

Franklin Borough Planning Board
Meeting Minutes for
December 21, 2009

The meeting was called to order at 7:34 PM by the Chairman, Mr. John Cholminski, who then led the assembly in the flag salute.

Mr. Cholminski read the Statement of Compliance pursuant to the "Open Public Meetings Act, Chapter 231, PL 1975."

ROLL CALL OF MEMBERS PRESENT: Mr. Christiano, Mr. Lermond, Mr. Zschack,
Mr. Suckey, Mr. Maugeri,
Mr. Cholminski

ABSENT: Mr. Oleksy, Mayor Crowley (Arrived at 7:43)

ALSO PRESENT: Mr. James Kilduff, Director

APPROVAL OF MINUTES:

Mr. Cholminski said we will come back to the October 21, 2009 meeting minutes.

Mr. Lermond made a motion to approve the **Franklin Borough Planning Board Meeting Minutes for November 16, 2009**. Seconded by Mr. Maugeri.

Upon Roll Call Vote:

AYES: Christiano, Lermond, Zschack, Suckey, Maugeri

NAYS: None ABSTENTIONS: None

(Motion Approved)

APPROVAL OF RESOLUTIONS:

PB-09-09-1 Ronetco Supermarkets, Extension of Preliminary and Final Site Plan, Resolutions, 02-21-06, 04-21-08 and 01-20-09, Block 70 Lots 1.01 and 1.02.

Mr. Kilduff said there was one word change that was not in the copy that was in the Board's packets. Mr. Kilduff said it was requested by the applicant's attorney. Mr. Kilduff said on page 2, paragraph number 2, third line down, the word "finalize" has been changed to "evaluate". Mr. Cholminski asked if there was any further discussion. There was a brief discussion on the change.

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Mr. Maugeri made a motion to approve the resolution with the change for **PB-09-09-1 Ronetco Supermarkets, Extension of Preliminary and Final Site Plan, Block 70 Lots 1.01 and 1.02**. Seconded by Mr. Zschack.

Upon Roll Call Vote:

AYES: Christiano, Zschack, Suckey, Maugeri

NAYS: None ABSTENTIONS: None

(Motion Approved)

PB-12-08-1 Braen Aggregates, Preliminary and Final Site Plan/Restorations Plan, Block 64 Lots 53, 56, 49.01 & 49.04.

Mr. Cholminski asked Mr. Christiano if he listened to the CD. Mr. Christiano said yes he did. Mr. Cholminski asked if there was any discussion on the resolution. Mr. Maugeri said Mr. Kilduff wrote in his cover letter there were two standard conditions not included in the copy we received. Mr. Maugeri asked Mr. Kilduff to point out those two conditions in the hard copy. Mr. Cholminski said since there are some questions versus what was in the email version and the hard copy [version] that the Board take five or ten minutes to review this resolution to ensure they agree with it and have some discussion before we take a vote. Mr. Kilduff said those are the conditions that apply to submitting six sets of plans; this is a standard condition we had written some time ago and it got left out of the earlier draft. Mr. Kilduff said condition number nine as well.

Mayor Crowley joined the meeting at 7:43.

Mr. Cholminski said what you are saying is the Board members should review on page 9 of 11, conditions 9 and 10. The Board members took a few minutes to review the resolution. There was a discussion on the two conditions. Mr. Kilduff said the motion would be to approve the application as well as the resolution. The Board continued with the discussion on the resolution.

Mr. Maugeri made a motion to approve the resolution for **PB-12-08-1 Braen Aggregates, Preliminary and Final Site Plan/Restoration Plan, Block 64 Lots 53, 56, 49.01 and 49.04**. Seconded by Mr. Suckey.

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Mr. Cholminski asked Mr. Maugeri if he would like to modify your resolution [the motion] to also approve the application along with the resolution. Mr. Maugeri said yes. Mr. Cholminski asked Mr. Suckey. Mr. Suckey said his second stands with the changes. Mayor Crowley said he listened to the tape. Mr. Cholminski said Mayor Crowley has listened to the tape so we need his signature.

Upon Roll Call Vote:

AYES: Christiano, Lermond, Zschack, Suckey, Crowley, Maugeri

NAYS: None ABSTENTIONS: None

(Motion Approved)

APPROVAL OF MINUTES:

Mr. Cholminski said lets move back to the October 21, 2009 minutes, we had waited for Mayor Crowley to join us.

Mr. Zschack made a motion to approve the **Franklin Borough Planning Board Public Hearing Meeting Minutes for October 21, 2009.** Seconded by Mr. Maugeri.

Upon Roll Call Vote:

AYES: Zschack, Crowley, Cholminski, Maugeri

NAYS: None ABSTENTIONS: None

(Motion Approved)

APPLICATIONS FOR COMPLETENESS:

There were no applications for completeness.

ADJOURNED CASES:

APPLICATIONS TO BE HEARD:

There were no applications to be heard.

OTHER BUSINESS:

Mr. Cholminski said we had two proposals in the packets. One was for ordinance preparation to modify the ordinances to match the Master Plan. Mr. Cholminski said he looked at the [proposal] and based on the hourly rates and a figure not to exceed \$7,500 that certainly seems reasonable to him. Mr. Cholminski questioned if we have the money to pay for this. Mayor Crowley said he couldn't tell you right

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now; he thinks the proposals are reasonable. Mayor Crowley said the ordinances have to go through; we are going to have to find the money for that. Mayor Crowley said The Main Street [proposal] is something the Council will have to decide upon whether they are going to put money into it or not. Mr. Cholminski asked if we need a motion. Mr. Kilduff said a motion to recommend to the Council to appropriate funds.

Mr. Cholminski said he needs a motion to make a recommendation to the Mayor and Council to complete the 2009 Master Plan Reexamination by drafting the upcoming ordinances and that will not exceed \$7,500.

Mr. Lermond made a motion to **recommend to Mayor and Council the proposal from The Nelson Consulting Group for ordinance preparation related to the 2009 Master Plan Reexamination not to exceed the amount of \$7,500.** Seconded by Mr. Christiano.

Upon Roll Call Vote:

AYES: Christiano, Lermond, Suckey, Maugeri, Cholminski

NAYS: None ABSTENTIONS: Zschack, Crowley

(Motion Approved)

Mr. Cholminski suggested doing the same exact motion on the [Main Street] Revitalization to forward that proposal to the Mayor and Council.

Mr. Christiano made a motion to **recommend to the Mayor and Council the proposal from The Nelson Consulting Group for Main Street Revitalization not to exceed the amount of \$3,750.** Seconded by Mr. Lermond.

Upon Roll Call Vote:

AYES: Christiano, Lermond, Maugeri, Cholminski

NAYS: Suckey ABSTENTIONS: Zschack, Crowley

(Motion Approved)

PAYMENT OF BILLS:

Mr. Lermond made a motion to approve the **Franklin Borough Planning Board Escrow Report for December 21, 2009.** Seconded by Mr. Christiano.

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Upon Roll Call Vote:

AYES: Christiano, Lermond, Suckey, Maugeri, Cholminski

NAYS: None ABSTENTIONS: Zschack, Crowley

(Motion Approved)

DISCUSSION:

CORRESPONDENCE:

Mr. Cholminski said there was a letter in your packets dated November 17, for application PB-08-09-1 MD3 Amended Preliminary and Final Site Plan. Mr. Kilduff explained the letter.

OPEN PUBLIC SESSION:

Mr. Zschack made a motion to Open to the Public. Seconded by Mr. Maugeri. All were in favor.

No one from the public came forward.

Mr. Maugeri made a motion to Close to the Public. Seconded by Mr. Christiano. All were in favor.

EXECUTIVE SESSION:

Mr. Zschack made a motion to go into **Executive Session** at 8:00 PM. Seconded by Mr. Christiano. All were in favor.

The Board returned from **Executive Session** at 8:28 PM. Mr. Cholminski said since there is no one here from the public there is no reason to open to the public.

Mayor Crowley said when the Borough [has] their reorganization meeting January 5, Tom Knutelsky will be appointed as the municipal engineer and Harold E. Pellow and Associates will be doing all the engineering for the Borough. Mayor Crowley said Dave Simmons from his office [Harold E. Pellow & Associates] will be doing most of the water and sewer. Mayor Crowley said he thinks this will help him [Tom Knutelsky] doing both of the Boards and the Municipal side.

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Mayor Crowley thanked everyone for putting in all the time for the Borough and to wish everyone a Merry Christmas and a Happy New Year.

Mr. Kilduff said we received some correspondence from Hardyston that Dell Contracting was applying for certain permits. There was a discussion on the correspondence. Mr. Kilduff said other correspondence he received was PSE & G has applied to the state DEP to do trimming and brush clearing for their power lines. Mr. Kilduff said it [the correspondence] was from JCP & L.

Mr. Kilduff said recently he has had several conversations with a representative from an environmental company. Mr. Kilduff said [the representative] tells him he has a company that is interested in the Zinc Mine. There was a discussion about the environmental company, zinc mine property and tree trimming.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 8:42PM on a motion by Mr. Maugeri. Seconded by Mr. Zschack. All were in favor.

Respectfully Submitted,

Robin Hough
Secretary