

Franklin Borough Zoning Board of Adjustment
Meeting Minutes for
May 6, 2009

The meeting was called to order at 7:30 PM by the Chairman, Mr. Richard Kell, who then led the assembly in the flag salute.

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

ROLL CALL OF MEMBERS PRESENT: Mr. Correal, Mr. Kopcso
Mr. Swiss, Mrs. Murphy
Mrs. Alexander, Mr. Kell

ABSENT: Mrs. Bonis, Mr. Gardell

ALSO PRESENT: Mr. James Kilduff, Director

APPROVAL OF MINUTES:

Mr. Swiss made a motion to approve the **Franklin Borough Zoning Board of Adjustment Meeting Minutes for April 1, 2009**. Seconded by Mr. Correal.

Upon Roll Call Vote:

AYES: Correal, Swiss, Alexander, Kell

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:

There were no applications to be heard.

OTHER BUSINESS:

PAYMENT OF BILLS:

Mr. Kopcso made a motion to approve the **Franklin Borough Zoning Board Escrow Report for May 6, 2009**. Seconded by Mrs. Murphy.

Franklin Borough Zoning Board of Adjustment
Meeting Minutes for
May 6, 2009

Upon Roll Call Vote:

AYES: Correal, Kopcso, Swiss, Murphy, Alexander, Kell

NAYS: None ABSTENTIONS: None

(Motion Approved)

DISCUSSION:

Master Plan Re-examination Update

Mr. Kilduff said one of the projects they have been working on is the revised Zoning Map to bring our map up to date with the changes we had. Mr. Kilduff passed around the draft of the revised Zoning Map. Mr. Kilduff explained the changes that were made to the map.

Mr. Kilduff said the Planning Board continued to work on the Master Plan Re-examination. Mr. Kilduff reviewed Ken Nelson's draft of section 4 of the Master Plan Re-examination. Mr. Kilduff said these changes are under Assumptions, Policies and Objectives Forming the basis of the Master Plan.

Mr. Kilduff referred to non-local changes in Mr. Nelson's draft. They are the Highlands Regional Master Plan, NJ State Plan, Cross Acceptance, Plan Endorsement and the related community visioning requirements, COAH and Route 23 Corridor Study.

Mr. Kilduff said we just got a final draft of the Corridor Study done by the consultants for the DOT. Mr. Kilduff said that is going to go to the Planning Board to review and make whatever changes they would like to make. Mr. Kilduff said then we would incorporate it into the Master Plan as part of our Circulation Plan Element. Mr. Kilduff said some of the changes in there are proposals for roundabouts; there are alternates for those intersections as well. Mrs. Murphy said she heard that roundabouts considerably slow down traffic. Mr. Kilduff explained roundabouts.

Mr. Kilduff said the next thing Mr. Nelson identified is more stringent environmental regulations. Mr. Kilduff said he is spending more and more time addressing and working our way through some of these environmental regulations from the DEP.

Mr. Kilduff continued with the list of non-local changes, Smart Growth/Green Buildings and The Sussex County Strategic Growth Plan. Mr. Kilduff said the County is the only county in the State of New Jersey that has a County wide plan that was approved by the State Planning Commission. Mr. Kilduff explained McMansions/Teardowns.

Mr. Kilduff referred to Mr. Nelson's section on local changes. Mr. Kilduff said it talks about re-evaluation of the Main Street Revitalization Strategy. Mr. Kilduff said the Mayor put together a subcommittee; (Mr. Swiss) is on the committee and Wes

Franklin Borough Zoning Board of Adjustment
Meeting Minutes for
May 6, 2009

Suckey is the chairman. Mr. Kilduff said we are looking to put together a package of recommendations to the Mayor and Council regarding redevelopment of the Main Street area.

Mr. Kilduff referred to the section with Zoning Board recommendations. Mr. Kilduff said one thing that was discussed was we had an application denied for a two family (house) in the R-3 zone. Mr. Kilduff said Mr. Nelson noted we don't have two families permitted anywhere in the Borough so the Planning Board may want to look at that and see if they want to make changes to the ordinance or the permitted uses governing two families.

Mr. Kilduff referred to the recommendation to look into drive thru facilities. Mr. Kilduff explained current regulations for drive thru. Mr. Kilduff said also under Zoning Board regulations he (Mr. Nelson) mentions the relocation of the auto repair facility from the B-2 zone to the industrial zone. Mr. Kilduff said the industrial zone has a lot of permitted uses but auto repair didn't happen to be one of them. Mr. Kilduff said this is something that we could put into that zone. There was a discussion on the uses in the Industrial Zone.

Mr. Kilduff referred to the Zoning Map. Mr. Kilduff went through some possible changes, re-evaluation of the zoning for the open cut mine area, miscellaneous corrective changes to the Zoning Map, the Rte 517 NC Zone and the Hardyston School site zone. Mr. Kilduff explained the difference between a land use map and a zoning map. Mr. Kilduff talked to the Board about other possible changes to the zoning map.

Mr. Kilduff said the next Planning Board meeting will be busy with applications; they have a meeting in June and two days after that there is a workshop meeting. Mr. Kilduff said the workshop should be exclusively Master Plan Amendment but if time allows we will get into Master Plan discussions at the other meetings as well.

Visioning

Mr. Kilduff said he put in the packets a proposed vision statement that Ken Nelson had prepared; underneath it there is a vision statement that is in our 2003 Master Plan. Mr. Kilduff said the State has in the Plan Endorsement process an elaborate visioning process. Mr. Kilduff asked the Board members if they had a chance to look over the proposed vision statement and if they had anything they would like to see added into the vision statement for the Master Plan. Mr. Kilduff said he doesn't think a lot has changed since 2003 and what we want to see accomplished. Mr. Kilduff said since 2003 there have been many more approvals on Route 23, so the importance of the corridor has grown, so maybe we should add something about that. Mr. Kilduff said the State wants you (the Borough) to look 20 years out in our plans.

Franklin Borough Zoning Board of Adjustment
Meeting Minutes for
May 6, 2009

Mr. Kilduff asked if any of the Board members would like to add to the visioning statement. Mrs. Murphy said maybe we should reflect some kind of rail service; we have a lot of people that travel or maybe even a bus service into the area. Mrs. Murphy said maybe make the old Forestry Building into a bus terminal. There was a discussion on Rte 23, a bus service, the bypass road and the big box store.

Mrs. Murphy asked if anything was picking up on Main Street as far as businesses go. Mr. Kilduff told the Board that there are two new businesses on Main Street. There was a discussion about the types of businesses on Main Street.

CORRESPONDENCE:
OPEN PUBLIC SESSION:

Mrs. Murphy made a motion to Open to the Public. Seconded by Mrs. Alexander. All were in favor.

No one from the public stepped forward.

Mr. Correal made a motion to Close to the Public. Seconded by Mr. Swiss. All were in favor.

ADJOURNMENT: There being no further business Mrs. Murphy made a motion to adjourn the meeting of the Franklin Borough Zoning Board of Adjustment. Seconded by Mr. Swiss. All were in favor. Meeting was adjourned at 8:14 PM.

Respectfully Submitted,

Robin Hough
Secretary