

TOWNSHIP OF FRANKLIN PLANNING BOARD MINUTES, 4/18/2022 AMENDED

The Secretary called the meeting to order and 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.

The following members were present: Constantine, Kevin, Member, Kelly, Jim, Member, Melleady, John, Member, Petsch, Joseph, Chairman, Travaglione, Ralph, Member, Bruno, John, Mayor and Member

The following members were excused: Clark, Kyle, Alt. Member #2, Doyle, Timothy, Committee and Member, Ranson, Steven, Alt. Member #1, Kohute, Frank, Member, Szwed, Joseph, Member

Minutes Approval:

March 21, 2023 Mayor Bruno made a motion to approve the minutes Mr. Kelly objected and requested the minutes be amended. Mr. Kelly stated he would like the letter Mr. Borelli was asked to write to the committee added to the minutes and he would like the letter to ask committee to explain how and why the properties identified as sections 1 & 2 were included in the redevelopment zone study. Was there interest expressed in those conceptions, are there any plans, are there any proposals? These are the questions he wants asked and answered.

It is a 2 part request, the second part of the letter is to inform the committee that future requests for the board to look at any other land to be considered for redevelopment, they will need to be given a written explanation as to why.

Mr. Constantine second his motion.

Resolutions:

No Resolutions

Public Presentation:

- **PB2212- Byer's Industrial Services, LLC -1133 Fries Mill Rd – Block 2001 Lot 10 – Minor Site Plan**

Chairman Petsch asked Mr. Borelli if he should recuse as he has done business with the applicant in the past. Mr. Borelli said it is not a concern and he does not have to recuse.

Dante Parenti spoke as counsel on behalf of Justin Woods, the VP of Operations for Byers. They are seeking approval for a pole barn and need 1 C Variance for lot size.

Mr. Parenti informed the board that the engineer hired by Byers was sick and could not make it to the meeting.

The board decided to visit it at the next meeting and there is no need to re-notice.

Motion to open this portion of the meeting to the public:

Harold Atkinson came forward and lives directly across the street from the property. He addressed some of the items on the planning engineer letter and stated his concerns.

PB2302-Carin Habaak – 1284 Washington Ave – Block 102 Lot21 – Minor Subdivision

Ms. Habaak wants to subdivide her property to give daughter and son in law 1.66 acres to eventually build a home

Mr. Melleady made a motion to approve Mayor Bruno second. Voice vote: All in favor

PB2301- Newfield National Bank – 219 Delsea Dr – Block 4733 Lot 8 – Preliminary & Final Site Plan Approval

Chairman Petsch recused himself from this presentation

John Borelli Jr., President and CEO of Newfield National Bank and Steve Phillipone, the engineer gave presentation and explained the reasons for the need of approval.

Mayor Bruno made a motion to accept the application as complete Mr. Constantine second

Mr. Phillipone stated that he would like to amend the application and leave the 3 large existing trees on the property and requested a waiver for the peak rate of run off water.

Mayor Bruno made a motion to open the public portion Mr. Constantine second

Barbara Halpern came forward and had questions about septic, well, and water drainage. She also asked what effect this would have on neighbors. She also spoke about wet lands.

Dave Marshall came forward. He spoke about issue with water run off in Malaga. He was upset that enough notice was not given.

Joe Petsch – spoke about buffers and the security of the bank.

Mayor Bruno made a motion to close the public portion Mr. Constantine second

Mr. Kelly made a motion to approve with addition of exit striping and waiver for peak run off and small hedges to be added to the existing 3 trees Mr. Constantine second

Motion to open this portion of the meeting to the public:

Mr. Constantine asked if the board should recommend buffer improvements when looking at site plans. Mr. Borelli, the board engineer, and the board planner spoke about a possible site plan review sub committee

Barbara Halpern came forward and asked if they could suggest buffer improvements to applicants in advance of the meetings.

Mindy Herron came forward and spoke about light trespass and light pollution

Dave Marshall came forward and asked if Michael Borelli was related to John Borelli Jr. of Newfield National Bank

Motion to close the public portion.

Michael Borelli read the letter he wrote to the committee. Mr. Kelly stated that the letter was incorrect. Mr. Kelly wanted his questions answered about the redevelopment zone. Chairman Petsch asked Mr. Borelli to get a response and follow up. Mr. Borelli stated the way he understood it was meant for “in the future”. Mr. Kelly stated it was also retroactive to the properties identified as sections 1 & 2 involved in the redevelopment.

Chairman Petsch asked Mr. Borelli to re-write the letter and ask for his questions to be answered.

Mr. Travaglione asked if we have moved on with a conflict solicitor for Fair Share Plan

Reports/Communication/Presentations

None

Adjourn

Motion to adjourn made by Chairman Petsch Mr. Travaglione second

These minutes are a brief summary of the proceedings that took place on 4/18/23 and should not be taken as verbatim testimony.

Respectfully submitted,

Desiree Hogbin