

MINUTES OF MEETING OF OCTOBER 20, 2008

The regular meeting of the Frelinghuysen Township Zoning Board of Adjustment was held in the Municipal Building, 210 Main Street, Johnsonburg, New Jersey on Monday October 20, 2008 and was called to order at 7:30 p.m. by Chairman Stracco.

SUNSHINE LAW STATEMENT:

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 Sept. 18, 2008.

ROLL CALL:

The following members were present: Shannon Drylie, Chip Greene, Howard Jungkind, Max Klein, Donald Soisson and Christopher Stracco. Kevin Bailey and Russell Walters were absent.

MINUTES:

The minutes of the meeting of September 8, 2008 was approved on motion made by Drylie, seconded by Klein. All in favor with Chip Greene abstaining.

CORRESPONDENCE:

The following correspondence was given to the members:

1. Highlands Planning Council Re: Plan Conformance
2. New Jersey Planner-September issue
3. New Jersey Planner-October issue

CONTINUATION OF HEARING:

The continuation of Kids Camp (application #08-02) with attorney William Munday and executive director Michaela Murray-Nolan appearing before the Board.

Mr. Munday advised they are seeking to revise the application as they are not ready to complete all the construction. They are seeking a preliminary site plan approval on Phase 1 which is the construction of the splash pad along with a use variance for an expansion of a non-conforming use. They are not seeking at this time, the final site plan approval.

Ms. Murray-Nolan gave an overview of the establishment of Kids Camp which was founded in 1971 as an education support for the summer school students in Newark, New Jersey. In the summer there are up to 200 children and staff arriving in 4 buses

during the hours of 9:00 to 3:00. Besides providing educational services there is a health clinic on site which provides vision and dental exams for the children. During the other part of the year the camp is used four days a week with 45-50 children including staff.

The meeting was opened to the public to ask questions of Ms. Murray-Nolan and spoke were:

David Boynton of State Park Road who asked if a traffic study would be required. Mr. Munday informed him that 4 buses daily would not require a study. He also asked if an application had been submitted to Green Acres to preserve the property. Ms. Murray-Nolan advised that they have submitted an application for 100 acres.

Arnold Katterman of Stillwater Road stated that Ms. Murray-Nolan's last testimony was that no residents could use the property and now she is testifying that it is being allowed. He asked what her credentials were for giving the conditions of the buildings along with asking how often the Board of Health inspects and was told that it is several times a year.

Frank Desiderio asked if there was going to be a treatment plan since there are a lot of port-a-johns on the property. He was answered that a plan will be necessary and will be submitted to the NJDEP for approval.

Richard Clark, attorney for Mr. & Mrs. Mickelsen of Henfoot Road made the following inquiries; was Ms. Murray-Nolan was present during the 1998 approval and did she testify; did the 1998 resolution limit the camp to a summer camp; since they have started using the camp full time in 2000 has approval been given; was there any discussion of a medical facility in 1998; what have the special events been in the past five years, and are there any proposed events for the children other than described.

William Houghton of Henfoot Road asked if any water testing had been done and was advised this would be addressed by the engineer.

David Boynton asked how the development rights could be sold without a subdivision.

Dallas Sowards asked if the 25 acres are being taxed and thinks the lake should be used to teach children to swim. He was answered that children cannot be taught in one day.

Vito DiCristina of Stillwater Road stated that earlier it was described that Kids Camp will serve 4900 children. He was answered that this is a year round figure.

Frank Desiderio asked if the extra square footage is going to be added to COAH. He was answered that the engineer will address this.

Mr. Norman Dotti of Russell Associates of Butler, New Jersey was qualified as an expert in his field of acoustics. Mr. Dotti advised he was engaged to assess the intensity of sound emanating from the splash pad at various distances. According to state regulations voices emanating from a swimming pool are exempt. Submitted into evidence were exhibits A2-A4 showing the level of noise from the existing swimming pool and the new location of the splash pad?

The meeting was opened the public to ask questions of Mr. Dotti and spoke were:

William Houghton who asked if the drawings were of the entire property.

Richard Clark asked if Mr. Dotti had a degree in acoustic engineering; the numbers of times he visited the site; and did he take into consideration what the buses and cars would do to the site.

Frank Desiderio asked what the noise level was at the property line.

ADJOURNMENT:

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Brenda J. Kleber, Secretary