

**Franklin Borough Planning Board**  
**Meeting Minutes for**  
**October 17, 2016**

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: Chairman, John Cholminski-Present  
Mr. John Christiano-Present  
Ms. Dawn Fantasia-Present  
Vice-Chairman, Nathan Foulds-Present  
Mayor Nick Giordano-Absent  
Mr. Jim Williams-Present  
Mr. Steve Zydon-Present  
Mr. James Nidelko-Present (Alt#1)  
Mr. Sean Kidd-Present (Alt #2)

ALSO PRESENT: Mr. Dave Brady, Board Attorney  
Mr. Ken Nelson, Board Planner  
Mr. Tom Knutelsky, Board Engineer

**APPROVAL OF MINUTES:**

There were no minutes to approve.

**APPROVAL OF RESOLUTIONS:**

**(PB-08-16-1), Sante Bus LLC. (Franklin Square Health Wellness), Extension of Time Request, 406 and 386 Route 23 North, Block 701 Lot 6 & 11.**

Mr. Zydon made a motion to approve **Resolution for (PB-08-16-1), Sante Bus LLC. (Franklin Square Health Wellness), Extension of Time Request, 406 and 386 Route 23 North, Block 701 Lot 6 & 11.** Seconded by Mr. Christiano.

Upon Roll Call Vote:

AYES: Cholminski, Fantasia, Foulds, Williams, Zydon, Nidelko.

NAYS: None                      ABSTENTIONS: None

**APPLICATIONS FOR COMPLETENESS:**

There were no applications for completeness.

**ADJOURNED CASES:**

There were no adjourned cases.

**PAYMENT OF BILLS:**

Mr. Foulds made a motion to approve the **Franklin Borough Planning Board Escrow Report for October 17, 2016.** Seconded by Mr. Williams.

Upon Roll Call Vote:

AYES: Cholminski, Christiano, Fantasia, Foulds, Williams, Zydon, Nidelko.

NAYS: None                      ABSTENTIONS: None

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**DISCUSSION:**

**Redevelopment: Former Franklin Hospital Site, Block 1504 Lots 13 & 44.**

Board Planner, Ken Nelson addressed the Draft Preliminary Investigation Report dated October 7, 2016 on the Former Franklin Hospital site. He suggested the Board conduct an informal discussion at the November 21, 2016 meeting and schedule the public hearing for the December meeting. He said Council will have to formally request the Planning Board to proceed and is working with Borough Administrator, Alison McHose.

Mr. Nelson also indicated the Public Hearing for the Redevelopment and Rehabilitation Plans for Area A, (Zinc Mine) & Area B, (Main Street) is scheduled for November 21, 2016. He briefly discussed the Preliminary Reports completed in 2012 and the updated report he prepared in August 2016. He said both studies are still valid and there has not been much change. He recommends several lots from the Zinc Mine area may be removed but said he will be discussing this further with Board Attorney, Dave Brady.

**APPLICATIONS TO BE HEARD:**

**(PB-07-16-1), 24 Mabie Street LLC. (Advance Auto), 423 Route 23 & 24 Mabie Street, Block 702 Lot 5, 6, & 7. Preliminary and Final Site Plan, Variances.**

**Note:** This matter was carried from the September 19, 2016 meeting. Alternate #1, James Nidelko sat in for Mayor Nick Giordano.

Applicant's Attorney, Debra Nicholson stepped forward and reported on the progress of issues addressed at the last meeting. She indicated there is a water main on Mabie Street and the applicant can facilitate an extra fire hydrant. The board also had a concern with the handicap parking location and she suggested the Board's Engineer and Construction Official visit the site to determine the safest location. She gave a brief description of her Professional team's testimony from the September 19, 2016 meeting. Mrs. Nicholson indicated Project Engineer, Jeffrey Martell is not able to attend tonight's meeting and will be replaced by Charles D. Olivo from Stonefield Engineering & Design. Mr. Olivo was sworn in and gave his credentials to the Board. Mrs. Nicholson said Mr. Olivo will be given testimony tonight and is an expert in traffic, traffic circulation and parking.

Mr. Glen Rubin the District Leader for Advanced Auto stepped forward and briefed the Board on his job responsibilities. He explained the delivery and retail activity of the business. He referred to Exhibit marked A-9 dated 10-17-16, Advance Auto Parts, Franklin NJ Relocation Notes. He indicated the data collected in the Exhibit is from the current Advanced Auto location and also reviews from the Web. The Exhibit illustrated popular times customers visited the current site Sunday to Saturday from 6:00AM to 9:00PM. He stated customers spend approximately 10 minutes in the store and more employees will work at peak times so customer traffic can be moved

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more quickly. He talked about the different types of services the business offers. A brief discussion took place on the data that was collected.

Mr. Rubin discussed the exiting and the new floor plan. He indicated the long term growth strategy for the business is leaning towards commercial customers. The current store sales floor is approximately 2,576 sq. ft. and the new location will be about 1,600 sq. ft. He explained wall fixtures and said the new location will have a smaller sales floor. The counter will be located in the front of the store and will make it more efficient and service customers more quickly. He indicated customers can opt for home delivery on the website but said most visit the store. He commented on company standards for delivery vehicles and indicated delivery vehicles must be on the road a minimum of fifty percent of the time from Monday through Friday between the hours of 8am and 5pm. He described delivery vehicles illustrated on page #16 and #17 of Exhibit A-9. He sees the business more on the commercial side rather than the retail side and felt parking proposed for the site would be sufficient. He discussed the operations of loading and unloading deliveries and employee parking. Mr. Foulds asked if they expect fewer customers since the square footage has decreased and Mr. Rubin indicated the store will be cutting down on slow moving products. Mr. Kidd expressed concern with the site distance when exiting the property. He stated there is no stop sign or notification that the right of way is for the parking lot. Mr. Rubin agreed to add a stop sign to address the concern. Ms. Fantasia commented on other businesses in the vicinity that have faded painted lines and agreed that a stop sign will be better. Mr. Rubin pointed out all delivery drivers are certified and there are units in their vehicles that can track there speed.

Mr. Charles Olivo stepped forward and gave testimony on traffic and parking. He discussed the Traffic Analysis Report related to trip generation to and from the site. He indicated the applicant is proposing a right turn ingress off Route 23 and a full movement access point on Mabie Street. He said the business trip generation is low and the peak times of business will not increase traffic. The Route 23 access point has been approved by the NJDOT and the side street access point will work effectively with the circulation patterns. He commented on the traffic light on the corner of Mabie Street and Route 23. He discussed traffic volume existing the site onto Mabie Street and the stacking of vehicles along Mabie Street during peak and off-peak hours of operation. The Institution of Transportation Engineers parking generation manual was reviewed and at the current Advanced Auto site at peak times indicated twelve to thirteen vehicles. He discussed transaction data collected from the current site during peak and off peak hours. He commented on the ITE parking demand guideline and said the store size indicated eighteen to nineteen parking spaces. He explained the cars stacking along Mabie Street during peak hours. Board Members commented on the traffic. Mr. Williams commented on the turn onto Mabie Street from Route 23. Mr. Olivo indicated the project will have a very minimum traffic volume and he discussed vehicles making a left hand turn into the site from Route 23. A discussion was had on delivery trucks entering and existing the property. Mr. Knutelsky commented on the direction of the truck route when

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existing the site. Mrs. Nicholson pointed out Advanced Auto can control the delivery times. A discussion was had on delivery trucks and delivery schedules.

Mr. Foulds commented on the traffic light sensors and asked who would be responsible if the NJDOT has to come out and change the timing system. Mr. Olivo talked about the NJDOT maintenance work orders and said they are always looking at the mobility of Route 23 and does not see the project creating significant issues on traffic volume. Ms. Fantasia talked about the traffic on Route 23 on a Saturday afternoon. Mr. Olivo said it would be the Department of Transportation expense to look at the traffic along Route 23. Mr. Knutelsky discussed DOT approvals for the project.

Mr. Olivo stated the township is looking to protect themselves if another use was to occupy the site and generate a higher level of traffic and parking. He discussed a specialty retail use and a shopping center type of retail use. He indicated a furniture show room, art gallery, nail salon, mattress store, and carpet store would be an example of a retail use that will generate a similar lower level of traffic and parking. He recommended a classification called specialty retail. Mr. Cholminski said he does not want to see applicants coming back to the Board for approvals. Mrs. Nicholson said the projects retail is very small and could be limited to a Specialty Retail as defined by ITE and recommended to include this language in the resolution.

Mr. Williams indicated the plans have been shown to the Fire Department. Mrs. Nicholson said there is an existing fire hydrant up the street and said her project engineer will be meeting with the town's Fire Marshal and Board Engineer to determine the best location for the fire hydrant. Mr. Williams stated the Fire Department is looking for a fire hydrant on the westerly side of the building. A conversation took place on the location of the fire hydrants and water lines.

**OPEN PUBLIC SESSION:**

**(PB-07-16-1), 24 Mabie Street LLC. (Advance Auto), 423 Route 23 & 24 Mabie Street, Block 702 Lot 5, 6, & 7. Preliminary and Final Site Plan, Variances.**

Mr. Foulds made a motion to **Open to the Public**. Seconded by Mr. Williams. All were in favor.

Mrs. Juanita Yusko resident of 18 John Wilton Street stepped forward. She is concerned with the traffic on Route 23 and motorist speeding to get through the traffic light on Mabie Street. Mr. Cholminski commented on the Police Departments responsibility to control the laws on speeding vehicles. Mrs. Yusko also brought up other vacant buildings along Route 23 in Franklin.

Mr. Williams made a motion to **Close to the Public**. Seconded by Mr. Nidelko. All were in favor.

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Mrs. Nicholson addressed the Board and summoned up the testimony discussed at the meeting. She commented on the parking concerns and said the applicant is willing to purchase the property across the street if additional parking is needed. She talked about offsite parking for delivery vehicles and employees. She indicated testimony has been given for other uses for the site if other businesses were to occupy the property. The applicant has addressed and satisfied concerns a neighbor had with drainage and lightning. She talked about a cross easement with adjoining neighbor and said testimony on the signage, ingress, and egress has been addressed. The site will create jobs and the applicant has met the criteria on a variety of uses that are appropriate. She commented on the setbacks and lot coverage. She felt the applicant has given adequate professional and operational testimony on the parking requirements. The design waivers have been addressed and the applicant will work with the engineer on the grading. The solid fencing height will be six foot which will provide privacy and enhance screening along the line of the residential neighbor. The tree on Mabie Street will remain and a variance will be needed for the free standing sign. She stated the applicant has also agreed to the following conditions:

1. A limitation for any future retail use to be under a specialty retail as defined by ITE.
2. There will be curb stops and no deliveries during the peak operating hours.
3. There will be an installation of a fire hydrant and the location to be determined what is the best location providing it does not require installation of water mains.
4. The ADA parking stall location can be moved and will be an onsite determination with the Construction Official and the Board Engineer.
5. A stop sign and a painted stop bar will be installed for the exit of the loading area.

Board Members briefly discussed and provided there opinion on any positive or negative aspects of the application. Board Attorney, Dave Brady advised since there are several variances, waivers, and conditions with the application he recommends the Board can authorize him to Draft a Resolution of approval.

Mr. Foulds made a motion to **Authorize Board Attorney to Draft a Resolution of Approval for Applicant (PB-07-16-1), 24 Mabie Street LLC. (Advance Auto), 423 Route 23 & 24 Mabie Street, Block 702 Lot 5, 6, & 7. Seconded by Mr. Williams.**

Upon Roll Call Vote:

AYES: Cholminski, Christiano, Fantasia, Foulds, Williams, Zydon, Nidelko

NAYS: None                      ABSTENTIONS: None

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**OPEN PUBLIC SESSION:**

Mr. Williams made a motion to **Open to the Public**. Seconded by Ms. Fantasia. All were in favor.

Mr. John Kurlander from Fairclough Realtors in Sparta stepped forward and indicated that someone is very interested in moving into the current Advanced Auto location if the application is approved.

Mr. Foulds made a motion to **Close to the Public**. Seconded by Mr. Zydon. All were in favor.

**ADJOURNMENT:**

There being no further business to come before the Board, the meeting was adjourned at 9:20 PM on a motion by Mr. Williams, seconded by Mr. Foulds. All were in favor.

Respectfully submitted,

Karen Osellame  
Board Secretary