

Franklin Borough Planning Board

Regular Meeting Minutes for

September 15, 2025

The meeting was called to order at 7:00 PM by Mr. Friend. Mr. Friend the assembly in the flag salute. Mr. Friend 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 (Absent)
Mr. John Friend Vice Chairman (Present)
Mr. John Sowden, Mayor (Present)
Mr. Concetto Formica Councilman (Present)
Wes Suckey (Absent)
Mr. James Nidelko (Present)
Mr. Floy Estes (Absent)
Mr. Jim Williams (Present)
Mr. Michael Raperto, (Absent)
Ms. Sharon Schultz, Alternate #1(Present)
Mr. James Affinto, Alternate #2 (Present)
Mrs. Keri Marino Alternate #3 (Absent)
Mr. George Drossel Alternate #4 (Absent)

ALSO PRESENT: Robert Correale, Planning Board Attorney

APPROVAL OF MINUTES:

Mr. Friend asked for approval for the meeting minutes for **July 21, 2025**

Ms. Schultz made a motion to approve the **July 21, 2025** minutes.

Seconded by **Mr. Williams**

Upon Roll Call Vote:

AYES: **Friend, Nidelko, Williams, Schultz**

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

APPROVAL OF ESCROW REPORT:

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

Seconded by **Mr. Affinto**

Upon Roll Call Vote:

AYES: **Friend, Nidelko, Williams, Schultz, Affinto**

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

APPLICATIONS FOR COMPLETENESS:

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. Friend asked if everyone had the opportunity to read Mr. Knutelsky's report.

Mr., Friends stated that it is Mr. Knutelsky's recommendation that we deem this application complete at this time.

Mr. Friend asked for a motion to deem PB # 08-25-01 complete.

Mr. Affinto made the motion to approve the Escrow report.

Seconded by **Mr. Nidelko**

Upon Roll Call Vote:

AYES: **Friend, Nidelko, Williams, Schultz, Formica, Sowden, Affinto**

NAYS: None ABSTENTIONS:

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APPROVAL OF RESOLUTION:

None

APPROVAL OF EXTENSION:

Subdivision deeds 70 Davis Road LLC: Michael Donofrio Franklin Planning Board #PB-1-24-01 70 Davis Road, Block 1702, Lot

Mr. Friend asked for motion to give 70 Davis Rd the extension they requested while the paper work for 82 Davis is finalized.

Mr. Affinto made a motion to grant the extension for 70 Davis Rd.

Seconded by Ms. Schultz.

Upon Roll Call Vote:

AYES: **Friend, Nidelko, Williams, Schultz, Affinto**

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

CORRESPONDENCE:

Memo – Dave Brady TCC meeting summary for 323 Rutherford Ave.

Mr. Correale gave a brief summary of the main points addressed by Mr. Brady in his memo regarding the TCC meeting in regards to the property at 323 Rutherford Ave.

DISCUSSION:

Memo from Chairman regarding two new ordinances.

Mr. Friend stated that he would like everyone to go home and think of questions or concerns they have and what they want the ordinances to look like.

Mr. Friend stated at the October meeting we will work on putting something together to present to the Governing body.

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. Friend stated that concludes the items on the agenda and asked for a motion to adjourn.

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

The meeting adjourned at 9:25 P.M