

Franklin Borough Planning Board
Public Hearing for Master Plan Reexamination Report
Meeting Minutes for
October 21, 2009

The meeting was called to order at 7:32 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. Zschack, Mr. Oleksy
Mayor Crowley, Mr. Maugeri
Mr. Cholminski

ABSENT: Mr. Christiano, Mr. Lermond, Mr. Suckey

ALSO PRESENT: Mr. Robert Correale, Esq.
Mr. Thomas G. Knutelsky, P.E.
Mr. Ken Nelson, P.P.
Mr. James Kilduff, Director

DISCUSSION:

Master Plan Reexamination Report

Mr. Nelson said this is a public hearing on the Master Plan Reexamination Report that the Planning Board has prepared and which the Board is seeking public input tonight in order to determine whether the reexamination report can be adopted tonight or whether there needs to be any changes to the report that has been made public for the last 10 days prior to the hearing. Mr. Nelson explained what a Master Plan Reexamination report is and the different sections in the report.

Mr. Nelson said he looked at the 2003 Master Plan; it seemed logical to follow the planning categories that comprise the 2003 Master Plan and work off those eight categories. Those categories are Land Use, Circulation, Community Facilities, Parks and Recreation, Conservation, Utilities, Historic Preservation and relationships to other plans. Mr. Nelson said he thinks the most important part of the reexamination report for tonight is section 5, which gets into actual recommendations. Mr. Nelson said that section is divided into three parts. The first part deals with actual amendments to the Master Plan, the second part deals with recommendation to the Governing Body and the third part of the section deals with future planning efforts that the Board is identifying at this point in time but the Board isn't taking any

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position on. Mr. Nelson said that subsection future planning efforts is the work program that the Board has set out for itself over the next several years.

Mr. Nelson started with the actual amendments that are being proposed. Mr. Nelson said the first item is a new Circulation Plan Element. Mr. Nelson said there is currently in the 2003 Master Plan a Circulation Plan Element that is adequate but since the time the 2003 Master Plan was adopted the Borough has been involved with the New Jersey Department of Transportation to do a corridor study of the Rte 23 area. Mr. Nelson said the NJDOT had consultants; there were many meetings related to that planning effort. Mr. Nelson said that document has been completed by NJDOT in conjunction with the Borough. Mr. Nelson said this contains a lot of good transportation material. Mr. Nelson said this Master Plan reexamination report proposed to adopt that document. Mr. Nelson said this document will replace the Circulation Plan Element that is currently in the 2003 Master Plan. Mr. Nelson said to be clear the reexamination report Circulation Plan Summary plus this document will comprise the new Circulation Plan Element.

Mr. Nelson said the second item under the Master Plan amendments is a new vision statement for the Borough. Mr. Nelson said that is important for a number of reasons. Mr. Nelson said the vision statement is 6 or 7 paragraphs; it encapsulates what you see your municipality becoming 10 or 20 years down the road. Mr. Nelson said the New Jersey State Planning Commission and the Office of Smart Growth requires municipalities to go through a visioning process and end up with a vision statement. Mr. Nelson said this municipality has been doing that for a number of years. Mr. Nelson said during the Transportation Vision Plan that has been prepared for the Borough there was visioning involved in that effort. Mr. Nelson said what we determined was the 2003 vision statement based on what has happened since that was adopted needed to be expanded to reflect how the Borough sees itself in the year 2030. Mr. Nelson said to summarize the vision statement this has input from the Board and the public. Mr. Nelson said we see the Borough becoming a better place to live and work, there will be continued development along Rte 23 but it will be more of a mixed use variety. Mr. Nelson said meaning that it won't be all commercial; there will be some mix of residential and commercial. Mr. Nelson said at the same time the Borough believes that the Main Street area can be made a more attractive part of the community. Mr. Nelson said the balancing act here will be to allow more development along Rte 23 that won't compete with the efforts to enhance Main Street.

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Mr. Nelson referred to the third item in the Master Plan Amendment section of the reexamination report. The Board is proposing to adopt the 2006 Main Street Revitalization Plan so that it will be part of the Borough's Master Plan. Mr. Nelson said that document was adopted by the Planning Board but it was specifically not made part of the Master Plan. Mr. Nelson said the Board is proposing to include the revitalization plan now as part of the 2003 Borough Master Plan with some important caveats. Mr. Nelson said that those caveats relate to the Zinc Mine property, specifically the types of uses permitted at that location and the density that will be permitted. Mr. Nelson said the Board is of the opinion that the existing densities at that location and exactly how it will be developed need to be revisited. Mr. Nelson said that is something that the Board hopes to do in the future. Mr. Nelson said at the same time there is a lot of good material in the 2006 plan for Main Street which can be adopted without any changes. Mr. Nelson said we are adopting that plan but indicating that the density and proposed land uses for the Zinc Mine property be reconsidered. Mr. Nelson said at some point the Revitalization Plan would be revised, we would go through a public hearing process and would then be readopted as part of the Borough Master Plan.

Mr. Nelson said in the recommendation section there are two main issues. Mr. Nelson said one is changes to the zoning map which this Board is recommending to the Council. Mr. Nelson said for the most part those changes are minor. Mr. Nelson said there are 14 specific zoning map changes that were considered by the Board and discussed at length. Mr. Nelson said 10 of them are proposed that they be approved by the Borough Council, the other 4 (the Board) felt required more study before the Board could recommend any changes to the zoning map. Mr. Nelson said in addition to the zoning map changes that are proposed there are five changes to the land development regulations of the Borough. Mr. Nelson said the last part of that section involves Rte 23. Mr. Nelson said there was some discussion about that and the Board came to the conclusion that it would require further study. Mr. Nelson said the Board wasn't ready at this time to recommend any additional commercial zoning along Rte 23.

OPEN PUBLIC SESSION:

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

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Betty Allen, Jenkins Road, Franklin, stepped forward. Mrs. Allen said we should always try to work on the positive things. Mrs. Allen talked about Franklin's mineral shows. Mrs. Allen talked about the Zinc Mine property and an access road on the lower level of that property. Mrs. Allen said she didn't see anything in the paper about this meeting. Mr. Cholminski said for the record the meeting was advertised; here is a copy of that advertisement that was in the New Jersey Herald on Friday October 9, 2009. Mr. Nelson said they did respond to his (Mr. Patires) comment and revised the reexamination report to include this paragraph. Mr. Nelson read the paragraph on page 19.

Mr. Zschack made a motion to Close to the Public. Seconded by Mr. Oleksy. All were in favor.

Mr. Cholminski asked if there was any further discussion. Mr. Kilduff said we need to discuss the Visioning process. Mr. Nelson said what might be helpful is to read the vision statement and then if there are any specific comments about that the public can offer them. Mr. Cholminski said wasn't the vision statement part of the document that was available to the public. Mr. Nelson said it is part of it. Mr. Cholminski asked why would we specifically go over that. Mr. Nelson said what is important is that we have done as much visioning as possible to satisfy the Office of Smart Growth. Mr. Nelson read the Vision Statement. Mr. Nelson said he states for the record as a professional planner that he believes this vision statement is consistent with the goals and objectives of the State Development and Redevelopment plan as well as the Sussex County Strategic Growth Plan.

Mr. Oleksy made a motion to open to the public the **Vision Statement**. Seconded by Mr. Zschack. All were in favor.

No one from the public stepped forward.

Mr. Zschack made a motion to close to the public the **Vision Statement**. Seconded by Mr. Oleksy. All were in favor.

Mr. Cholminski said he needs a motion for the Board to adopt and forward to Mayor and Council for approval the 2009 Master Plan Reexamination Report and the Master Plan Amendments as per the October 6, 2009 preparation from the planner.

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Mr. Oleksy made a motion to adopt the **2009 Master Plan Reexamination Report**.
Seconded by Mr. Maugeri.

Upon Roll Call Vote:

AYES: Zschack, Oleksy, Crowley, Maugeri, Cholminski

NAYS: None ABSTENTIONS: None

(Motion Approved)

Mayor Crowley thanked the Board members for all their time and the professionals for getting this all together.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 8:11PM on a motion by Mr. Zschack. Seconded by Mr. Oleksy. All were in favor.

Respectfully Submitted,

Robin Hough
Secretary