

Franklin Borough Zoning Board of Adjustment
Meeting Minutes for ORIGINAL
June 6, 2012

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

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

ROLL CALL OF MEMBERS PRESENT: Mr. Correal, Mrs. Bonis, Mr. Gardell
Mr. Kopcso, Mr. Swiss, Mrs. Alexander,
Mr. Martinez, Mr. Kell

ABSENT: Mrs. Murphy

ALSO PRESENT: Mr. Thomas G. Knutelsky, P.E.
Mr. James Kilduff, Director

APPROVAL OF MINUTES:

Mr. Swiss made a motion to approve the **Franklin Borough Zoning Board of Adjustment Meeting Minutes for May 2, 2012**. Seconded by Mrs. Alexander.

Upon Roll Call Vote:

AYES: Correal, Gardell, Kopcso, Swiss, Kell, Alexander, Martinez

NAYS: None ABSTENTIONS: None

(Motion approved)

APPROVAL OF RESOLUTIONS:

Mr. Gardell made a motion to approve **Resolution ZB-07-11 Luba, C Variance, Block 70, Lot 1.08**. Seconded by Mr. Kopsco.

Upon Roll Call Vote:

AYES: Correal, Gardell, Kopcso, Swiss, Alexander, Kell

NAYS: None ABSTENTIONS: None

(Motion approved)

APPLICATIONS FOR COMPLETENESS:

ZB-05-12-1, Brian Drost, Use Variance and Parking Variance, Block 904, Lot 7.

Debra Nicholson, Attorney for the applicant stepped forward. Ms. Nicholson stated that use termination can be made prior to site specific issues. One of the concerns, after speaking to Mr. Kilduff, is time constraints. Ms. Nicholson requested to carry the application to the Zoning Board's August 1st meeting; due to time constraints.

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Mr. Kilduff said there was question with a site plan. The professionals requested a bifurcate use variance. The application is administratively complete. Mr. Kilduff said that he would like to schedule the hearing for August 1st and to include the site plan portion of the application at the same time.

Mr. Knutelsky said his completeness review is for the use variance, not the site plan. The waivers that are needed for the application are; item # 20 requested a full waiver and Item #48 a temporary waiver. Mr. Knutelsky asked Ms. Nicholson if they will be submitting the site plan during the variance application or afterwards. Ms. Nicholson said we will probably do the use variance first. Mr. Kilduff said with the Board's approval, we will carry this application to the August 1st meeting.

Mr. Kopsco asked about the acreage on the survey. Ms. Nicholson said she will be sure the application is amended, if needed. Ms. Nicholson said she will speak with Mr. Wentick.

Mrs. Bonis made a motion to deem complete application **ZB-05-12-1 Brian Drost, Use Variance and Parking Variance, Block 904, Lot 7. Full waiver for Item #20 and temporary waiver for #48.** Seconded by Mr. Kopsco.

Upon Roll Call Vote:

AYES: Correal, Bonis, Gardell, Kopsco, Swiss, Alexander, Kell

NAYS: None ABSTENTIONS: None

(Motion approved)

Mr. Nicholson asked the Board members if they needed any photos or other items to help deliberate on this matter to contact her.

ADJOURNED CASES:

There are no adjourned cases.

APPLICATIONS TO BE HEARD:

There are no applications to be heard.

PAYMENT OF BILLS:

Mr. Gardell made a motion to approve the **Franklin Borough Zoning Board Escrow Report for June 6, 2012.** Seconded by Mr. Correal.

Upon Roll Call Vote:

AYES: Correal, Bonis, Gardell, Kopsco, Swiss, Alexander, Kell

NAYS: None ABSTENTIONS: None

(Motion approved)

DISCUSSION:

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CORRESPONDENCE:

Letter dated May 29, 2012 from Jim Kilduff to Debra Nicholson, Esq. regarding **ZB-05-12-1 Block 904, Lot 7 Use Variance Application** was discussed.

OPEN PUBLIC SESSION:

Mr. Kopsco made a motion to Open to the Public. Seconded by Mr. Swiss. All were in favor.

Mrs. Betty Allen, 24 Jenkins Road, Franklin stepped forward and spoke about the approval of application **ZB-05-12-1**. Mrs. Allen feels that it should not be approved. Mr. Kell suggested Mrs. Allen bring all of her concerns regarding this application to the August 1st meeting when all of the professionals are present. Mrs. Allen also suggested we make Main Street an alternate Rte. 23 to alleviate traffic on some of the side roads throughout town.

Mr. Correall made a motion to Close to the Public. Seconded by Mr. Swiss. All were in favor.

ADJOURNMENT:

There being no further business Mr. Swiss made a motion to adjourn the meeting of the Franklin Borough Zoning Board of Adjustment. Seconded by Mrs. Bonis. All were in favor. Meeting was adjourned at 7:52 PM.

Respectfully Submitted,



Robin Hough
Secretary

Ann Grabkowski
Secretary