

Franklin Borough Zoning Board of Adjustment
Meeting Minutes for October 5, 2016

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: Mrs. Liz Bonis - Present
Mr. Floy Estes - Present
Mr. John Kopcsó - Present
Mr. Richard Knop - Present
Mrs. Louise Murphy – Present (Chairwoman)
Mr. Glen Soules – Present
Mr. Wes Suckey - Present
Mr. Rafael Burgos – Present (Alternate #1)
Mr. Ted Bayles – Present (Alternate #2)

ELECTION OF VICE-CHAIRMAN:

Mrs. Bonis made a motion to **Elect Wes Suckey Vice-Chairman to the Zoning Board of Adjustments**. Seconded by Mr. Knop.

Upon Roll Call Vote:

AYES: Bonis, Estes, Kopcsó, Knop, Murphy, Soules, Burgos, Bayles

NAYS: None ABSTENTIONS: None

APPROVAL OF MINUTES:

Mr. Soules made a motion to approve the **Franklin Borough Zoning Board of Adjustment Meeting Minutes for September 7, 2016**. Seconded by Mr. Kopcsó.

Upon Roll Call Vote:

AYES: Bonis, Estes, Kopcsó, Knop, Murphy, Soules, Suckey

NAYS: None ABSTENTIONS: None

APPROVAL OF RESOLUTIONS:

There were no resolutions to approve.

APPLICATIONS FOR COMPLETENESS:

(ZB-08-16-2) Franklin American Legion, 1 Legion Road, Block 1101 Lot 9, Use D and Bulk C Variances.

Board Member, John Kopcsó stepped down from the application.

Board Attorney, Dave Brady announced Proof of Publication and Proof of Service was received from the applicant and indicated a problem with two of the property owner notices. He said the applicant missed notifying two property owners on the list and the Board will not be able to act on the application until the notices are

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corrected. He also stated SGT. Francis Glynn Post, No 132, American Legion is a corporation of the State of New Jersey and the applicant must be represented by an Attorney. Applicant, Mr. Robert Lawler indicated he does not have Council present tonight. Mr. Brady stated this application will proceed with completeness review only and the hearing will be carried to November 2, 2016.

Board Engineer, Tom Knutelsky reviewed his report dated September 28, 2016 and specified the applicant has provided sufficient sketches and plans for the Board to review this proposal. He did indicated the applicant will need to provide the Board with sufficient testimony to support the variance request and recommended the application be found complete.

Mr. Suckey made a motion to **Deem Complete Application ZB-08-16-2, Franklin American Legion, Block 1101 Lot 9**. Seconded by Mr. Soules.

Upon Roll Call Vote:

AYES: Bonis, Estes, Knop, Murphy, Soules, Suckey, Burgos.

NAYS: None ABSTENTIONS: None

Borough Administrator, Mrs. Alison McHose commented on the next hearing date and the Public Notice. Mr. Brady said the applicant will need to send the notice to the two properties previously discussed with him and the notice hearing date changed to November 2, 2016.

ADJOURNED CASES:

There were no adjourned cases.

APPLICATIONS TO BE HEARD:

There were no applications to be heard.

OTHER BUSINESS:

Wes Suckey commented on the Region Oil application indicating he asked Mr. Knutelsky to look into the 500 gallon tank on the site. Mr. Knutelsky had no comments and said he will have an answer next month for the Board.

PAYMENT OF BILLS:

Mrs. Bonis made a motion to approve the **Franklin Borough Zoning Board Escrow Report for October 5, 2016**. Seconded by Mr. Knop. All were in favor except abstain from Mr. Kopcsó.

Mrs. Louise Murphy asked Board Members if they want to receive copies of the bills in their packets along with the Escrow Report. Administrator, Alison McHose stepped forward and discussed the billing process. She also suggested the Zoning Board of Adjustments review the Fee Schedule at the end of the year and commented on applicant's escrow accounts. A brief discussion took place on billing

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procedures and the Board decided no changes and did not think it was necessary to receive copies of Professional bills with the Escrow Report.

OPEN PUBLIC SESSION:

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

Administrator, Alison McHose stepped forward and informed the Board the Mayor has asked her to do some research on forming a Land Use Board. She indicated she will be looking at how other towns are structured and will be discussing this with the Board Professionals. Mr. Brady commented on combined Boards and their functions and Mrs. McHose discussed the pros and cons of combining the Boards.

Mrs. Bonis made a motion to **Close to the Public**. Seconded by Mr. Suckey. All were in favor.

ADJOURNMENT: There being no further business Mrs. Bonis made a motion to adjourn the meeting of the Franklin Borough Zoning Board of Adjustment. Seconded by Mr. Suckey. All were in favor. Meeting was adjourned at 7:51 PM.

Respectfully submitted,

Karen Osellame
Board Secretary