

MINUTES OF MEETING OF SEPTEMBER 10, 2007

Adequate notice of this meeting was provided by posting notice on the Township bulletin board and by faxing notice to the Star Gazette and New Jersey Herald on Jan. 5, 2007.

The regular meeting of the Frelinghuysen Township Zoning Board of Adjustment was held in the Municipal Building, 210 Route 661, Johnsonburg, New Jersey on Monday, September 10, 2007 and was called to order at 7:30 p.m. by Chairman Dale Durling.

ROLL CALL:

Kevin Bailey-present
Dale Durling-present
Max Klein-present
Roman Osadca-present
Donald Soisson-present
Christopher Stracco-present
Russell Walters-present

Alternates:
John Ponczek-absent
Howard Jungkind-absent

MINUTES:

The minutes of the meeting of June 11, 2007 were approved as read on motion made by Soisson, seconded by Walters. All in favor.

CORRESPONDENCE:

The following correspondence was given to the members:

- a. New Jersey Planning Officials Re: 2007 Mandatory training program

OLD BUSINESS:

Paula Jensen and Erland Anderson, neighbors of Burn's Engineering, 117 Silver Lake Road appeared before the Board advising that Burns Engineering which is located across the street from them is not following the resolution that was prepared by the Planning Board when it was a Land Use Board. The resolution stated that the business could continue as auto repair work with set hours, however, they are working as early as 5:00 a.m. along with working on Saturday's. There are also vehicles parked in front of the building 7 days a week. The noise of the metal being cut is overwhelming. They would like to see the business closed as the use of the building has been changed from the original resolution.

The Board advised that this was an enforcement issue. Since a written complaint was filed with the Zoning Officer over seven weeks ago by Ms. Jensen, the Board offered to

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write a letter to the Township Committee asking that they direct the Zoning Officer to enforce the resolution and if the resolution is being violated the Zoning Officer can do a cease and desist.

The engineer submitted a spreadsheet showing the various adjoining township fee schedule. It has been determined that the fees the Board is charging is not enough to cover the professional fees. The Board will study the fee schedule and report their findings at the next meeting.

Roman Osadca brought up several issues regard the new township website and the delinquency with the posting of the Board's minutes. He stated that when a person goes on the old website there is no link directing them to the new website. The other issue was the minutes were not posted as required. Mr. Osadca volunteered to follow up on the improvement to the website.

NEW BUSINESS:

Dominick Santini, attorney for 995 Route 94 Project Partnership (application #07-02), Block 301, Lot 17.01 appeared before the Board asking which variances would be needed as the applicant proposes to construct an age restricted affordable housing complex on approximately 5.0 acres. Currently the zoning in that area is 6 acre zoning. Mr. Stantini advised that they would like to proceed with the use (age restricted) variance at this time and come back later for additional variances.

The engineer's report was reviewed and it was determined that there was not enough information to grant a use variance or to proceed further with the application until this additional information is received.

Motion was made by Bailey, seconded by Stracco deeming the application incomplete. Roll call vote to deem incomplete: Bailey-yes, Klein-yes, Osadca-yes, Soisson-yes Stracco-yes, Walters-yes, Durling-yes.

AUDIENCE PARTICAPTION:

Sister Miriam McGillis of Gensis Farm appeared before the Board advising that she has submitted plans to the Zoning Officer to enclose a lean-to for storage. Presently, the building was once a tractor shed and is now a library. At the back of the building is a 35x15 lean-to that is storing the tractors. They would like to enclose the lean-to for storage associated with the library. This would be expanding a non-conforming use. She was advised to apply to the Board and ask for waivers on the checklist.

Alan DeCarolis asked the zone of the application before the Board. He was advised that it is in the AR6 zone.

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Due to the two people appearing before the Board without a formal application, it was decided that a new policy would take effect that would require a request in writing to be put on the agenda.

George Boesze had questions for the Board. The approved resolution for Burns Engineering was sketchy with regard to the hours. He asked which board would handle the resolution. He was advised of the letter being sent to the Township Committee.

ADJOURNMENT:

There being no further business, motion was made by Bailey, seconded by Walters to adjourn the meeting. All in favor.

Respectfully Submitted,

Brenda J. Kleber, Secretary