

Franklin Borough Zoning Board of Adjustment
Meeting Minutes for August 5, 2015

The meeting was called to order at 7:30 PM by Chairwoman, Mrs. Louise Murphy, who then led the assembly in the flag salute.

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

ROLL CALL OF MEMBERS PRESENT: Mr. Estes, Mr. Kell, Mr. Kopcso,
Mr. Skellenger, Mr. Soules, Mrs. Murphy

ABSENT: Mrs. Bonis, Ms. Fantasia, Mr. Suckey

ALSO PRESENT: Mr. T. Knutelsky, Harold E. Pellow & Assoc.
Mr. D. Brady, Brady & Correale, LLP

APPROVAL OF MINUTES:

Mr. Estes made a motion to approve the **Franklin Borough Zoning Board of Adjustment Special Meeting Minutes for June 18, 2015, (ZB-05-15-2 Six Gee Corp, Irish Cottage Block 104 Lots 4/5.** Seconded by Mr. Skellenger.

Upon Roll Call Vote:

AYES: Estes, Skellenger, Soules, Murphy

NAYS: None ABSTENTIONS: None

APPROVAL OF RESOLUTIONS:

There were no resolutions to approve.

APPLICATIONS FOR COMPLETENESS:

(ZB-06-15-1) Sterling Plaza Inc., Variances: Use D and Conditional Use, Block 2701 Lot 8.

Mr. Tom Knutelsky the Board Attorney addressed the board and reviewed his July 24, 2015 report for completeness. Mr. Knutelsky finds the applicant has submitted sufficient sketches/plans to review the proposal and recommends Board Members rely upon testimony to support the applicant's variance request. He indicated there are no new site construction proposed and the checklist waivers requested by the applicant are for site plan related issues and are not applicable to the application. He recommended the application be found complete and the hearing be scheduled for the next available Zoning Board of Adjustment meeting. He said additional technical comments will be provided in a separate report and will address the need for any site plan improvements should the residential uses proposed be permitted.

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No further comments or discussions took place.

Mr. Kell made a motion to **Deem Complete Application (ZB-06-15-1) Sterling Plaza Inc., Variances: Use D and Conditional Use, Block 2701 Lot 8.** Seconded by Mr. Estes.

Upon Roll Call Vote:

AYES: Estes, Kell, Kopcso, Skellenger, Soules, Murphy

NAYS: None ABSTENTIONS: None

(ZB-07-15-1) Meenan Oil Co. d/b/a Region Energy, Preliminary Major and Final Site Plan, D Variances, Block 104 Lot 36.

Mr. Tom Knutelsky reviewed his report dated July 24, 2015 and commented on the following checklist items.

Checklist Item#18 (Existing and proposed contours a 5 foot intervals....extend 100 feet beyond property). He said the applicant has requested a waiver and finds that sufficient topography has been provided in the areas of disturbance and recommends the waiver be granted.

Checklist Item#19 (Grading Scale). He indicated the applicant has requested a waiver and said since no significant grading is proposed he recommends the waiver be granted. He said the structure is an aerial structure and says the underground utilities are at grade.

Checklist Item#24 (Storm water Management Plan) He indicated the applicant has requested a waiver and said because the proposed disturbances will not affect drainage he recommended the wavier be granted.

Checklist Item#25 (Soil erosion/sediment control plan) He stated the applicant requested a waiver. He said this requires 5000 square feet of disturbance and the applicant is less than that so he recommends the wavier be granted.

Checklist Item#26 (Tree Save Plan) He indicated no trees are to be removed and he finds this item is not applicable and no action is required.

Checklist Item#30 (Lighting) He said the applicant requested a waiver but recommends a temporary waiver for completeness only be granted and the need for lighting should be discussed during the public hearing.

Checklist Item#33 (Buffering/Landscape) Mr. Knutelsky stated the applicant requested a waiver and he recommends a temporary waiver for completeness only be granted and additional buffering/landscape should be discussed at the public hearing.

Checklist Item #38 (Environmental Impact Statement) He indicated the applicant requested a waiver and recommends a waiver be granted for the preparation and submission of a written report. According to Mr. Knutelsky the applicant will need to

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discuss environmental performance controls and mitigation related to noise, air quality and safety provisions at the public hearing.

Checklist Item #39 (Traffic Impact Statement) He recommends a waiver be granted for the preparation and submission of a written report. Also the applicant will need to discuss traffic related items related to access and frequency of traffic during the public hearing.

Checklist Items#43 thru #47 (Final Site Plans) He recommends these checklist items receive a temporary waiver for completeness only and said any information added as a condition will be added with the approving resolution.

No further comments or discussions took place.

Mr. Soules made a motion to **Deem Complete Application (ZB-07-15-1) Meenan Oil Co, d/b/a Region Energy, Preliminary Major and Final Site Plan, D Variances, Block 104 Lot 36.** Seconded by Mr. Skellenger.

Upon Roll Call Vote:

AYES: Estes, Kell, Kopcso, Skellenger, Soules, Murphy

NAYS: None ABSTENTIONS: None

ADJOURNED CASES:

There were no adjourned cases.

APPLICATIONS TO BE HEARD:

There were no applications to be heard.

OTHER BUSINESS:

There were no other business to discuss.

PAYMENT OF BILLS:

Mr. Kell made a motion to approve the **Franklin Borough Zoning Board Escrow Report for August 5, 2015.** Seconded by Mr. Skellenger.

Upon Roll Call Vote:

AYES: Estes, Kell, Kopcso, Skellenger, Soules, Murphy

NAYS: None ABSTENTIONS: None

OPEN PUBLIC SESSION:

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

No one from the public stepped forward.

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

ADJOURNMENT: There being no further business Mr. Kell made a motion to adjourn the meeting of the Franklin Borough Zoning Board of Adjustment. Seconded by Mr. Soules. All were in favor. Meeting was adjourned at 7:42 PM.

Respectfully submitted,

Karen Osellame
Board Secretary