

REGULAR AGENDA
FOR THE MAYOR AND COUNCIL MEETING
BOROUGH OF FRANKLIN,
HELD AT THE MUNICIPAL BUILDING, 46 MAIN STREET
FRANKLIN, NEW JERSEY AT 7:00 P.M. ON
APRIL 28, 2026

- A. **Mayor Sowden** will call the meeting to order; Clerk will call the roll.
- B. **Mayor Sowden** will invite all present to salute the flag.
- C. **Mayor Sowden** will state that "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 11, 2026, and posted on the Borough website, which adequate notice has been certified by the Clerk."
- D. **PRESENTATIONS**
There are no presentations this evening.
- E. **COMMITTEE REPORTS: Mayor Sowden** will allow each member of the Council, Borough Administrator, Borough Clerk, and Borough Attorney to present their respective committee report.

Mayor Sowden will offer the Mayor's Report.

- F. **OPEN PUBLIC SESSION: Mayor Sowden** will request a motion to open the meeting to the public, for any questions or comments concerning the good and welfare of the Borough. **All comments should be directed to the Mayor and kept to a 3-minute maximum per person.**

After giving all persons present an opportunity to address the Governing Body, **Mayor Sowden** will request a motion to close the meeting to the public and return to the regular order of business.

- G. **CONSENT AGENDA: Mayor Sowden** will request that all persons present review the consent agenda. If any member of the Council or public wishes an item on the consent agenda to be discussed and considered separately, a motion to this effect shall so be made, at this time.

After all persons have had an opportunity to review the consent agenda and offer requests for changes, Mayor Sowden will request a motion to approve the consent agenda.

- H. **OLD BUSINESS:**

- I. **NEW BUSINESS:**

1. **Approval of the Minutes** for the regular meeting minutes for April 14, 2026. (Absent: None)
2. **Adoption of Ordinance 06-2026** entitled "AN ORDINANCE OF THE BOROUGH OF FRANKLIN, COUNTY OF SUSSEX AND STATE OF NEW JERSEY AMENDING SECTION 194-1, FEES".

PRIOR TO FINAL ROLL CALL MAYOR SOWDEN WILL REQUEST A MOTION TO OPEN THE MEETING TO THE PUBLIC FOR ORDINANCE 06-2026.

3. **Adoption of Ordinance 07-2026** entitled "AN ORDINANCE OF THE BOROUGH OF FRANKLIN, COUNTY OF SUSSEX AND STATE OF NEW JERSEY REPEALING SECTIONS 176-15 THROUGH 176-39".

REGULAR AGENDA – MAYOR AND COUNCIL MEETING APRIL 28, 2026

PRIOR TO FINAL ROLL CALL MAYOR SOWDEN WILL REQUEST A MOTION TO OPEN THE MEETING TO THE PUBLIC FOR ORDINANCE 07-2026.

4. Approval of Junior Membership Application to approve the application for junior membership of X'Zavier Rosario as member to the Franklin Fire Department as endorsed by Corey Houghtaling, Franklin Fire Department Chief.

5. Personnel Matter - Appeal

J. EXECUTIVE SESSION – IF REQUESTED

Mayor Sowden will request a motion to adopt a resolution to adjourn into Executive Session to discuss certain items excluded from the public.

THE OPEN PUBLIC MEETINGS ACT ALLOWS THE MAYOR AND COUNCIL TO EXCLUDE THE PUBLIC FROM A PORTION OF A MEETING IN CERTAIN CIRCUMSTANCES,

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF FRANKLIN, THAT THE PUBLIC SHALL BE EXCLUDED FROM DISCUSSION OF MATTERS ALLOWED BY NEW JERSEY LAW.

THE EXECUTIVE SESSION MINUTES WILL BE PLACED ON FILE IN THE BOROUGH CLERK'S OFFICE, AND WILL BE AVAILABLE TO THE PUBLIC AS PROVIDED FOR BY NEW JERSEY LAW.

Be further advised this Resolution shall take effect immediately.

- K. MISCELLANEOUS COMMENTS: **Mayor Sowden** will allow each member of the Governing Body to offer any miscellaneous comments which they may have at this time.

- L. ADJOURNMENT: **Mayor Sowden** will request a motion to adjourn the meeting.

**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
APRIL 14, 2026**

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, Mrs. Heath, Mr. Limon, 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 printed in the New Jersey Herald/Sunday New Jersey Herald on January 11, 2026, 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

Mrs. Heath commented that the personnel committee met and discussed some personnel matters. The Easter Egg Hunt was a huge success; 5,000 eggs disappeared in about 5 minutes. Thanks to the recreation department and a special thanks to the Easter Bunny who arrived on the firetruck and stayed until everyone got their picture taken with him. The new popcorn maker was also introduced and was a success. Special thanks to the Wallkill Valley First Aid Squad, Franklin Fire Department and the Franklin Police Department. April 18th is the Senior Spring Fling at 12pm at the Franklin Fire House and the 2026 Franklin Senior of the Year will be announced. May 13th – 16th is the Franklin Carnival and June 27th is Franklinite. Neil and I volunteered to pick up trash by the Weis to help out AmeriCorps Watershed Ambassadors.

Mr. Skellenger commented that June 9th the Motor Vehicle Mobile Unit will be back at the pond. Appointments will open one month prior.

Mr. Formica commented that the NJDOT approved Franklin Borough for \$1,440,000 for the Improvements to Corkhill Road.

Mr. Limon commented that there was a public works meeting and the main discussion topic was the opening of High Street.

Mrs. Carnes commented that some of our new businesses will soon be planning official grand openings.

Mr. Snyder commented that the Finance Committee met last Thursday and after discussion on what to do and not to do; we came up with to agree on introduction of the budget for tonight.

Mayor Sowden commented that there was a cancellation on the meeting that was supposed to happen with rail to trails and we are regrouping with some other people and hopefully get things moving by the end of this month along with the people from the County where we are working on the grant. Mayor Sowden commented that his goal is to go from Maple Road to Wildcat Road and also from Wildcat Road to Junction Street and also work something out with the County to use part of the SCUMA rail line and open up part of that trail.

Mr. Snyder commented that he knows that Mayor Sowden asked to put money aside for rail to trails but we were not able to do that.

Mrs. Little commented that the filing of the Financial Disclosure Statements are due April 30th and the 1st quarter cannabis tax was in the amount of \$334,307.28.

MAYOR & COUNCIL MEETING MINUTES APRIL 14, 2026

Mr. Spidaletto spoke regarding the addendum items for the LEAP grant and amending the Tax Collector Shared Service Agreement with Lafayette Township. Resolution 2026-44 for the engineering services on the drilling; that has been temporarily postponed, there is a TCC Meeting next week. There is an ordinance on the agenda in regards to 194-1, last year the council took away the fees for the resident parking but noticed in another section that it did not coincide.

Mr. Windels had nothing to report.

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 Mrs. Heath. All were in favor.

Dawne Rowe stepped forward. Ms. Rowe asked what kind of shape the wells are in and what kind of plans has anybody made if this gets any worse.

Mr. Spidaletto commented that we just did a rehab on one of the wells to try to get more water out of it. The wells are sufficiently stocked right now.

Mr. Limon commented that we are looking for other sources.

Ms. Rowe commented any hint on where we are looking.

Mr. Limon commented that we have looked on Scott Road.

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. Skellenger. 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. Township of Sparta Ordinance 26-02 amending Chapter 18, entitled comprehensive land management code, to prohibit detention, correction or other carceral facilities within all zones through the Township of Sparta.
2. Township of Sparta Ordinance 26-03 amending Chapter 18 "Comprehensive Land Management Code", including section 18-8.4 "Residential Development Fees for low- and moderate-income housing" and section 18-8.5 "Incentive zoning and mandatory set-asides" and replacing them in their entirety and repeals appendix A-18.4, "Residential development fees for low- and moderate-income housing" of appendix A "Fee Schedule" and replace it in its entirety.
3. Letter received from a concerned citizen regarding an installation of a crosswalk by the library.

REPORTS (ACCEPTANCE FOR FILING OF THE FOLLOWING):

1. Police Department Report – February 2026
2. Registrar Report – January – March 2026
3. Permit Summary Report – March 2026
4. Permit List – March 2026
5. COH Report – March 2026
6. Municipal Court Report – March 2026
7. Road Division Report – March 2026

APPLICATIONS (APPROVAL OF THE FOLLOWING):

1. None filed.

RESOLUTIONS (APPROVAL OF THE FOLLOWING):

1. Payment of bills for the meeting of April 14, 2026.

Mr. Formica made a motion to approve the consent agenda of April 14, 2026. Seconded by Mr. Limon.

MAYOR & COUNCIL MEETING MINUTES APRIL 14, 2026

Upon roll call vote:

Ayes: Carnes, Formica, Heath, Limon, Snyder

Nays: None Absent: None Abstentions: Skellenger

OLD BUSINESS

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

NEW BUSINESS

ADDENDUM

Resolution #2026-48

Mr. Formica made a motion to adopt Resolution 2026-48 LEAP implementation grant for tax collector shared service agreement with the Township of Lafayette. Seconded by Mrs. Carnes.

Upon roll call vote:

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

Nays: None Absent: None Abstentions: None

Amending the Tax Collection Department Shared Service with Lafayette Township (extending the term of the contract)

Mr. Formica made a motion to amend the Tax Collection Department Shared Service Agreement with Lafayette Township extending the term of the contract to five (5) years. Seconded by Mrs. Heath.

Upon roll call vote:

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

Nays: None Absent: None Abstentions: None

NEW BUSINESS

Approval of the Minutes

Mr. Skellenger made a motion to approve the regular meeting minutes for March 24, 2026. (Absent: None) Seconded by Mr. Formica.

Upon roll call vote:

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

Nays: None Absent: None Abstentions: None

Resolution 2026-44

Mr. Formica made a motion to adopt Resolution 2026-44 authorizing the award of non-fair and open contracts for professional services for engineering services. Seconded by Mr. Skellenger.

Upon roll call vote:

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

Nays: None Absent: None Abstentions: None

Resolution 2026-45

Mrs. Heath made a motion to adopt Resolution 206-45 authorizing fireworks display in the Borough of Franklin on June 27, 2026 at the Franklin Pond Recreation Area. Seconded by Mr. Skellenger.

Upon roll call vote:

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

Nays: None Absent: None Abstentions: None

Resolution 2026-46

Mr. Skellenger made a motion to adopt Resolution 2026-46 regarding the temporary closure of Franklin Avenue, County Road 631. Seconded by Mrs. Carnes.

Upon roll call vote:

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

Nays: None Absent: None Abstentions: None

MAYOR & COUNCIL MEETING MINUTES APRIL 14, 2026

Resolution 2026-47

Mr. Snyder made a motion to adopt Resolution 2026-47 introduction of 2026CY Budget. Seconded by Mrs. Carnes.

Mr. Snyder commented that we came to the amount for the budget of \$9,832,941.07 with the amount of coverage we had \$3,932,989.07, responsibility of the tax payers will \$5,899,952. For the average homeowner this year the taxes will go up \$118 for the municipal side of the tax.

Upon roll call vote:

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

Nays: None Absent: None Abstentions: None

Introduction of Ordinance 06-2026

Mr. Limon made a motion to introduce Ordinance 06-2026 entitled "AN ORDINANCE OF THE BOROUGH OF FRANKLIN, COUNTY OF SUSSEX AND STATE OF NEW JERSEY AMENDING SECTION 194-1, FEES". Seconded by Mr. Formica.

Mayor Sowden announced that the public hearing will be held on April 28, 2026.

Upon roll call vote:

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

Nays: None Absent: None Abstentions: None

Introduction of Ordinance 07-2026

Mr. Snyder made a motion to introduce Ordinance 07-2026 entitled "AN ORDINANCE OF THE BOROUGH OF FRANKLIN, COUNTY OF SUSSEX AND STATE OF NEW JERSEY REPEALING SECTIONS 176-15 THROUGH 176-39". Seconded by Mr. Skellenger.

Mayor Sowden announce that the public hearing will be held on April 28, 2026.

Upon roll call vote:

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

Nays: None Absent: None Abstentions: None

American Legion Post 132 Request

Mrs. Carnes made a motion to waive the Municipal Pull Tab Instant Raffle License Fee in the amount of \$750.00 for the period of April 1, 2026 through March 31, 2027 and to waive the Municipal fee in the amount of \$20.00 for a Tricky Tray Raffle License. Seconded by Mr. Formica.

Upon roll call vote:

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

Nays: None Absent: None Abstentions: None

Approval of NJ State Firemen's Association Membership Application

Mrs. Heath made a motion to approve the application for membership of William Marotta-LaRegina as Firematic member to the Franklin Fire Department as endorsed by Corey Houghtaling, Franklin Fire Department Chief. Seconded by Mr. Skellenger.

Upon roll call vote:

Ayes: Carnes, Formica, Heath, Skellenger, Snyder

Nays: None Absent: None Abstentions: Limon

Peddlers Permit Application

Mr. Limon made a motion to approve the peddler permit submitted by Curtis Pandorf – Hot Dog Truck located at 76 Route 23, Franklin. Seconded by Mrs. Carnes.

Upon roll call vote:

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

Nays: None Absent: None Abstentions: None

MAYOR & COUNCIL MEETING MINUTES APRIL 14, 2026

EXECUTIVE SESSION

There was no executive session.

MISCELLANEOUS COMMENTS

There were no miscellaneous comments.

ADJOURNMENT

There being no further items for discussion by the Mayor and Council, Mr. Formica made a motion to adjourn the meeting at 7:30p.m., seconded by Mrs. Heath. All were in favor.

John M. Sowden IV, Mayor

Colleen L. Little, Municipal Clerk

**BOROUGH OF FRANKLIN
ORDINANCE NO. 06 - 2026**

**AN ORDINANCE OF THE BOROUGH OF FRANKLIN,
COUNTY OF SUSSEX, AND STATE OF NEW JERSEY
AMENDING SECTION 194-1, FEES**

BE IT ORDAINED by the Mayor and Council of the Borough of Franklin, County of Sussex, and State of New Jersey that the Code of the Borough of Franklin, Chapter 194, Parking Lots, Municipal, Article I, Main Street and Parker Street Intersection, is hereby amended as follows:

SECTION I.

Chapter 194-1, Overnight Parking by Permit Only, is hereby amended to read as follows:

§194-1 Commercial Vehicle Overnight Parking by Permit Only.

In order to park in the lot between the hours of 2:00 a.m. and 6:00 a.m., a commercial vehicle must have a parking permit issued by the Borough of Franklin. Annual permits may be obtained from the Franklin Borough Clerk's office and shall expire on June 30 every year. Failure to possess and exhibit a permit between the hours of 2:00 a.m. and 6:00 a.m. will result in the issuance of a parking ticket or the vehicle being towed at the owner's expense at the Borough's discretion. No vehicle with a gross vehicle weight of more than 30,000 pounds shall park in the lot.

SECTION II

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

SECTION III

If any article, section, subsection, paragraph, phrase or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

SECTION IV

This Ordinance shall take effect immediately upon final publication as provided by law.

ATTEST:

BOROUGH OF FRANKLIN

Colleen L. Little, Municipal Clerk

John M. Sowden, IV, Mayor

DATED:

NOTICE

NOTICE is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Council of the Borough of Franklin held on April 14, 2026, at 7:00 p.m. and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Borough Council to be held on April 28, 2026, at 7:00 p.m., or as soon thereafter as the Borough Council may hear this Ordinance at the Municipal Building, 46 Main Street, Franklin, New Jersey 07416, at which time all persons interested may appear for or against the passage of said Ordinance.

Colleen L. Little
Municipal Clerk

CERTIFICATION

I, Colleen L. Little, Clerk of the Borough of Franklin, do hereby certify that the Borough of Franklin Council duly adopted the foregoing Ordinance on the __ day of _____, 2026.

Colleen L. Little, Municipal Clerk
Borough of Franklin

John M. Sowden, IV, Mayor

Introduced: April 14, 2026

Adopted:

**BOROUGH OF FRANKLIN
ORDINANCE NO. 06 - 2026**

RECORD OF COUNCIL VOTES-FIRST READING					Move	2nd
COUNCIL MEMBER	AYES	NAYES	ABSTAIN	ABSENT		
PATRICIA CARNES COUNCIL PRESIDENT	X					
CONCETTO FORMICA	X					X
RACHEL HEATH	X					
JOSEPH LIMON	X				X	
STEPHEN SKELLENGER	X					
GILBERT SNYDER	X					
MAYOR SOWDEN, IV (Tie Only)						

RECORD OF COUNCIL VOTES-SECOND READING					Move	2nd
COUNCIL MEMBER	AYES	NAYES	ABSTAIN	ABSENT		
PATRICIA CARNES COUNCIL PRESIDENT						
CONCETTO FORMICA						
RACHEL HEATH						
JOSEPH LIMON						
STEPHEN SKELLENGER						
GILBERT SNYDER						
MAYOR SOWDEN, IV (Tie Only)						

NOT YET APPROVED BY COUNCIL

**BOROUGH OF FRANKLIN
ORDINANCE NO. 07 - 2026**

**AN ORDINANCE OF THE BOROUGH OF FRANKLIN,
COUNTY OF SUSSEX, AND STATE OF NEW JERSEY
REPEALING SECTIONS 176-15 THROUGH 176-39**

BE IT ORDAINED by the Mayor and Council of the Borough of Franklin, County of Sussex, and State of New Jersey that the Code of the Borough of Franklin, Chapter 176, Licensing of Mobile Home Parks, Article II, Mobile Home Park Rent Stabilization, is hereby repealed as follows:

SECTION I.

§176-15 through §176-39 of the Code of the Borough of Franklin are hereby repealed in their entirety and shall be void and of no legal effect.

SECTION II

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

SECTION III

If any article, section, subsection, paragraph, phrase or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

SECTION IV

This Ordinance shall take effect immediately upon final publication as provided by law.

ATTEST:

BOROUGH OF FRANKLIN

Colleen L. Little, Municipal Clerk

BY: John M. Sowden, IV, Mayor

DATED:

NOTICE

NOTICE is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Council of the Borough of Franklin held on April 14, 2026, at 7:00 p.m. and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Borough Council to be held on April 28, 2026, at 7:00 p.m., or as soon thereafter as the Borough Council may hear this Ordinance at the Municipal Building, 46 Main Street, Franklin, New Jersey 07416, at which time all persons interested may appear for or against the passage of said Ordinance.

Colleen L. Little
Municipal Clerk

CERTIFICATION

I, Colleen L. Little, Clerk of the Borough of Franklin, do hereby certify that the Borough of Franklin Council duly adopted the foregoing Ordinance on the ___ day of _____, 2026.

Colleen L. Little, Municipal Clerk
Borough of Franklin

John M. Sowden, IV, Mayor

Introduced: April 14, 2026

Adopted:

**BOROUGH OF FRANKLIN
ORDINANCE NO. 07 - 2026**

RECORD OF COUNCIL VOTES-FIRST READING					Move	2nd
COUNCIL MEMBER	AYES	NAYES	ABSTAIN	ABSENT		
PATRICIA CARNES COUNCIL PRESIDENT	X					
CONCETTO FORMICA	X					
RACHEL HEATH	X					
JOSEPH LIMON	X					
STEPHEN SKELLENGER	X					X
GILBERT SNYDER	X				X	
MAYOR SOWDEN, IV (Tie Only)						

RECORD OF COUNCIL VOTES-SECOND READING					Move	2nd
COUNCIL MEMBER	AYES	NAYES	ABSTAIN	ABSENT		
PATRICIA CARNES COUNCIL PRESIDENT						
CONCETTO FORMICA						
RACHEL HEATH						
JOSEPH LIMON						
STEPHEN SKELLENGER						
GILBERT SNYDER						
MAYOR SOWDEN, IV (Tie Only)						

NOT YET APPROVED BY COUNCIL