

BOARD OF ADJUSTMENT MINUTES
June 15, 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, June 15, 2009 and was called to order at 7:30 p.m. by Chairman Christopher Stracco.

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:

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

Max Klein-present
Donald Soisson-present
Christopher Stracco-present
Nicholas Soranno-present
(arrived late)

Professionals:

J. Edward Palmer-present

Joseph Golden-Engineer-present

MINUTES:

The minutes of the meeting of May 18, 2009 were approved as amended on motion made by Bailey, seconded by Jungkind. Roll call vote: Bailey-yes, Drylie-abstain, Jungkind-yes, Klein-yes, Soisson-yes, Stracco-yes.

OLD BUSINESS:

Public Hearing:

Application #2009- 02-TI Properties, Block 1803, Lot 11:

Due to certified mail receipts not being stamped by the Post Office and 3 certified return receipts not received, the Board did not have jurisdiction and could not hear the application. The application will be carried for the July meeting and the applicant does not need to re-notice.

Completeness:

Application #2009-03-Karen Leese, Block 701, Lot 24:

The applicant proposes an accessory structure that requires a variance or design waiver for the height of the building. Ms. Leese was originally at the Board of Adjustment and was sent to the Planning Board. It was determined that the Planning Board did not have jurisdiction and returned it to the Board of Adjustment.

The engineer's report was reviewed and the application was deemed complete subject to waivers identified by the engineer. on motion made by Drylie, seconded by Jungkind. Roll call vote: Bailey-yes, Drylie-yes, Jungkind-yes, Klein-yes, Soisson-yes, Soranno-yes, Stracco-yes.

Soranno application:

Mr. Soranno application is still pending and an extension was given. (Note: At this time, Mr. Soranno stepped down from the board). Motion was made by Jungkind, seconded by Bailey to grant an application extension. Mr. Soranno consented to waive the statutory deadline for approval. Roll call vote: Bailey-yes, Drylie-yes, Jungkind-yes, Klein-yes, Soisson-yes, Stracco-yes.

The representative from the Board to serve on the Environmental Commission will be carried.

NEW BUSINESS:

Application #2009-04-Fred Horn, Block 1501, Lot 8

The applicant proposes an approximately 960 square foot pole barn to be located in the front yard.

The engineer's report was reviewed and the application was deemed complete subject to waivers 1-4 and 6 and completeness only for 5 & 7 on motion made by Drylie, seconded by Soranno. Roll call vote: Bailey-yes, Drylie-yes, Jungkind-yes, Klein-yes, Soisson-yes, Soranno-yes, Stracco-yes. The Board members along with the engineer stated that they would like to inspect the site. The secretary will coordinate.

Application #2009-05-Susan Martin, Block 1501, Lot 7.

The applicant proposes an approximately 675 square foot addition located behind the existing dwelling and needs relief from Section 402E which requires a side yard setback of 40 feet. The applicant's setback is approximately 30 feet.

In attendance along with Ms. Martin was her attorney Greg Kotchick. The engineer's report was reviewed and the applicant was deemed complete subject to waiver #3 on motion made by Bailey, seconded by Jungkind. Roll call vote: Bailey-yes, Drylie-yes, Jungkind-yes, Klein-yes, Soisson-yes, Soranno-yes, Stracco-yes.

RESOLUTIONS:

BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Frelinghuysen that:

WHEREAS, the Zoning Board of Adjustment of the Township of Frelinghuysen, Warren County, State of New Jersey, pursuant to N.J.S.A.40:55D-8 has the authority to adopt and amend rules for the administration of its functions, and

WHEREAS, the Zoning Board of Adjustment of the Township of Frelinghuysen desires to adopt amended rules.

NOW, THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Frelinghuysen, Warren County, State of New Jersey, the Zoning Board of Adjustment hereby adopts amended rules as appended hereto.

Motion was made by Drylie, seconded by Klein to adopt said resolution. Roll call vote: Bailey-yes, Drylie-yes, Jungkind-yes, Klein-yes, Soisson-yes, Soranno-yes, Stracco-yes.

PUBLIC PORTION:

Marty Connor stated the Board would advise the status of the Kids Camp litigation and asked if the transcripts were provided to the township. He was advised that the Board is going into Executive Session later in the evening to discuss this and that the Board has not been provided any transcripts.

EXECUTIVE SESSION:

At this time, the Board entered into Executive Session on motion made by Drylie, seconded by Jungkind. All in favor. Upon returning, the Chairman stated that due to litigation, the matter will not be discussed.

ADJOURNMENT:

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Brenda J. Kleber, RMC