

**MINUTES OF THE MEETING OF THE  
MAYOR AND COUNCIL  
OF THE BOROUGH OF FRANKLIN  
HELD AT THE FRANKLIN MUNICIPAL BUILDING  
46 MAIN STREET, FRANKLIN, NJ  
JANUARY 2, 2024**

Mayor Sowden called the meeting to order and requested the Borough Clerk to call the roll. Upon roll call, the following members of the Governing Body were present: Mr. Formica, Mrs. Heath, Mr. Limon, Mr. Postas, Mr. Skellenger, Mr. Snyder and Mayor Sowden.

Absent: None

Mayor Sowden led the assembly in the flag salute.

Mayor Sowden stated "This meeting is being held in compliance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6 et sequentes. It has been properly advertised by posting in Borough Hall and posted on the Borough website, which adequate notice has been certified by the Clerk."

**PRESENTATIONS**

Jessica Caldwell Dykstra, J. Caldwell & Associates –

- a. Adaptive reuse of Zincmine Historic Buildings.
- b. Redevelopment Plan for 120 NJSH Route 23, Block 1601, Lot 5

Ms. Caldwell provided the Governing Body with a handout showing examples of adaptive reuse of buildings in various other areas that could potentially be used at the Zincmine site. Ms. Caldwell asked if the Council would be acceptable to retaining the buildings on the Zincmine site for adaptive reuse.

Mr. Ursin commented that there is potential to preserve the change house as part of the redevelopment plan, you could put in the redevelopment plan an encouragement to preserve the change house. If the Council does not want the change house preserved as part of the redevelopment project than now is the time to tell the planner. The planner needs that information to move forward with the redevelopment plan.

Mr. Postas asked if the developer would be willing to put money up to reuse the change house.

Ms. Caldwell explained the developer's interests.

Mr. Ursin explained the process of the council for this property and stated that the council should decide how they want the property to be developed.

Mayor Sowden expressed his vision for the property.

The consensus of the majority of the Council is to direct the Planner to amend the Redevelopment Plan without preserving the three buildings.

Ms. Caldwell commented that there is a draft redevelopment plan for 120 NJSH 23 (old super Wal-Mart site). There is a redeveloper who is working in conjunction with Ryan Homes and their goal is to build town house development on this site (up to 160 units).

The next step would be to introduce an ordinance and that should be ready to go shortly.

**COMMITTEE REPORTS**

Mrs. Heath commented that the Recreation Committee will be holding a bus trip to Wind Creek in February.

Mr. Skellenger commented that the public safety committee met in December and the Police Department will be doing a presentation and the swearing in of the new officers at the next meeting.

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Mr. Formica commented that the digital trailer will be placed at the intersection of Main and Junction streets advising of the 4 way stop.

Mr. Limon had nothing to report.

Mr. Postas had nothing to report.

Mr. Snyder commented that the personnel committee will be meeting this Thursday (January 4).

Mrs. Tremont commented that the CFO would like to schedule a meeting with the Finance Committee to start the budget process.

Mr. Ursin had nothing to report.

Mayor Sowden had nothing to report.

**OPEN PUBLIC SESSION**

Mr. Postas made a motion to open the meeting to the public for anyone wishing to address the Governing Body. Seconded by Mr. Formica. All were in favor.

Mr. Brian VanDenBroek stepped forward. Mr. VanDenBroek commented that he agrees with the Council sentiments and looks forward to meeting with the committee.

Ms. Judy Willimas stepped forward. Ms. Williams commented that she is not representing any committee of Franklin Borough to which she is member she is strictly representing herself. Ms. Willimas commented that she is disappointed in the council's decision to not preserve the Zinc Mine site. This is the greatest, biggest, largest and most important site that occurred in the 1900's. It represented numerous people who came here to work, and people came here from other countries to work because there was no work anywhere else. Most of the people who worked here worked in the mine itself, not in the offices. This was a model mining town and it set the standards for safety for the entire world. The zinc company did a lot of good for this town. Erin Kidd wrote a thesis about the zinc mine property and her vision for the property.

There being no one else present who wished to address the Governing Body, Mr. Snyder made a motion to close the meeting to the public, seconded by Mr. Postas. All were in favor.

**CONSENT AGENDA**

Mayor Sowden requested that all persons present review the consent agenda and offer any comments they may have at this time regarding the consent agenda.

**CORRESPONDENCE** (ACCEPTANCE FOR FILING ONLY OF THE FOLLOWING):

1. Memo from Brian VanDenBroek in regards to 2024 year projects outline/DPW Director Notes and concerns.
2. Letter from SCMUA in re: Actual Annual Charge FY2023 and Quarterly Estimated charge FY2024.
3. Borough of Ogdensburg Ordinance 15-2023 amending Chapter 30 "Land Development".

**REPORTS** (ACCEPTANCE FOR FILING OF THE FOLLOWING):

1. None filed.

**APPLICATIONS** (APPROVAL OF THE FOLLOWING):

1. None filed.

**RESOLUTIONS** (APPROVAL OF THE FOLLOWING):

1. Payment of bill for the meeting of January 2, 2024.

Mrs. Heath made a motion to approve the consent agenda of January 2, 2024 with the removal of item #1 under correspondence. Seconded by Mr. Limon.

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Upon roll call vote:

Ayes: Formica, Heath, Limon, Postas, Skellenger, Snyder

Nays: None Absent: None Abstentions: None

**OLD BUSINESS**

There was no old business for tonight's portion of the meeting.

**NEW BUSINESS**

**ADDENDUM**

**Resolution #2024-14**

Mr. Skellenger made a motion to adopt resolution 2024-14 to approve a Grant Application to the New Jersey Department Of Community Affairs for the ARP Firefighter Grant Project. Seconded by Mr. Postas.

Upon roll call vote:

Ayes: Formica, Heath, Postas, Skellenger, Snyder

Nays: None Absent: None Abstentions: Limon

**Approval of the Minutes**

Mr. Skellenger made a motion to approve the regular meeting minutes for December 19, 2023. (Absent: Limon and Sowden) Seconded by Mr. Postas.

Upon roll call vote:

Ayes: Formica, Heath, Postas, Skellenger, Snyder

Nays: None Absent: None Abstentions: Limon

**Resolution 2024-13**

Mr. Limon made a motion to approve resolution 2024-13 to approve extending engineering services temporarily for current Borough Engineer and current Water and Sewer Engineer. Seconded by Mr. Skellenger.

Upon roll call vote:

Ayes: Formica, Heath, Limon, Postas, Skellenger, Snyder

Nays: None Absent: None Abstentions: None

**Introduction of Ordinance 01-2024**

Mrs. Heath made a motion to introduce ordinance 01-2024 entitled "SETTING RANGE FOR SALARIES OF CERTAIN OFFICERS AND EMPLOYEES OF THE BOROUGH OF FRANKLIN, COUNTY OF SUSSEX AND STATE OF NEW JERSEY". Seconded by Mr. Postas.

Mayor Sowden commented that the public hearing will be held on January 23, 2024.

Upon roll call vote:

Ayes: Formica, Heath, Limon, Postas, Skellenger, Snyder

Nays: None Absent: None Abstentions: None

**Introduction of Ordinance 02-2024**

Mr. Postas made a motion to introduce ordinance 02-2024 entitled "BOROUGH OF FRANKLIN SUSSEX COUNTY, NEW JERSEY CALENDAR YEAR 2024 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14). Seconded by Mr. Formica.

Mayor Sowden announced that the public hearing will be held on January 23, 2024.

Upon roll call vote:

Ayes: Formica, Heath, Limon, Postas, Skellenger, Snyder

Nays: None Absent: None Abstentions: None

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**Memorandum of Understanding**

Mr. Formica made a motion to authorize the Police Chief to sign the memorandum of understanding which establishes joint participation in the Arrive Together Program to enhance and support response to certain behavioral health crisis calls (Memorandum of Understanding provided in Council Packet). Seconded by Mr. Skellenger.

Upon roll call vote:

Ayes: Formica, Heath, Limon, Postas, Skellenger, Snyder

Nays: None Absent: None Abstentions: None

**Mayoral Appointment**

Mayor Sowden made the following appointment.

**Crossing Guard Status Change**

Robin Saraceni and Susan Hardcastle status change from substitute crossing guard to permanent crossing guard with no salary change, effective immediately, as recommended by Rebecca Babcock, Crossing Guard Captain.

Mr. Skellenger made a motion to confirm the mayor's appointment. Seconded by Mr. Postas.

Upon roll call vote:

Ayes: Formica, Heath, Limon, Postas, Skellenger, Snyder

Nays: None Absent: None Abstentions: None

**EXECUTIVE SESSION**

There was no executive session.

**MISCELLANEOUS COMMENTS**

Mrs. Heath wished everyone a Happy New Year.

**ADJOURNMENT**

There being no further items for discussion by the Mayor and Council, Mr. Postas made a motion to adjourn the meeting at 8:12 p.m., seconded by Mr. Limon.

All were in favor.

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John M. Sowden IV, Mayor

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Darlene J. Tremont, Municipal Clerk