

**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  
NOVEMBER 10, 2025**

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: Mrs. Carnes, Mr. Formica, Mr. Limon, Mr. Skellenger, Mr. Snyder and Mayor Sowden.

Absent: Mrs. Heath

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 printed in the New Jersey Herald/Sunday New Jersey Herald on January 12, 2025, and posted on the Borough website, which adequate notice has been certified by the Clerk."

**PRESENTATIONS**

There were no presentations for tonight's meeting.

**COMMITTEE REPORTS**

Mr. Skellenger had nothing to report.

Mr. Formica commented that there are a couple of possible proposed ordinances that were discussed at the planning board workshop meeting. One was for an overlay map of where the mines currently are or known to be. The other proposed ordinance that was discussed was for open space per unit.

Mr. Limon commented that a personnel meeting was held and we discussed the Police PBA Contract.

Mrs. Carnes had nothing to report.

Mr. Snyder had nothing to report.

Mrs. Little commented that the Board of Health held their free rabies clinic on November 1, 2025 and 76 animals were vaccinated.

Mr. Spidaletto commented that the paving project was a success and line striping will be done soon.

Mr. Ursin had nothing to report.

Mayor Sowden congratulated Mr. Formica and Mr. Skellenger on being re-elected.

**OPEN PUBLIC SESSION**

Mr. Skellenger 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.

Mrs. Joanne Tatka stepped forward. Ms. Tatka asked if the new police car that is being purchased will satisfy the needs for 2025. Two employees are receiving stipends for the Recreation Committee and asked what it is for.

Mr. Spidaletto commented that the stipend is for the finances that they are handling and for any of the events that occur throughout the year.

Ms. Tatka asked how many miles are run on a police car before it is set aside.

Mayor Sowden commented that at least 120,000 miles but you can't always judge that.

Mrs. Tatka asked what contract Joe Limon was talking about.  
Mr. Limon commented that it was the Police PBA contract.

Mrs. Pat Morris stepped forward. Mrs. Morris asked about the status of the plowing of the service road by Master Street.

## **MAYOR & COUNCIL MEETING MINUTES NOVEMBER 10, 2025**

Mr. Ursin commented that at the previous meeting the Council asked him to look further into the deeds of the property on lots 3-7 along Master Street. It does not appear that there is any reference in the deeds to a common driveway.

Mrs. Morris commented that it is a common right of way.

Mr. Ursin commented that it can only be a common right of way if something was recorded at the County Clerk's Office making it a common right of way.

Mrs. Morris commented that it is in our deeds.

Mr. Ursin commented that none of the deeds that we reviewed had it. If you have a deed that references that as a right of way, you are welcome to share it with us.

Mayor Sowden commented that he is going to make sure that Mr. Ursin has all of those deeds and have him review them.

Mrs. Morris commented that it is five houses and we cannot have a driveway to Master Street.

Mr. Ursin commented that it is simply a matter of whether the Borough owns that property or private owned. If it is privately owned, then the Borough cannot plow it and every indication is that it is privately owned. There should really be a common driveway agreement between those 5 homeowners agreeing how to maintain the road, pave it, etc.

Mr. Fred Babcock stepped forward. Mr. Babcock, Recreation Committee Chairman, commented that the Recreation Committee feels that they are not getting the support the way they should be from the Council. Mr. Babcock, as Fire Department president, thanked the Governing Body for the paving of the parking lot and fireman's park.

Mr. Sam Belott stepped forward. Mr. Belott voiced his concerns regarding not plowing the service road by Master Street. Mr. Belott commented that the road is in terrible shape; the apron where that road meets Concoy Road is all crumbling.

Mr. John Ramos stepped forward. Mr. Ramos voiced his concerns regarding the service road by Master Street.

Mrs. Pam Belott stepped forward. Mrs. Belott commented that the road is there for anyone to use who wants to.

Mr. Jim Affinito stepped forward. Mr. Affinito, President of the Wallkill Valley First Aid Squad, asked the Governing Body to come to an agreement to use the service road.

Mayor Sowden commented that he is going to forward the deed to the attorney to review the last final thing and then a decision will be made.

There being no one else present who wished to address the Governing Body, Mr. Limon made a motion to close the meeting to the public, seconded by Mrs. Carnes. 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. County of Sussex resolution adopting changes to the Sussex County Trails Grant program rules and regulations and authorizing monies from the Sussex County Farmland Preservation, Recreation, and Open Space Trust Fund for this purpose.

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

1. Water/Sewer Division Report – October 2025
2. Road Department Weekly Operations Report – October 2025
3. Municipal Court Report – October 2025
4. Permit List – October 2025
5. COH Report – October 2025
6. Permit Activity Report – October 2025

## **MAYOR & COUNCIL MEETING MINUTES NOVEMBER 10, 2025**

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

1. None filed.

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

1. Resolution 2025-90 – authorizing a budget transfer in the amount of \$184,391
2. Payment of bills for the meeting of November 10, 2025.

Mr. Limon made a motion to approve the consent agenda of November 10, 2025 without purchase order #39305. Seconded by Mr. Formica.

Upon roll call vote:

Ayes: Carnes, Formica, Limon, Snyder

Nays: None Absent: Heath Abstentions: Skellenger

Mr. Skellenger made a motion to approve purchase order #39305. Seconded by Mrs. Carnes.

Upon roll call vote:

Ayes: Carnes, Formica, Limon, Skellenger

Nays: None Absent: Heath Abstentions: Snyder

### **OLD BUSINESS**

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

### **NEW BUSINESS**

#### Approval of the Minutes

Mr. Formica made a motion to approve the regular meeting minutes for October 28, 2025. (Absent: None) Seconded by Mrs. Carnes.

Upon roll call vote:

Ayes: Carnes, Formica, Limon, Skellenger, Snyder

Nays: None Absent: Heath Abstentions: None

#### Resolution 2025-87

Mrs. Carnes made a motion to adopt Resolution 2025-87 authorizing a stipend for recreation duties for Sandra Cowan in the amount of \$50.00 per pay check (\$1,200 annually) effective October 1, 2025. Seconded by Mr. Formica.

Upon roll call vote:

Ayes: Carnes, Formica, Limon, Skellenger, Snyder

Nays: None Absent: Heath Abstentions: None

#### Resolution 2025-88

Mrs. Carnes made a motion to adopt Resolution 2025-88 authorizing a stipend for recreation duties for Colleen Little in the amount of \$50.00 per pay check (\$1,200 annually) effective October 1, 2025. Seconded by Mr. Formica.

Upon roll call vote:

Ayes: Carnes, Formica, Limon, Skellenger, Snyder

Nays: None Absent: Heath Abstentions: None

#### Resolution 2025-89

Mr. Skellenger made a motion to adopt Resolution 2025-89 authorizing through NJ State Contract a purchase for a 2025 Chevrolet Tahoe PPV from Gentilini Motors in an amount not to exceed \$77,929.59. Seconded by Mr. Formica.

Upon roll call vote:

Ayes: Carnes, Formica, Limon, Skellenger, Snyder

Nays: None Absent: Heath Abstentions: None

#### Resolution 2025-91

Mr. Formica made a motion to adopt Resolution 2025-91 opposing legislation preempting local zoning (S-4736). Seconded by Mr. Skellenger.

Upon roll call vote:

## **MAYOR & COUNCIL MEETING MINUTES NOVEMBER 10, 2025**

Ayes: Carnes, Formica, Limon, Skellenger, Snyder  
Nays: None Absent: Heath Abstentions: None

### **Discussion on 390 Rutherford Ave Redevelopment Plan**

Mr. Ursin commented that this plan was distributed to the Council in advance. The Council has previously accepted the Planner's recommendation that this be designated as an area in need of redevelopment. The Planner has prepared a report and the report is coming to the Council first for review. If there are no major objections, it will be shared with the property owner then this will come up on an upcoming agenda for approval.

Mrs. Carnes has concerns regarding the building height.

Mr. Limon has concerns regarding the building height.

Mr. Ursin commented that one of the rationales was because part of the parking is going to go underneath.

Mrs. Carnes commented if that is the thought process, garage on the first floor and then 3 stories so then looking at that to get the maximum number of rental units that they would like to get on this property. The maximum number of residential units is 51 and 20% set aside for affordable housing, which would be about 10 units.

Mr. Ursin commented that if you have questions about it, you can have a meeting with the planner or have the planner come to a meeting a make a presentation. Those units are included in your affordable plan that has been submitted.

Mr. Ursin commented that this is the property owner's request but its your plan because it is a redevelopment zone the planner tries to do what the Council wants. It will come before you and then you can vote for or against it. The three choices are put it on an upcoming agenda, have the planner come and make a presentation or put together a committee that would go and interact with the planner for some input.

The consensus of the Council was to place the redevelopment plan on an upcoming agenda.

### **EXECUTIVE SESSION**

There was no executive session.

### **MISCELLANEOUS COMMENTS**

Mr. Skellenger commended Officers Lospinuso and Rotunda for providing life saving measures to an individual that was injured.

### **ADJOURNMENT**

There being no further items for discussion by the Mayor and Council, Mr. Snyder made a motion to adjourn the meeting at 8:04p.m., seconded by Mr. Skellenger. All were in favor.

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John M. Sowden IV, Mayor

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Colleen L. Little, Municipal Clerk