

Franklin Borough Planning Board
Meeting Minutes for
June 18, 2012

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

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

ROLL CALL OF MEMBERS PRESENT: Mr. Christiano, Mr. Lermond,
Mr. Oleksy, Mr. Suckey,
Mr. Zydon, Mr. Foulds

ABSENT: Mayor Crowley, Mr. Kulsar, Mr. Cholminski

ALSO PRESENT: Mr. Ken Nelson, PP
Mr. James Kilduff, Director

APPROVAL OF MINUTES:

Mr. Oleksy made a motion to approve the **Franklin Borough Planning Board Meeting Minutes for May 21, 2012**. Seconded by Mr. Suckey.

Upon Roll Call Vote:

AYES: Christiano, Lermond, Oleksy, Suckey, Zydon, Foulds

NAYS: Crowley, Kulsar, Cholminski ABSTENTIONS: None

(Motion Approved)

APPROVAL OF RESOLUTIONS:

Approval of Resolution recommending Area E as an area in need of Redevelopment.

Mr. Zydon made a motion to adopt resolution recommending Area E as an area in need of redevelopment. Seconded by Mr. Suckey.

Upon Roll Call Vote:

AYES: Suckey

NAYS: None ABSTENTIONS: None

(motion approved)

PAYMENT OF BILLS:

Mr. Christiano made a motion to approve the **Franklin Borough Planning Board Escrow Report for June 18, 2012**. Seconded by Mr. Oleksy.

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Upon Roll Call Vote:

AYES: Christiano, Oleksy, Suckey, Zydon, Foulds, Lermond

NAYS: None ABSTENTIONS: None

(Motion Approved)

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:

CORRESPONDENCE:

Mr. Kilduff explained to the Board the correspondence. The Board asked questions and discussed the correspondence.

Mr. Kilduff said at next Tuesday's meeting the Council will be discussing Area E and discussing if Area E is in need of redevelopment. Letters were sent out to the people that sent letters objecting to Area E being an area in need of redevelopment.

DISCUSSION:

Redevelopment Designation Study Area D

Mr. Nelson stated this is the 5th and last area we are considering. Mr. Nelson referred to his report on Area D dated May 21, 2012. Mr. Nelson said the old Hospital site is the bulk of this Area. Mr. Nelson explained this site as it is today. Other properties in the designation study that Mr. Nelson explained are the Franklin Diner and Rowett's Garage. The board discussed the Hospital Site, Hospital site Zone and the site plan that is approved for this site. Mr. Nelson informed the Board that he would recommend removing the Hospital property for the study.

Mr. Christiano questioned page two of the report and read the section in question. Mr. Christiano asked what the developer had suggested for this property. Mr. Kilduff said they talked about a solar project for the property.

Mr. Kilduff said there are tax liens on the property. Mr. Kilduff explained when the property goes for tax sales someone else pays the taxes so there are tax liens on the property.

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Mr. Suckey asked without that property in the study would it be better to switch the study from redevelopment to rehabilitation. Mr. Nelson explained the seven residential properties in the study. If we include them in a redevelopment zone it could be challenged. The Board discussed these properties

Mr. Nelson said four of the eighteen properties he is comfortable recommending on their own. Mr. Suckey said if it was rehabilitation there are grants to help fix up the strip mall. If we take out the Hospital property it would be more rehabilitation. There was a discussion on the possibility of making this area an area of rehabilitation instead of an area in need of redevelopment.

Mr. Christiano said he is agreeing with Mr. Suckey to remove the Hospital property and make this area a need of rehabilitation.

Mr. Suckey said the overall goal was to clean up the town.

Mr. Lermond asked the Board members their opinion; redevelopment or rehabilitation.

Mr. Suckey commented rehabilitation, take the Hospital property out.

Mr. Christiano commented rehabilitation take the Hospital property out.

Mr. Oleksy commented rehabilitation take the Hospital property out.

Mr. Zydon commented sounds good would like to do something with the hospital property now.

Mr. Suckey said if we leave it in and go for redevelopment and it fails then what do we do.

The board discussed rezoning the Hospital property.

Mr. Suckey made a motion to **open to the public Area D**. Seconded by Mr. Oleksy. All were in favor.

Pat Rowett, 36 Rte 23, Franklin stepped forward. Mrs. Rowett explained the History of Rowett Garage to the Board.

Mr. Lermond asked Mrs. Rowett what she thought about redevelopment or rehabilitation.

Mrs. Rowett comments she thinks Rehabilitation. Mrs. Rowett said she is not in favor of the redevelopment plan.

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Mr. Lermond commented this is informal tonight to get ideas. We still would need to have a public hearing on Area D.

Mr. Suckey made a motion to **Close to the public Area D**. Seconded by Mr. Christiano. All were in favor.

Mr. Lermond asked Mr. Nelson if he received the direction he needed. Mr. Nelson said he would draft a study for the July Meeting.

Mr. Kilduff commented he takes it that the hospital property will be taken out and look at this being an area in need of rehabilitation. Mr. Kilduff explained the down side of changing this study to rehabilitation instead of redevelopment.

OPEN PUBLIC SESSION:

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

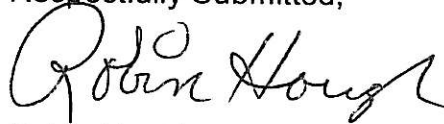
No one from the public stepped forward.

Mr. Suckey 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 9:15 PM on a motion by Mr. Christiano. Seconded by Mr. Suckey. All were in favor.

Respectfully Submitted,



Robin Hough
Secretary