

FRANKLIN BOROUGH PLANNING BOARD

MEETING AGENDA FOR

October 20, 2025

FLAG SALUTE:

STATEMENT OF COMPLIANCE: "This meeting is held in accordance with the Open Public Meetings Act. NJSA 10:4-6 et seq. Adequate notice has been provided by publication in the New Jersey Herald and by posting on the bulletin board maintained in the Municipal Building for public announcements."

ROLL CALL:

John Christiano – Chairman
John Friend – Vice Chairman
Wes Suckey
Jim Williams
James Nidelko
Michael Raperto
Floy Estes
Councilman Concetto Formica
Mayor John Sowden
Sharon Schultz, Alternate #1
James Affinito, Alternate # 2
Keri Marino, Alternate #3
George Drossel, Alternate #4

APPROVAL OF MINUTES:

September 15, 2025 Meeting Minutes

APPROVAL OF ESCROW REPORT:

Escrow Report for October 20, 2025

APPLICATIONS FOR COMPLETENESS:

Walmart Real Estate Business Trust
230 Rt 23 Block 101 Lot 2 &4 PB# 08-25-01
Preliminary and Final Major Site Plan with Bulk C Variance.

Franklin Boro Apartments LLC (Laundry Matt)
104 Main Street Block 1004 Lot 2 B1 Zone PB# 09-25-01
Minor Site Plan with Use D & C Variances.

PUBLIC HEARING:

King Eli Realty LLC
392 Rt 23 Block 701 Lot 3 Hc-1 Zone
PB# 8-24-01 Preliminary and final Site Plan

Walmart Real Estate Business Trust
230 Rt 23 Block 101 Lot 2 &4 PB# 08-25-01
Preliminary and Final Major Site Plan with Bulk C Variance.

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Redevelopment Study regarding the property situated at Block 1010, Lot 11; Block 1401, Lot 3 (the School Property) and the recommendation that the Borough Council determine that the Property is a Non-Condensation Area in Need of Redevelopment.

APPROVAL OF RESOLUTION:

None

CORRESPONDENCE:

DISCUSSION:

Chairman led discussion regarding proposed ordinances.

OLD BUSINESS:

NEW BUSINESS

OPEN PUBLIC SESSION:

ADJOURNMENT: