

MINUTES OF MEETING OF MARCH 16, 2009

The regular meeting of the Frelinghuysen Township Board of Adjustment was held in the Municipal Building, 210 Main Street, Johnsonburg, New Jersey on Monday, March 16, 2009 and was called to order by the Chairman Christopher Stracco.

SUNSHINE STATEMENT:

Adequate notice of this meeting was provided by posting notice on the Township bulletin board and by e mailing notice to The Express-Times and New Jersey Herald.

ROLL CALL:

Kevin Bailey-absent
Shannon Drylie-present
Chip Greene-absent
Max Klein-absent
Howard Jungkind-present

Donald Soisson-absent
Nicholas Sorranno-present
Christopher Stracco-present
Russell Walters-present

Professionals: J. Edward Palmer-present, Joe Golden-present

MINUTES:

The minutes of the meeting of January 19, 2009 (note: there was not a meeting in February) were approved on motion made by Sorrano, seconded by Walters. All in favor.

CORRESPONDENCE:

The following correspondence was given to the members:

- a. Supplement #13 & 14 for Land Use books
- b. New Jersey Planner-November 2008 issue

OLD BUSINESS:

The request for an extension for the 995 Route 94 project was approved with the stipulation that they re-notice.

COMPLETENESS:

ZB#08-04 Nicholas Sorrano., Block 104, Lot 12.

Mr. Sorrano stepped down from the Board and was sworn in. The Chairman noted that Mr. Sorrano had contacted him with regard to procedures and was told he had to appear before the Board.

Mr. Sorrano testified that he has submitted the requested checklist and is asking for waivers on certain items. The Engineer felt that the 3rd requested structure is less than the required 40' side yard setback. Mr. Sorrano testified that the Zoning Officer had told him that he does meet the setbacks.

The Engineer reported that the only issue he had was that the submitted plans were not signed and if the Board did not feel that was needed then the rest of the items are a moot point. Mr. Golden went on to report that a D1 variance would be needed for the 3rd building.

Motion was made by Walters, seconded by Jungkind to accept the plans as is with the condition that there is a survey affidavit for the following items: 1) distance to garage, 2) scale of existing drawing, 3) that there are no changes to plan since it was drawn up and 4) allow the engineer and board members to view the site. Roll call vote: Drylie-yes, Jungkind-yes, Walters-yes, Stracco-yes.

ZB#09-01 Service Electric Cable TV of New Jersey, Inc. Block 201, Lot 27

Kevin Kelly of the firm of Kelly & Ward came before the Board seeking to amend the prior approvals for use variance and preliminary and final site plan approval for a HUB building located at the Frelinghuysen Township School. The applicant would like to install a propane tank in the front yard near the existing HUB building with a privacy fence enclosure for the propane tank, and a generator in the rear yard with a privacy fence enclosure for the generator.

The engineer's report was reviewed and the items under the general comments were provided. Motion was made by Jungkind, seconded by Drylie deeming the application complete subject to items 1,2 and 3 under the engineers completeness report being reviewed. Roll call vote: Drylie-yes, Jungkind-yes, Sorrano-yes, Stracco-yes.

NEW BUSINESS:

The Chairman brought up the issue of a site inspection authorization which permits members of the board along with the engineer to inspect the applicant's property. Ms. Drylie informed the Board that the Planning Board has a copy of which will be forwarded to the Chairman for his review.

PUBLIC PORTION:

Marty Connor of Lincoln Laurel Road asked the Board if Kids Camp had filed an appeal as yet and asked if the cost of their publication was added to their escrow account. He was advised that no appeal was received as yet and that the applicant advertises the resolution adoption.

ADJOURNMENT:

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Brenda J. Kleber, Secretary