

Franklin Township Planning Board Minutes, January 17, 2023

The Meeting was called to order by the Secretary and she read the following into the record: Notice of this meeting has been given as required by the Open Public Meetings Act in the Annual Notice of Meetings. A copy was posted on the Township Website and notice of this meeting was sent to the Sentinel and a copy was posted at the Franklin Township Municipal Building.

Oaths of Office administered by Michael Borelli, Esq to the following members:

Class I Member	1 Year	12/31/23	John Bruno
Class II Member	1 Year	12/31/23	Frank Kohute
Class III Member	1 Year	12/31/23	Timothy Doyle
Class IV Member	4 Year	12/31/26	Jim Kelly
Alternate #2	2 Year	12/31/24	Kyle Clark

Roll Call:

Bruno, John, Mayor, Member, Present
Clark, Kyle, Alt. Member #2, Present
Constantine, Kevin, Member, Present
Timothy Doyle, Member, Present
Kelly, Jim, Member, Present
Melleady, John, Member, Present
Petsch, Joseph, Member, Present
Ranson, Steven, Alt. Member #1, Present
Frank Kohute, Member, Present
Szwed, Joseph, Member, Present
Travaglione, Ralph, Member, Present

Board Nominations for 2023:

Open Nomination for Chairman: Mr Szwed nominated Joseph Petsch as Chairman. No other nominations were made and Mayor Bruno seconded that motion. Roll Call: All in favor

Open Nomination for Solicitor: Mr. Doyle nominated Michael Borelli as Solicitor. No other nomination was made and Mr. Constantine seconded that motion. Roll Call: All in favor

Open Nomination for Vice Chairman: Mayor Bruno nominated Ralph Travaglione as Vice Chairman. No other nominations were made and Mr. Szwed seconded that nomination. Roll Call: All in favor

Open Nomination for Board Secretary: Mr. Szwed nominated Stefanie Garofolo as Secretary. No other nominations were made and Mr. Constantine seconded that nomination. Roll Call: All in favor

Open Nomination for Engineer and Planner Services: Mayor Bruno nominated CME as Engineer and Planner. No other nominations were made and Mr. Doyle seconded that nomination. Roll Call: All in favor

Motion to Approve the Calendar of Meeting Dates for 2023: Mr. Doyle motioned to approve the calendar year and Mr. Kelly seconded that motion. Roll Call: All in favor

Motion to Approve the Official Newspapers to advertise for 2023: Mayor Bruno motioned to approve Gloucester County Times and the Sentinel as the Official newspapers, Mr. Szwed seconded that motion. Roll Call: All in favor

Applications:

PB2209-Aubrey Construction, 482 Grubb Road, Block 5501 Lot 2, Minor Site Plan

Tara Vargo is the attorney with the Applicant Damaso Thompson for this application for Minor Site Plan. Mr. Borelli swore in Damaso Thompson for the record. Mr. Thompson will be operating a construction company at 482 Grubb Road, Block 5501 Lot 2. The applicant testified that he will be operating a construction company and parking a few vehicles. He is not proposing any signage currently. He testified (2) employees may come to the site during the day and mostly his secretary and himself will be at the property. He testified that he plans on upgrading the landscaping at the property and Mr. Kelly made a few suggestions on the same. The applicant testified that he mostly does roofing. He testified that there will not be any storage of materials outside. He stated he has (2) vehicles and (2) trailers that will be on sight and a dumpster that will be located on a pad. He is not proposing any curbing or sidewalk. The Engineer went through his review letter dated 11/22/22 for the record. The applicant agreed to provide a grading plan as part of the approval, install ADA signage as required,

Mr. Melleady motioned to open this application to the public, Mr. Travaglione seconded that motion. Roll Call: All in favor

Mr. Melleady motioned to close this application to the public, Mr. Travaglione seconded that motion. Roll Call: All in favor

Mr. Melleady motioned to approve this application; Mr. Szwed seconded that motion. Roll Call: All in favor

PB2210-Byers Industrial LLC, 1133 Fries Mill Road, Block 2001 Lot 1, Site Plan Waiver- This application was removed from this agenda and withdrawn for the record.

PB2213-Isner Holdings LLC, Harding Highway and Madison Avenue, Block 7203 Lot 1, Minor Site Plan

Tara Vargo is the attorney with the Applicant Mr. Isner for this application for Minor Site Plan. Mr. Borelli swore in the Mr. Isner for the record. Mr. Isner will be operating a car tinting business at 1833 Harding Highway, Block 7203 Lot 1. The applicant testified that he will be operating a car tinting business at this location. He stated that no freestanding sign is proposed but they are proposed a façade sign. The building will be black and gold. He stated that the parking lot will be resurfaced and restriped. Deliveries to the site are made by UPS, FedEx. He will be removing 1000 square feet of asphalt and installing grass which is 1/3 of the existing asphalt on site. No auto repair, body work will be done on site. Occasionally there may be 1-2 vehicles overnight inside the building. The applicant is not providing sidewalk or curbing. The applicant agreed to do a grading plan and submit the same to the engineer. For the record CME went thru their review letter dated 1/9/2023.

Mr. Melleady motioned to open the application to the public, Mayor Bruno seconded that motion. All in favor.

Mr. Stippick appeared on behalf of the Environmental Commission who reviewed this application and sent the Environmental Review Letter dated 1/4/2023. The concern was whether vehicles would be washed on site and the effect on stormwater management.

Mr. Melleady motioned to close the application to the public. Mr. Szwed seconded that motion. All in favor.

Mr. Melleady motioned to approve this application; Mr. Travaglione seconded that motion. All in favor.

PB2214-Site Civil Engineering LLC, 2205 Delsea Drive, Block 3507 Lot 1, Site Plan Waiver

Tara Vargo is the attorney with the Applicant William Gilmore for this application of Site Plan Waiver. Mr. Borelli swore in Mr. Gilmore for the record. Mr. Gilmore will be operating an engineering and surveying business at this unit in the shopping center located at 2205 Delsea Drive, Block 3507 Lot 1. The applicant testified that there is no proposed changes to the shopping center or the parking lot. A façade sign will be used to advertise the business. The hours of operation will be Monday-Friday, 8:30 am to 5:00pm. The applicant stated on some nights and weekends the business will be open. The applicant stated that he has 6 employees and there are no parking issues.

Mayor Bruno motioned to approve this site plan waiver, Mr. Constantine seconded that motion. Roll Call: All in favor

Public Presentation: (Continued from 12/20/2022)

- Redevelopment Plan – Rt. 40 and Rt.47 Presentation by CME

Section (3)

Mr. Doyle opened this continued matter from the 12/20/2022 Planning Board Meeting. He stated the Section (3) East of Malaga known as Fazzland should be removed from the Redevelopment Investigation. He stated that there is currently an approval from the Zoning Board on file just not built. Warehouse Use is not permitted in the IC Zone per the Master Plan and he does not believe the properties meet the criteria of Redevelopment.

Roll Call Vote: All in favor

Section (2)

Mr. Doyle stated that Section (2) is 100% off of Rt. 40 and 100% off West Side of Route 55. Most of the land is Wetlands and is under the jurisdiction of NJDEP. Any development would need NJDEP and NJDOT approvals.

Roll Call Vote: Votes in favor: Mayor Bruno, Mr. Doyle, Mr. Constantine, Mr. Kelly, Mr. Melleady, Mr. Petsch, Mr. Kohute

Votes against: Mr. Szwed and Mr. Travaglione and Mr. Constantine

Section (1)

Mr. Doyle stated that Section (1) except for Block 4301 Lot 11 (which should be removed since it does not exist) is off of Rt. 40 and with the exception of lot 11 there should also be no access from Porchtown Road. Mr. Ranson questioned if someone purchased a lot on Porchtown or Leonard Cake could not they connect to the properties in Section (1)? The planner confirmed no.

Section (1) Recommended to stay within the Redevelopment Investigation:

Roll Call Vote: Votes in favor: Mayor Bruno, Mr. Constantine, Mr. Doyle, Mr. Kelly, Mr. Melleady, Mr. Petsch, Mr. Kohute, Mr. Travaglione

Votes Against: Mr. Szwed

Public Portion:

Mr. Travaglione motioned to open the public portion; Mr. Constantine seconded that motion. Roll call: All in favor

John Stippick approached the planning board regarding what criteria was met to determine that Sections 1 and 2 were redevelopment. He felt that information wasn't clear.

Barbara Halpern approached the planning board regarding section 3. She is pleased that the board determined the area not to be recommended to be in the redevelopment zone. She stated the other two sections may not be developable because they have wetlands and perhaps the township should have tried other ways to keep the property preserved through a nature conservatory which would provide money to the township.

Jean Mangini approached the planning board regarding Block 4301 Lot 11. The Chairman asked the Zoning Officer what her findings were on the lot. Rosemary Flaherty, the Zoning Officer stated that the lot 11 does not exist where it was errored on the Tax Map. She believed the problem occurred years ago, perhaps when they did Rt.55. The matter has been reported to the Gloucester County Tax Assessor and the Tax Map has been revised. This was not the error of the Planner.

William Patravich approached the planning board regarding section 3 and was happy that the section not included in the determination of redevelopment but is disappointed that the board voted for the other 2 sections.

Mindy Curran approached the planning board and thanked the board for not including section 3 but is very disappointed the other 2 sections were still being considered.

Dave Marghell (spelling may be wrong, inaudible) approached the planning board regarding the trees that were cleared by Mr. Fazzio. The board explained under the right to farm that the owner has the right to clear the lands.

Mr. Travaglione, Vice Chairman of the Planning Board explained that in 2023, Franklin Township persevered 1100 acres of land.

Barbara Halpern addressed the board once again stating that when Fazzio cleared the trees she contacted the township and advised that he was clearing and nothing was done. There was no permit on file, then he amended his forestry plan and was going to grow corn. As for the open space we need areas we can use for recreation.

Mr. Doyle, Planning Board Member and Committeemen addressed the issue of agriculture and how it is exempt from soil conservation.

Maggie McCool approached the planning board about what is the need to keep cutting the trees and if this is part of redevelopment, is that what the township wants to see.

Chris Sayer approached the planning board about the fact that he believe Malaga Village is becoming the dumping ground for affordable housing, redevelopment and he doesn't feel represented anymore and feels that maybe Malaga Village should petition to become their own town.

Mr. Travaglione stated that he also lives in Malaga Village and because of the Rt. 47 and Rt.40 and Rt.55 that is where development wants to go.

Frank Scavelli approached the planning board regarding forest preservation and feels that the town needs to do more preservation.

Mr. Travaglione stated in 2004 they addressed the sprawl and made recommendation for higher acreage requirements and prior to 2009 not one acre was preserved by the Township.

At this time no further public came forth.

Mr. Travaglione motioned to close the public portion and Mr. Doyle seconded that motion. Roll Call: All in favor.

With no further business this meeting is adjourned.

These minutes are a brief summary of the proceedings that took place on 1/17/2023 and should not be taken as verbatim testimony.

Respectfully submitted,

Stefanie Garofolo