

TOWNSHIP OF FRANKLIN PLANNING BOARD MINUTES, 5/16/2023

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; Ranson, Steven, Alt. Member #1; Szwed, Joseph, Member; Travaglione, Ralph, Member

The following members were excused: Bruno, John, Mayor and Member; Clark, Kyle, Alt. Member #2; Doyle, Timothy, Member and Committee Member; Kohute, Frank, Member

Memorialization of Resolutions:

PB23-01 – Newfield National Bank – 219 Delsea Dr – Block 4733 Lot 8 – Preliminary & Final Site Plan Approved - Motioned Mr. Travaglione Second Mr. Kelly

PB2302 – Carin Habaak – 1284 Washington Ave – Block 102 lot 21 – Minor Subdivision Approved – Motioned Mr. Travaglione Second Mr. Kelly

Minutes Approval:

Mr. Kelly objected to approving the minutes from 4/18/23. Mr. Kelly gave secretary exact verbiage of what the minutes need to state and requested the minutes are amended. Mr. Petsch asked if the board would approve the minutes from 4/18/23 with the corrections presented on 5/16/23. Mr. Kelly made a motion to approve Mr. Melleady Second Mr. Ranson Abstained.

There was a conversation about the letter written to the township committee. Mr. Borelli is going to write a second letter to the committee. He will send a draft to members of the board. They will have 48 hours to comment on the draft to ONLY him (they cannot respond “reply all”). Motioned Mr. Constantine Second Mr. Kelly

Public Presentation:

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

Mr. Borelli swore in: Engineer – Dan Patterson Planner – Steven Hawk Byer's Industrial – Justin Woods

Dante Parenti on behalf of Byer's went over the specifics of the pole barn construction, landscaping, and lighting and what it will be used for.

Mr. Constantine asked about security lighting in the back

Engineer asked about light spillage and asphalt millings

Mr. Patterson made clear that this was not his design. Then spoke about drainage & impervious areas

Mr. Petsch-asked Mr. Patterson to clarify that even though this was not his design, he ran the numbers to make sure they were correct as to what is on the plans and designs,

Mr. Dochney asked about impervious area increase

Engineer went over his review comments with Mr. Patterson

Mr. Dochney asked about removing impervious surface. He said he would like to see a revised landscaping plan.

Steven Hawk -talked about C2 Variances needed and the benefits of the project. Also spoke about the small potential negatives.

Mr. Petsch asked about any new signage.

Motion to open this portion of the meeting to the public Motioned Mr. Travaglione Second Mr. Melleady:

Mr. Atkinson asked for clarity on use of building, would they consider a 25 Watt LED Light, can they move trash totes to inside of the building, can there be NO outside storage of materials and equipment. He suggested it may look better as 70 ft frontage and 50 ft back. He commented on drainage & curb cuts.

Professionals came back up and addressed questions of Mr. Atkinson

Chris Sayers -concerned about proposed solar farm drainage and Byer's drainage

Barbara Halpern – asked about septic and well – asked about occupancy and the need for plumbing and water and increased flow

Motion to close the public portion Motioned Mr. Szwed Second Mr. Ranson

Mr. Parenti addressed public comments

Engineer asked for a landscape plan

Mr. Borelli stated that a revised plan addressing all the changes and comments that were spoken about at this meeting must be submitted before work can begin and all inspections will be based upon this.

Mr. Petsch made clear that a 40 foot easement is not granted by this board.

Mr. Travaglione stated that if a resolution is passed, the applicant accepts the language that no CO will be issued on the building until the 788 ft of impervious cover is removed

Motion to approve application and applicant agrees to all conditions and comments given by Mr. Melleady

2nd by Mr. Szwed Mr. Petsch & Mr. Ranson abstained

Mr. Borelli explained the county public notice that was received

Mr. Petsch stated that they feel the professionals should attend the county meeting to represent the township and relay the information to the board so it can be discussed at the June meeting.

Mr. Borelli stated that he would like to see some board members attend as well.

Mr. Travaglione spoke about scoping and green acres

Motion to open public portion – Mr. Kelly 2nd – Mr. Szwed

Leah Vasallo-pointed out that the solar company has already sued the twp and then pointed out the relationships between Mr. Doyle, Mr. Hammel, and Mr. Borelli

Harry Kennedy- praised board for tabling resolution in December. Reviewed 3-21-23 meeting and quoted Mr. Kelly from meeting – praised Rosemary and the emails she gave him and spoke about an ethics committee.

Dave Marshall – appreciates the board for sticking up for the residents – spoke about dollar store near his home-the trash and light pollution and dead trees they planted.

Barbara Halpern- asked if it was true the zoning board was sued and is appealing. Asked if solar company wins the appeal, will it go to planning board or zoning board. Asked who made the decision to appeal if it was appealed. Commented about solar field run off.

Chris Sayers- spoke about solar field run off. Asked about rescheduling Affordable Housing

Jason Brandt- asked if part of Scotland Run Park was in Franklin Twp. Asked which professionals are they sending to the county meeting and who is paying them. He does not want his tax dollars spent on representation at the county meeting and the planning board does not have the authority to make that decision.

Mr. Borelli explained the planning board has the authority to recommend that professionals represent the township.

Mr. Petsch clarified that he will reach out to the administrator to express the board's recommendation that the township is represented.

Bill Morris- asked the board to consider for future applicants to provide the thumb drive or memory stick for the application process. Also asked when will the March meeting minutes be approved.

Mr. Travaglione recommended to amend March minutes

Mr. Kelly argued stating that the wording was still incorrect in the April minutes

Motion to close Public Portion – Mr.Travaglione 2nd – Mr. Melleady

It was decided to table the approval of the March minutes with the corrections approved in the April minutes until the June Meeting.

Mr. Petsch informed the board that the township committee put out a RFP for a conflict solicitor for the Fair Housing. Matthew Madden of Madden & Madden and Dasti & Associates responded.

Motion to appoint Matthew Madden of Madden & Madden as conflict attorney – Mr. Szwed 2nd – Mr. Travaglione

Motion to Adjourn – Mr. Travaglione 2nd – Mr. Ranson

These minutes are a brief summary of the proceedings that took place on 12/20/2022 and should not be taken as verbatim testimony.

Respectfully submitted,

Desiree Hogbin