

TOWNSHIP OF FRANKLIN PLANNING BOARD MINUTES, 07/18/2023

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 Kevin Constantine, Member – Mayor John Bruno, Member Joseph Szwed

Memorialization of Resolutions:

PB2305 – Thomas Rosa – Block 2402 Lots 1.01 & 2 – 1231 & 1239 Little Mill Rd -Minor Subdivision & Variance – Approved. Motion: Travaglione 2nd Bruno Roll Call All in favor.

Public Presentation:

PB22-06 – Scavelli – extension request to accommodate time needed to receive Pinelands Commission approval.

Tara Vargo on behalf of the applicant requested approval for a 6 month extension for approval from Pinelands Commission.

Motion – Bruno 2nd – Szwed All in Favor

Housing Plan & Fair Share Plan

Matt Madden (conflict solicitor) and Chris Dochney (CME)

Chris explained affordable housing and how it came to be a requirement from the state and the Fair Housing Act. The plan they are presenting is laying the ground work for the state mandated process. The township must prove a realistic opportunity for affordable /low- income housing to be built. The board members asked Chris and Matt questions they had in reference to the plan that was presented. Chris and Matt responded and gave clarifications and explanations for their answers. Chris also explained that it is solely up to the Planning Board to adopt this plan then the courts like to see the Committee endorse the plan. Matt Madden explained that the township is taking a proactive approach with the plan and it is required by the State of NJ. The plan will also be protecting the town from builders looking for law suits and other risks.

Public Portion: Motion Melleady 2nd Travaglione

Harry Kennedy – talked about his home and his neighbors being located in the overlay zone. Talked about sewage capabilities, asked to see an audit & thorough analysis of the COAH fund

Dave Marshall – concerned about low- income housing, crime, and that the overlay zone is in Malaga. Questioned if the township would have to financially support water and sewer coming into the town and the effect on taxes. Asked about mandatory tie ins. Also spoke about the United Way program and property values near low- income housing.

Cindy Mercyx – asked questions about package treatment plant. Asked about Monroe Twp's sewer line getting closer to Franklinville and spoke about Clayton Redevelopment. Asked if Mr. Travaglione knows about the agricultural lots. Also talked about the Pegasus lawsuit from a few years ago.

Steve Rickerhauser – talked about high density low income.

Howie Atkinson – asked if the township met the obligation of 690 units of affordable housing will the unused areas in the overlay be lifted? Can we tweak the ordinances to be more specific.

Jason Brandt – asked to explain the funding of the COAH fund.

Close Public Portion – Motion Szwed 2nd Travaglione All in favor

Mr. Travaglione talked about the 20% minimum and asked if the board has the ability to cap it at 20%. Mr. Dochney explained the plan would then have to go back to the court master. Mr. Madden explained that this plan has been gone over with a fine tooth comb by not only a judge but also the Fair Share committee and a court master. Mr. Travaglione summarized that they have been given a plan and to make any changes they would have to get through a lot of obstacles. Mr. Dochney confirmed.

Motion to adopt the Housing Plan and Fair Share Plan - Szwed 2nd Constantine

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|-----------------|-----------|
| Chairman Petsch | Yes |
| Mr. Travaglione | Yes |
| Mr. Bruno | Abstained |
| Mr. Szwed | Yes |
| Mr. Constantine | No |
| Mr. Melleady | Yes |

Approve 4-1

Motion to adopt ordinance 13-23 Szwed 2nd Travaglione

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|-----------------|-----------|
| Chairman Petsch | Yes |
| Mr. Travaglione | Yes |
| Mr. Bruno | Abstained |
| Mr. Szwed | Yes |
| Mr. Constantine | No |
| Mr. Melleady | Yes |

Motion to adopt ordinance 14-23 Szwed 2nd Petsch

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|-----------------|-----------|
| Chairman Petsch | Yes |
| Mr. Travaglione | Yes |
| Mr. Bruno | Abstained |
| Mr. Szwed | Yes |
| Mr. Constantine | No |
| Mr. Melleady | Yes |

Motion to adopt ordinance 15-23 Szwed 2nd Travaglione

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|-----------------|-----|
| Chairman Petsch | Yes |
|-----------------|-----|

Mr. Travaglione Yes

Mr. Bruno Abstained

Mr. Szwed Yes

Mr. Constantine No

Mr. Melleady Yes

Motion to adopt ordinance 16-23 Travaglione 2nd Szwed

Chairman Petsch Yes

Mr. Travaglione Yes

Mr. Bruno Abstained

Mr. Szwed Yes

Mr. Constantine No

Mr. Melleady Yes

Motion to recommend the overlay map Szwed 2nd Travaglione

Chairman Petsch Yes

Mr. Travaglione Yes

Mr. Bruno Abstained

Mr. Szwed Yes

Mr. Constantine No

Mr. Melleady Yes

Chairman Petsch spoke about the general public portion. He informed everyone that the Planning Board is not required to have a general public portion. He implemented it years ago and takes ownership for that. He talked about accusations being thrown at the board. He recommended to the board that they do away with the general public portion and asked the board to think about for the next meeting. He stated that the general public portion has changed from a way of helping residents to a sounding board for people with agendas.

Motion to open the general public portion Bruno 2nd Travaglione

Dave Marshall – stated he did not say accusations at last meeting. Spoke about using video for minutes.

Motion to close general public portion Travaglione 2nd Constantine

Minutes Approval:

Approve minutes of 6/20/23 Constantine 2nd Travaglione All in favor

Reports/Communication/Presentations

N/A

Motion to go into closed session:

Motion to Adjourn Bruno 2nd Szwed

These minutes are a brief summary of the proceedings that took place on 7/18/23 and should not be taken as verbatim testimony.

Respectfully Submitted,

Desiree Hogbin