

Franklin Borough Planning Board

Meeting Minutes for

June 22, 2026

The meeting was called to order at 7:00PM by Mr. Estes. Mr. Estes led the assembly in the flag salute. Mr. Estes read the Statement of Compliance pursuant to the "Open Public Meetings Act, Chapter 231, PL 1975."

ROLL CALL OF MEMBERS PRESENT:

Mr. Floy Estes Chairman (Present)
Mrs. Keri Marino Vice Chairwomen (Present)
Mr. John Sowden, Mayor (Absent)
Mr. Concetto Formica Councilman (Absent)
Mr. Suckey (Absent)
Mr. James Nidelko (Present)
Mr. Jim Williams (Present)
Ms. Sharon Schultz (Present) @7:05
Mr. George Drossel (Present)
Mr. James Affinto, Alternate #1 (Absent)

ALSO PRESENT: Amanda Wolfe ESQ, Planning Board Attorney

APPROVAL OF MINUTES:

May 18, 2026 Executive Meeting Minutes

Mr. Estes asked if everyone had the chance to read to executive session meeting minutes from May 18, 2026.

Mr. Estes asked for a motion to approve the meeting minutes as written.

Mrs. Marino made the motion. Seconded by Mr. Drossel.

Upon Roll Call Vote:

AYES : **Drossel, Nidelko, Estes, Marino, Williams**

NAYS: NONE

ABSTENTIONS:

May 18, Regular Meeting Minutes

Mr. Estes asked if everyone had a chance to read the May 18th Meeting minutes.

Mr. Estes asked for a motion to approve the meeting minutes as written.

Ms. Schultz made the motion. Seconded by Mr. Nidelko.

Upon Roll Call Vote:

AYES: **Drossel, Nidelko, Estes, Schultz, Marino, Williams**

NAYS: NONE

ABSTENTIONS:

APPROVAL OF ESCROW REPORT:

Mr. Williams made the motion to approve the Escrow report for June 22, 2026

Seconded by Mr. Drossel

Upon Roll Call Vote:

AYES: **Drossel, Nidelko, Estes, Marino, Schultz, Williams, Affinto**

NAYS: NONE ABSTENTIONS: NONE

PUBLIC HEARING:

390 Rutherford Ave LLC. 390 Rutherford Avenue Block 605 Lot 5
Preliminary & Final Site Plan

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Mr. Estes stated that there was a mix-up with the notice and that this application will need to re notice for the next meeting (July 20th)

Franklin Boro Apartments, LLC
PRELIMINARY MAJOR SITE PLAN, USE “D” VARIANCE AND BULK “C”
VARIANCE RELIEF
104 MAIN STREET
BLOCK 1004, LOT 2
APPLICATION # PB-09-25-01

Mr. Estes stated that if there was anyone from this application present tonight, they could step forward and introduce themselves.

Ms. Jannel the applicant’s attorney stepped up to the microphone and introduced herself and her client who was also present this evening on behalf of this application.

Ms., Wolfe the planning board attorney thanked Ms. Jannel and asked her if she could swear her in under oath as she was not the attorney present at the last meeting where I’m sure Ms. Jannel was sworn in. Ms. Jannel stated no problem and Ms. Wolfe swore Ms. Jannel in under oath so she could give her testimony to the board.

Ms. Jannel explained that they are back before the board this evening to request the board amend the language in the original resolution where it states that the applicant would have to work out an agreement with the Franklin Borough Governing body on a deal to use the parking lot that is owned by the town and is considered public parking lot.

Ms. Jannel went on to state that she went to a council meeting and has had many correspondences with the town attorney and they have not come up with any sort of agreement.

Ms. Jannel stated that she has even offered to lease parking spots. The town responded with no that it is a public parking area.

Mr. Knutelsky explained to the board that this application has come back to the board to resolve the current parking issue. Mr. Knutelsky stated as of right now the apartments do not come with specific parking spots for the future tenants. Ms. Janel is here to ask to board to amend the parking section of the resolution to now allow for the tenants to park in the public parking area provided by the borough. The board members and the professionals discussed at length the pros and cons of allowing the tenants to park in the public parking lot that is adjacent to the apartment building/Laundromat. It became very obvious when discussing the parking arrangements for the laundromat and apartments that it just made sense to allow for the applicant to allow for his customers and or tenants to use the public parking area provided by the borough.

The planning board members were in agreement to remove the condition on the resolution that specified that they would need to get council approval to use the public parking area for their customers and or tenants using or residing at the apartment building.

Mr. Williams made the motion to remove the parking condition from the resolution all together no longer having any language about the parking in the resolution.

Seconded by Mrs. Marino

Upon Roll Call Vote:

AYES: Drossel, Nidelko, Estes, Marino, Schultz, Williams, Affinto

NAYS: NONE ABSTENTIONS: NONE

OLD BUSINESS:

Mr. Estes asked if there was any old business that needed to be addressed.

Ms. Shultz stated that she was not a hundred percent sure it was old business or not.

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Ms. Shultz asked if everyone had the chance to read the articles that she had given everyone at the last meeting regarding the state being able to override the local planning board on certain applications dealing with projects that may bring in housing developments.

Mr. Estes stated that he briefly reviewed it.

Mrs. Babcock suggested to the board that they table this discussion until the next meeting when councilman Formica is present as he is the council liaison and the chairman to the ordinance committee. He would want to be a part of this conversation and may be able to bring it back to the ordinance committee for ideas to express to the state that the borough council and planning board do not necessarily agree to this type of governing by the state of New Jersey.

The board agreed and stated that they would have this conversation again at the next meeting.

Mrs. Babcock stated that the next meeting we should address the suggestion of ordinance change requested from Mr. Williams asking to change the allowed size of accessory structures on property depending on the size lot of each private property owner.

Mr. Knutelsky stated that there are very valid points to the suggestions that Mr. Williams has drafted and is something that the board will have to address at meeting when Mr. Formica is present so he can also participate in the conversation and then bring back our ideas and thoughts back to the Ordinance committee.

Mr. Knutelsky stated that this is something that needs to be discussed at length. Mr. Knutelsky stated that depending on the next few meetings agendas we will come back to this topic.

Mr. Estes agreed and thought that was a good idea to wait to have Mr. Formica present and to have the allotted time during the meeting to really dive deep into this and have the discussion it deserves.

OPEN PUBLIC SESSION:

There was no one in the public.

ADJOURNMENT:

Mr. Estes asked for a motion to adjourn the meeting.

Ms. Shultz made the motion. Seconded by **Mrs. Marino**

All were in favor.

The meeting **adjourned at 7:57**

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