

## **MINUTES OF MEETING OF MAY 17, 2010**

The regular meeting of the Frelinghuysen Township Board of Adjustment was held in the Municipal Building, 210 Main Street, Johnsonburg, New Jersey on Monday May 17, 2010 and was called to order at 7:30 by Vice Chairman Kevin Bailey.

### **SUNSHINE LAW STATEMENT:**

Adequate notice of this meeting was provided by posting notice on the township bulletin board and by emailing notice to the Express-Times and New Jersey Herald.

### **ROLL CALL:**

Present: Greene, Jungkind, Klein, Soisson, Soranno, Walters and Stracco (7:45)

Absent: Drylie

### **MINUTES:**

The minutes of the meeting of April 19, 2010 were approved as amended on motion made by Soranno, seconded by Jungkind. Roll call vote: Greene-yes, Jungkind-abstain Klein-abstain, Soisson-yes, Soranno-yes, Walters-abstain, Bailey-abstain.

The minutes of the executive session of April 19, 2010 were approved on motion made by Soranno, seconded by Greene. Roll call vote: Greene-yes, Jungkind-abstain, Klein-abstain, Soisson-yes, Soranno-yes, Walters-abstain, Bailey-abstain.

### **CORRESPONDENCE:**

The following correspondence was given to the members:

- a. Resume from Russell Stern, Planner
- b. Two letters from Brady & Correale-confidential

### **OLD BUSINESS:**

#### **Completeness:**

Harold Finch Landscaping, Block 1201, Lot 5.02, Application #2009-06:

Attorney Richard Keiling, appeared on behalf of Harold Finch. He related that due to the change in engineers it was decided to come before the board for completeness again.

The engineer's report was reviewed as follows:

Item #5-applications will provide

Item #9-waived

Item #15-waived  
Item #16-waived  
Item #22-waived  
Item #26-will be incorporated in map  
Item #35-will provide  
Item #39-waived  
Item #43-waived  
Item #46-will provide

The engineer's office recommended the application be deemed complete. Motion was made by Walters, seconded by Klein to deem the application complete. Roll call vote: Bailey-yes, Greene-yes, Jungkind-yes, Klein-yes, Soisson-yes, Soranno-yes, Walters-yes, Stracco-yes.

### **NEW BUSINESS:**

The secretary requested that the meeting date for the July meeting be changed as it conflicts with her vacation. It was decided to change the date to July 26, 2010.

#### **Completeness:**

Pieter & Karen Woodcock, Block 602, Lot 3, Application #10—02

Attorney Robert Stiles appeared on behalf of Mr. & Mrs. Woodcock. Mr. Stiles advised that the applicants are seeking approval for an accessory apartment.

The engineer's report was reviewed as follows:

Completeness numbers 1-6; the engineer and planner will add to drawings along with architecture drawings. The engineer stated that the accessory apartment could not exceed 25% of the existing home; therefore, the plans need to have the square footage of the home on the plans.

Motion was made by Bailey, seconded by Soisson to deem the application complete. Roll call vote: Bailey-yes, Greene-yes, Jungkind-yes, Klein-yes, Soisson-yes, Soranno-yes, Walters-yes, Stracco-yes.

#### **Completeness:**

Sara May, Block 701, Lot 5, Application #10—03:

Attorney Richard Keiling appeared before the Board on behalf of Sara May who proposes the building of a 2,000 square foot principal single family dwelling and use the existing home as an accessory farm dwelling.

The engineer's report stated the proposed farm dwelling meets all the requirements of the conditional use; however, no check list was included in the packet. This will be provided.

There was discussion on whether there are any wetlands on the property along with the Right to Farm Act.

Motion was made by Bailey, seconded by Klein to deem the application complete subject to the condition that Ms. Brill submit a letter and curriculum vitae and letter specifying there is no wetlands within 150' of the proposed dwelling. Roll call vote: Bailey-yes, Greene-yes, Jungkind-yes, Klein-yes, Soisson-yes, Soranno-yes, Walters-yes.

#### **AUDIENCE PARTICIPATION:**

Marty Connor asked for an update on the Kids Camp litigation. Mr. Stracco advised that the case had gone before a judge and a new date will be set. Mr. Connor asked additional questions, however, the board could not comment.

#### **EXECUTIVE SESSION:**

Motion was made by Bailey, seconded by Greene to enter into Executive Session. All in favor. Upon returning, the Chairman advised that the purpose of the meeting was the Kids Camp and Finch litigation and the outcome will be made at a later date.

#### **ADJOURNMENT:**

There being no further business, the meeting was adjourned by the Chairman.

Respectfully Submitted,

Brenda J. Kleber, Secretary