to it.

Mr. Suckey asked if the door is currently on the building.

Mr. Hillman stated that he believes they no longer exist.

Mr. Hillman stated that that is what they are proposing as far as phase II at this time.

Mr. Hillman stated he would take any questions if any of the board members had any at this time.

Mr. Suckey stated that it would have been nice if there was a key map of what all of these different symbols meant.

Mr. Williams asked if the fans that are located on the site plan will help with eliminating the smell inside the facility.

Mr. Williams also asked what will it do to the outside air? How much will be smelled on the outside of the building.

Mr. Hillman stated that he cannot be exact but the fans would go through a filter system and would not have a lot of excess smell.

Mr. Hillman stated it would be on rare when the humidity and the temps do not a line.

Mr. Hillman stated this would all be controlled in the facility with precise temperature and humidity gauge equipment.

Franklin Borough Planning Board

Meeting Minutes for

December 1, 2021

Mr. Williams asked if there was anyone complaining about the outside air.

Mr. Hillman stated that he has not heard of any complaints but he cannot qualify to that.

Mr. Raperto asked about a Knox Box procedure.

Mr. Hillman stated that he would have to confirm that with the owner.

Mr. Suckey stated that AWH will have to coordinate a number to allow the Police, Fire, and EMT to gain ability to get into the building.

Mr. Friend stated that he strongly suggests a knock box.

Mr. Hillman stated that is something he is familiar with and agrees that there will be something worked out as far as emergency members being able to access the building.

Mr. Brady stated that in a favorable resolution there will be a condition to have something worked out with emergency personnel to have easy access to building in case of an emergency that is acceptable to emergency personnel.

AWH applicants agreed to that along with the members of the board.

Mr. Friend asked what the purpose of the generators were.

Mr. Friend asked are they solely for emergency power only or primary power.

Mr. Hillman stated it does both actually.

Mr. Hillman stated the obvious reason for it is to handle any power outage that may occur.

Mr. Hillman stated that it is also always AWH to run that as well if the power company is charging a huge amount of power at an extreme rate this would help even things out when needed.

Mr. Hillman stated that there is a precise formula that is calculated out to see when it would be best to use the generator opposed to the regular electric on those times the power charges can spike.

Mr. Hillman briefly described the acoustic walls explaining what they would look like from the outside.

Mr. Hillman stated that the acoustics expert would give testimony later tonight for anyone who has questions about the sounds that the generators would produce.

Mr. Suckey stated the measurements alone that Mr. Hillman stated leads us to a possible accessory structure issue.

Mr. Knutelsky stated that there is more of an issue with the height than the square footage because this a commercial building and square footage significantly more than it would be if it was residential.

Mr. Knutelsky stated right now he is more concerned with the height of the proposed screen being an issue causing them to need a height variance.

Mr. Suckey asked that there was nothing submitted as a detailed document of what these generator screens and low boys look like correct.

Mr. Knutelsky stated no, that is something we are going to need to be able to come to a reasonable decision on how the board should handle this matter.

Mr. Cutalo stated the best thing to do is to go back and get the right documents with descriptions and images to submit prior to the next hearing for the board to review.

Mr. Suckey agreed that would be the best thing to do at this time.

Mr. Brady asked if there were anymore questions at this time.

The board members did not have any more at the time.

Mr. Brady stated seeing how this application is not going to be wrapped up tonight.

Mr. Brady stated it would be best to open to the public at this time.

Mr. Suckey agreed and opened the meeting to the public.

Mr. Suckey stated that meeting would be carried to the next meeting date.

Mr. Suckey stated anyone from the public who wanted to ask or make any statements to the experts that gave testimony this evening can do so at this time.

Mr. Suckey stated not seeing or hearing anyone coming forward he will close the meeting to the public at this time.

Mr. Suckey stated that the next meeting is on December 20, 2021.

Franklin Borough Planning Board
Meeting Minutes for
December 1, 2021

Mr. Suckey asked Mr. Cutalo who still needed to testify on behalf of the applicant.

Mr. Cutalo stated the acoustic expert and the traffic expert.

Mr. Cutalo stated that the acoustic expert would not take any longer than ten minutes and suggested the board hear that testimony before ending the meeting.

Mr. Knutelsky stated that he would prefer that instead of hearing any more testimony at this time that the board give the applicants a direction in what they need to provide prior to the next hearing.

Mr. Knutelsky stated there are a lot of moving parts and we want to make sure we cover everything that needs to be covered for the next hearing.

Mr. Knutelsky stated all of the documents, exhibits or amended plans that he thought would be helpful for the applicants to bring forward prior to the next meeting for the board members to review.

Mr. Suckey stated that the applicant has a lot of work to do before the next meeting.

Mr. Suckey stated that the applicant has nine days allowing the board members and professionals ten days to review prior to the meeting.

Mr. Cutalo stated that he would need a few minutes to speak with the applicants.

Mr. Suckey stated he would give Mr. Cutalo five minutes.

Mr. Suckey stated that he would take a five minutes recess at 9:55

Mr. Suckey brought the meeting back to order at 10:02

Mr. Cutalo stated that he would like to formally request without any further notice to be carried to the next meeting with the date of December 20, 2021.

Mr. Suckey stated he needed a motion to carry this application to the date of December 20, 2021.

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

All were in favor.

Mr. Suckey stated the motion carried and that Mr. Cutalo and his applicants would be carried to December 20, 2021 and would need all documents in by December 10th Mr. Cutalo understood and thanked the board for their time.

RESOLUTIONS:

There were no resolutions to be approved.

OLD BUSINESS:

There was no old business to be discussed.

NEW BUSINESS:

Mr. Knutelsky asked if anyone knew what was going on Church Street as far as the new business located there and what they were doing in the back parking area.

Mr. Suckey stated that there are no prior approvals as far as he remembers.

Mr. Suckey stated that the zoning officer is aware of this and we are just waiting for his report on what exactly is going on there.

Mr. Knutelsky thanked Mr. Suckey.

DISCUSSION:

There was none.

OPEN PUBLIC SESSION:

Mr. Suckey opened the meeting to the public

There was no one present at the time.

Mr. Suckey closed the meeting to the public.

ADJOURNMENT:

Mr. Williams made a motion to adjourn.

Seconded by **Ms. Schultz**

All were in Favor.

The meeting adjourned at 10:15 P.M

Franklin Borough Planning Board
Meeting Minutes for
December 1, 2021

Respectfully submitted,
Michelle Babcock
Planning Board Secretary

Franklin Borough Planning Board
Meeting Minutes for
December 1, 2021