

## TOWNSHIP OF FRANKLIN PLANNING BOARD MINUTES, 8/15/2023

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:** Chairman - Joseph Petsch, Member - Ralph Tavaglione, Member - John Melleady, Member - Jim Kelly, Member – Mayor John Bruno, Alt. Member – Steven Ranson, Alt. Member – Kyle Clark

Mr. Kelly asked some questions about the Resolutions as he was not present at the prior meeting.

### **Memorialization of Resolutions:**

PB05-2023 – In the Matter of the Adoption of the Housing Plan & Fair Share Plan as Elements of the Master Plan of the Township of Franklin Pursuant to N.J.S.A. 40:55D-28 by the Planning Board of the Township of Franklin – Approved. Motion: Kelly 2<sup>nd</sup> Travaglione Roll Call All in favor. Abstained – Bruno, Kelly, Ranson

PB06-2023 – In the Matter of the Consideration of and Recommendation Regarding Proposed Amendments to the Township of Franklin Land Development Ordinance; Affordable Housing Ordinance; and Zoning Map by the Planning Board of the Township of Franklin – Approved. Motion Travaglione 2<sup>nd</sup> Melleady Roll Call All in Favor Abstained – Bruno, Kelly, Ranson

### **Public Presentation:**

PB2307 – Ken Dorney Jr. – Block 1401 Lot 1 – Coles Mill and Williamstown Rd

Mr. Dorney asked for an amendment to his prior approved subdivision. He would like to remove the sidewalk requirement. The area is not a pedestrian area and the high school cross country team now uses an alternative route for running. The property was previously registered as a track and field runway. Mr. Dorney worked with the Athletic Director at DRHS and moved the track runway to the Village Dock side.

Motion to open public portion Travaglione 2<sup>nd</sup> Clark Roll Call All in Favor

No one came up to speak

Motion to close public portion Melleady 2<sup>nd</sup> Travaglione Roll Call All in Favor

Motion to approve PB2307 - Melleady 2<sup>nd</sup> Kelly Roll Call All in Favor

### **Reports/Communication/Presentations**

Secretary went over recent correspondence received:

Freshwater Wetlands Letter of Interpretation for Block 6902 Lot 47 DeWoody

Gloucester County Planning Department Report of Action-Byers Industrial Services LLC- Block 2001 Lot 10

### **Minutes Approval:**

Motion to Approve minutes of 7/18/23 - Bruno 2<sup>nd</sup> Travaglione Roll Call All in favor Abstained – Kelly Ranson

Mr. Borelli informed the board that there is a need for a closed session this evening.

Mr. Petsch spoke about the general public portion and asked the board to think about removing it from the meeting.

Mr. Borelli explained the Open Public Meetings Act. The municipal governing body and the Board of Education are required to have a general public portion as they are elected officials. The zoning and planning boards are not required to have a general public portion.

Mr. Petsch asked the board for their opinions on keeping the general public portion

Mr. Travaglione would like to continue with it for the residents to give comment and questions on planning board issues only.

Mr. Kelly thinks it is good for the residents but the exchange back and forth must be respectful.

Mr. Melleady would like to keep it but comments and questions must be planning board related and have a time limit.

Mr. Ranson thinks it should be more about the applications

Mr. Petsch stated they will continue with the general public portion but all questions and comments must be related to the planning board.

### **General Public Portion:**

Motion to open general public portion – Travaglione 2<sup>nd</sup> Kelly Roll Call All in Favor

Dave Marshall asked about the memorialization of the resolutions. Asked where did the overlay areas come from and spoke about using the videos as minutes.

Chris Dochney explained the overlay area

Mr. Travaglione explained why some of the areas in the overlay zone were chosen

Chris Sayers spoke about the sunshine law and the public comments can not be prohibited or censored at general public portions

Mr. Borelli explained the Planning Board does have the ability to limit or prohibit the comments because the law that Mr. Sayers read applies to the governing body and board of education.

Mr. Petsch explained that the questions should be focused on the master plan and planning board. They will direct a resident where to go with any questions that do not apply.

Chris Sayers stated he is thankful for keeping the public portion. Also, commented on the overlay zone and the concentration in Malaga.

Mr. Petsch explained that his comment about the overlay zone in Malaga needed to go to the township committee. He also spoke about the need of the protection from affordable housing lawsuits and a previous law suit that occurred while he was mayor.

Kevin Kelton stated he didn't understand the vote on the resolutions. Asked if there were enough votes. Stated he was having an issue hearing everyone. Stated the Environmental Commission does have a public portion

Bill Morris asked if there was any movement on the Master Plan

Jason Brandt asked if they could elaborate on what they are going into closed session about

Jeff Lane – stated the rural farming area in the north section of the overlay is concerned about the solar farm and affordable housing

**Motion to go into closed session:**

Motion to go into closed session – Travaglione 2<sup>nd</sup> Ranson

To discuss ongoing solar litigation

Motion to return to general portion -Bruno 2<sup>nd</sup> – Travaglione

**Motion to Adjourn** Ranson 2<sup>nd</sup> - Kelly

**These minutes are a brief summary of the proceedings that took place on 8/15/23 and should not be taken as verbatim testimony.**

**Respectfully Submitted,**

**Desiree Hogbin**