

Franklin Borough Planning Board
Meeting Minutes for
January 17, 2012

ORIGINAL

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

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

ROLL CALL OF MEMBERS PRESENT: Mr. Christiano, Mayor Crowley, Mr. Kulsar, Mr. Lermond, Mr. Oleksy, Mr. Suckey, Mr. Zydon, Mr. Foulds, Mr. Cholminski

ABSENT: None

ALSO PRESENT: Mr. David Brady, Esq.
Mr. Ken Nelson, P.P.
Mr. James Kilduff, Director

APPROVAL OF MINUTES:

Mr. Lermond made a motion to approve the **Franklin Borough Planning Board Executive Session Meeting Minutes for December 19, 2011**. Seconded by Mayor Crowley.

Upon Roll Call Vote:

AYES: Christiano, Crowley, Lermond, Oleksy, Suckey, Zydon, Cholminski

NAYS: None ABSTENTIONS: None

(Motion Approved)

APPROVAL OF RESOLUTIONS:

PB-06-11-1 Wurtsboro Associates, LLC. Amended Preliminary and Amended Final Site Plan, C Variance, Block 70 Lot 8.01.

Mayor Crowley referred to page 7 item 11 of the resolution; Mayor Crowley questioned the section pertaining to sidewalks and getting a CO for approval when there are already tenants in the building. There was a brief discussion on certificate of approval versus certificate of occupancy.

Mayor Crowley made a motion to memorialize resolution **PB-06-11-1 Wurtsboro Associates, LLC. Amended Preliminary and Amended Final Site Plan, C Variance, Block 70 Lot 8.01**. Seconded by Mr. Oleksy.

Upon Roll Call Vote:

AYES: Christiano, Crowley, Lermond, Oleksy, Suckey, Cholminski

NAYS: None ABSTENTIONS: None

(Motion Approved)

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APPLICATIONS FOR COMPLETENESS:

There were no applications for completeness.

ADJOURNED CASES:

There were no adjourned cases.

APPLICATIONS TO BE HEARD:

There were no applications to be heard.

OTHER BUSINESS:

PAYMENT OF BILLS:

Mr. Lermond made a motion to approve the **Franklin Borough Planning Board Escrow Report for January 17, 2012**. Seconded by Mr. Suckey

Upon Roll Call Vote:

AYES: Christiano, Lermond, Oleksy, Suckey, Cholminski

NAYS: None ABSTENTIONS: Crowley, Kulsar

DISCUSSION:

American Legion

Mr. Kilduff said the American Legion is in the multifamily zone and the multifamily zone borders the highway commercial zone. Mr. Kilduff said meeting halls like the American Legion are permitted uses in the highway commercial zone. They are not permitted uses in the multifamily zone. Mr. Kilduff said the site is in the wrong zone. That was a recommendation from Mr. Nelson that it would be appropriate for the American Legion to be in the highway commercial zone where that use is permitted. There was a discussion on a zone change for the American Legion and the process needed to change the zone.

Mr. Nelson said to suggest to the Council that this was a mapping error.

Mr. Kilduff stated to recommend a zone change to the Mayor and Council for Block 70 Lot 3 from multifamily to highway commercial. Mr. Lermond added to correct a mapping error.

Mr. Lermond made a motion to recommend to Mayor & Council a zone change for Block 70 Lot 3 from multifamily zone to the highway commercial zone due to mapping error. Seconded by Mr. Suckey.

There was a discussion on the zone change and getting a survey before the change is made.

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Mr. Cholminski stated we have a motion and a second.

Upon Roll Call Vote:

AYES: Christiano, Crowley, Kulsar, Lermond, Oleksy, Suckey, Cholminski

NAYS: None ABSTENTIONS: None

(Motion Approved)

Redevelopment

Mr. Nelson said tonight we have three reports to discuss; Area A, Area B and Area E.

Mr. Nelson referred to the report on Area E. The Area E report is a long way from completion. Mr. Nelson said Area E is divided by Rt 23; we may end up separating out of the redevelopment area the lots that are on the west side of Rt 23, if we run into some objections from those property owners.

Mr. Nelson said the Ad Hoc committee report included Block 70 Lot 7.05 which is where the Wal-Mart project will be going. Mr. Nelson said 7.01 which is owned by Weis is not included however one of the main points we are making for Area E and the reason to include 7.05 is the connector road. The connector road extends through 7.01. Mr. Nelson said adding the Weis property into redevelopment area will be complicated. The Board discussed the connector road, Weis property and lot 7.05.

Mr. Nelson referred to the report on Area A. Mr. Nelson said this report is revised in a number of areas; the changes primarily involve adding the four properties that the Board recommend to the Council be included as part of the redevelopment area. Mr. Nelson said the main change occurred in section 2.6 and 2.7 those were new sections that were added. Mr. Nelson said he then had to go back through the rest of the report and make sure the adding of those four properties was consistently referenced in the rest of the report and that things were taken out that were inconsistent with adding those four properties in. Basically the changes had to do with the adding of the four properties and the maps where changes to reflect the addition.

Mr. Nelson said most important; this report is an addendum to the document that was done back in 2003. In connection with and public presentation and discussion we are talking about the two reports together. Mr. Nelson said much of what is in the 2003 report is still valid. The Area A report deals with 11 properties.

Mr. Nelson referred to the report on Area B. There were very few changes as what the Board had seen in the last few drafts; mostly typos and language changes.

Mr. Nelson gave the Board two handouts; "A proposed public presentation outline for Area A and Area B" and "A Summary of the Redevelopment Area and Rehabilitation

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Area Designation and Implementation process." Mr. Nelson explained the two handouts to the Board. Mr. Nelson explained the process of the public hearing and how he intends on doing the presentation for the public. The Board asked questions and discussed the public hearing on redevelopment of Area A and Rehabilitation of Area B.

Mr. Nelson and Mr. Brady explained to the Board the notice process for the public hearing.

CORRESPONDENCE:

OPEN PUBLIC SESSION:

Mr. Lermond made a motion to Open to the Public. Seconded by Mr. Suckey. All were in favor.

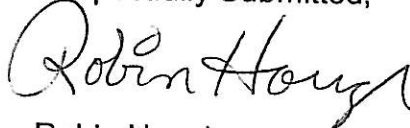
No one from the public stepped forward.

Mr. Lermond made a motion to Close to the Public. Seconded by Mr. Oleksy. All were in favor.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 8:44PM on a motion by Mr. Suckey. Seconded by Mr. Lermond. All were in favor.

Respectfully Submitted,



Robin Hough
Secretary