

Franklin Borough Zoning Board of Adjustment
Meeting Minutes for
November 4, 2009

The meeting was called to order at 7:33 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, Mrs. Bonis, Mr. Gardell
Mr. Kopcso, Mr. Swiss,
Mrs. Murphy, Mrs. Alexander, Mr. Kell

ABSENT: None

ALSO PRESENT: Mr. James Kilduff, Director

APPROVAL OF MINUTES:

Mrs. Murphy made a motion to approve the **Franklin Borough Zoning Board of Adjustment Meeting Minutes for October 7, 2009**. Seconded by Mr. Swiss.

Upon Roll Call Vote:

AYES: Correal, Bonis, Gardell, Kopcso, Swiss, Murphy, Kell

NAYS: None ABSTENTIONS: None

(Motion Approved)

APPROVAL OF RESOLUTIONS:

ZB-08-09-1 Franklin Star LLC. "C" Variances, Block 70 Lot 1.08.

Mr. Correal made a motion to approve the resolution for **ZB-08-09-1 Franklin Star LLC. "C" Variances, Block 70 Lot 1.08**. Seconded by Mr. Swiss.

Upon Roll Call Vote:

AYES: Correal, Bonis, Gardell, Kopcso, Swiss, Murphy, Kell

NAYS: None ABSTENTIONS: None

(Motion Approved)

ZB-08-09-2 Spartan Management Associates, Certification of Non-Conforming Use, Block 20 Lots 1 & 2.

Mr. Gardell made a motion to approve the resolution for **ZB-08-09-2 Spartan Management Associates, Certification of Non-conforming Use, Block 20 Lots 1 & 2**. Seconded by Mr. Kopcso.

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Mr. Kell said he has one change on page 3 of 5. Mr. Kell said it has Mark Correal's address as 3 McCain Street it should be McCann. Mr. Kilduff said you need to make the motion with the correction.

Mr. Gardell made a motion to approve the resolution with the correction for **ZB-08-09-2 Spartan Management Associates, Certification of Non-Conforming Use, Block 20 Lots 1 & 2**. Seconded by Mr. Kopcso.

Upon Roll Call Vote:

AYES: Bonis, Gardell, Kopcso, Swiss, Murphy, Alexander, Kell

NAYS: None ABSTENTIONS: None

(Motion Approved)

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:

Mrs. Murphy made a motion to approve the **Franklin Borough Zoning Board Escrow Report for November 4, 2009**. Seconded by Mrs. Bonis.

Upon Roll Call Vote:

AYES: Correal, Bonis, Gardell, Kopcso, Swiss, Murphy, Kell

NAYS: None ABSTENTIONS: None

(Motion Approved)

DISCUSSION:

Master Plan Reexamination Report

Mr. Kilduff said on October 21, 2009 the Planning Board adopted the Master Plan Reexamination report. Mr. Kilduff said the Master Plan we have today is the 2003 Master Plan plus a number of updates. Mr. Kilduff passed out a table of contents for the Franklin Borough Master Plan. Mr. Kilduff said in 2003 Franklin (Borough) did a complete Master Plan. Mr. Kilduff said the (Master) plan is a function of the Planning Board it is their job to do the Master Plan. Mr. Kilduff said by itself it doesn't have real authority until it is implemented by Ordinance and that is a function of the Governing Body. Mr. Kilduff explained the contents of the Franklin Borough

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Master Plan, the Master Plan reexamination report and the amendments in the reexamination report.

Mr. Kilduff said they revised the vision statement for the Borough. Mr. Kilduff said there was a vision statement in the 2003 Master Plan and that statement has been expanded and revised. Mr. Kilduff said the Planner (Ken Nelson) believes it is consistent with State Plan and with the County Strategic Growth Plan.

Mr. Kilduff said there were town wide discussions and the Planning Board looked at a dozen pieces of property. Some were the subject of applications before the Zoning Board. Mr. Kilduff said these are properties where there was good reason to entertain discussion that the zone be changed. Mr. Kilduff gave the Board some examples of properties that were discussed by the Planning Board and the recommendations that will be made to the Council.

Mrs. Murphy referred to the Damoa property, they came to us (the Zoning Board) then why does the Planning Board decide to change the zoning on that property. There was a discussion on this property and why isn't the Zoning Board included in deciding the changes that are made as far as zoning.

CORRESPONDENCE:

OPEN PUBLIC SESSION:

Mr. Kopcso made a motion to Open to the Public. Seconded by Mr. Swiss. 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 Mrs. Bonis. All were in favor. Meeting was adjourned at 7:58PM.

Respectfully Submitted,

Robin Hough
Secretary