

**Franklin Borough Planning Board**  
**Meeting Minutes for**  
**January 19, 2010**

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. Lermond, Mr. Zschack,  
Mr. Oleksy, Mr. Suckey, Mayor Crowley,  
Mr. Maugeri, Mr. Cholminski

ABSENT: Mr. Christiano (Arrived Approximately 7:43)

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

**APPROVAL OF MINUTES:**

Mr. Zschack made a motion to approve the **Franklin Borough Planning Board Regular Meeting Minutes and the Executive Session Minutes both for December 21, 2009**. Seconded by Mayor Crowley.

Upon Roll Call Vote:

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

NAYS: None ABSTENTIONS: None

(Motion Approved)

**APPROVAL OF RESOLUTIONS:**

There were no resolutions to approve.

**APPLICATIONS FOR COMPLETENESS:**

There were no applications for completeness.

**ADJOURNED CASES:**

There were no adjourned cases.

**APPLICATIONS TO BE HEARD:**

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There were no applications to be heard.

**OTHER BUSINESS:**

**PAYMENT OF BILLS:**

Mr. Lermond made a motion to approve the **Franklin Borough Planning Board Escrow Report for January 19, 2010**. Seconded by Mr. Suckey.

Upon Roll Call Vote:

AYES: Lermond, Oleksy, Suckey, Maugeri, Cholminski

NAYS: None                      ABSTENTIONS: Zschack, Crowley

(Motion Approved)

**DISCUSSION:**

**Professional Evaluations**

Mr. Kilduff said the direction he got from both Boards and the subcommittee was to meet individually with each of the professionals. Mr. Kilduff said he did that. Mr. Kilduff said all of the professionals met with him; we went over their evaluations and discussed the evaluations, recommendations and suggestions that were made by Board members and the subcommittee. Mr. Cholminski asked the professionals their opinions on how we do [the evaluations] in Franklin and is that similar to what other boroughs and townships do. The professionals gave their opinions on how the evaluations were done.

**Ordinances**

Mr. Kilduff said we finished our Master Plan Reexamination report and we got a proposal from our planner to prepare new ordinances that reflect the Master Plan Reexamination. Mr. Kilduff explained finances for this project, costs for attorney review and putting the ordinance into the general code book of Franklin. Mr. Kilduff said the other money he spoke to the administrator about was the Main Street Revitalization. Mr. Kilduff said that we will have to discuss as we do the budget for the year.

**Training for Board Members**

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Mr. Kilduff said you all took the required educational course for Board members. Mr. Kilduff said as the law stands now it is a one time only deal. Mr. Kilduff said the NJPO is offering those courses again. Mr. Kilduff said he wanted to make the Board aware of it and to see if there is any interest in taking the course. Mr. Kilduff said this would be a budget concern as well for the Council this year. Mr. Kilduff said it is not required but it is good to take refresher courses. There was a discussion on the training courses. Mr. Kilduff said there are four or five people interested.

**CORRESPONDENCE:**

Mr. Kilduff said Franklin Village has applied for their treatment works approval with the State for the 40 units that they have approved. Mr. Kilduff said we have a copy of a letter that was sent to Dell Construction regarding an application they have in the adjacent Municipality of Hardyston. There was a discussion on the Franklin Village approval.

Mr. Kilduff said Senator Oroho sponsored a bill S2985 which was an extension of the water quality management plan act. Mr. Kilduff said it [the bill] would extend the sewer service areas at least for a year so that our sewer service area would not be impacted by DEP change in their rules for at least a one year period. Mr. Kilduff said the original proposal in the bill was for two years but they changed it until April of 2011. Mr. Kilduff said he learned today by Jeff Spatola that Governor Corzine pocket veto it [the bill] so now it has to go through the process all over again with the Assembly and the Senate.

Mr. Cholminski asked Mr. Kilduff the status of the [big] box store. Mr. Kilduff said he is working on that all the time. Mr. Kilduff said he and Mr. Knutelsky met with the County today to discuss some of the traffic issues with respect to off site improvements. Mr. Kilduff said there was a large meeting with the developer, Weis Markets, the engineers and attorneys for the project. Mr. Kilduff said the Mayor and Mark Zschack were also in attendance at that meeting. Mr. Kilduff said this is a very complex project and there are a lot of issues that surround it. Mr. Kilduff explained some of the issues and the off track improvements. There was a discussion about the Verizon store. Mr. Zschack said that Weis was being very cooperative with that common entrance when it could be a competitor going in next to them. Mr. Kilduff said they did express concern about the turning pattern that will require a waiver from DOT. Mr. Kilduff said we have had a number of discussions about the waiver requirement. Mr. Kilduff said that he and Mr. Knutelsky will probably be meeting

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with that applicant's engineer down at DOT; probably Weis will be there as well, to get a baseline as to how DOT is going to look at this.

**OPEN PUBLIC SESSION:**

Mr. Cholminski said being there is no member from the public here he sees no reason to ask for a motion to open to the public.

No one from the public was present.

Mr. Zschack said Mr. Knutelsky was also appointed Borough Engineer. Mr. Zschack said he feels we have some good continuity between Zoning, Planning and the Borough. Mr. Zschack said it is great to have him on board with the Borough because he [Mr. Knutelsky] has done a great job with both Boards and now with the continuity between our Borough Engineer and Zoning and Planning, he thinks it is an advantage to the town.

Mr. Cholminski said Mr. Christiano had come in during the meeting. Mr. Brady led John Christiano in the Oath of Allegiance.

Mr. Cholminski said no one is here from the public.

**ADJOURNMENT:**

There being no further business to come before the Board, the meeting was adjourned at 8:00 PM on a motion by Mr. Lermond. Seconded by Mr. Oleksy. All were in favor.

Respectfully Submitted,

Robin Hough  
Secretary