

MINUTES OF THE MEETING OF NOVEMBER 19, 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 October 12, 2007.

The rescheduled meeting of the Frelinghuysen Township Zoning Board of Adjustment was held in the Municipal Building, 210 Route 661, Johnsonburg, New Jersey on Monday, November 19, 2007 and was called to order at 7:30 p.m. by Chairman Dale Durling, Sr.

ROLL CALL:

The following members were present: Kevin Bailey, Dale Durling, Max Klein, Roman Osadca, Christopher Stracco, Russell Walters and Howard Jungking. The following members were absent Donald Soisson and John Ponczek.

MINUTES:

The minutes of the meeting of September 10, 2007 were approved on motion made by Bailey, seconded by Klein. All in favor.

CORRESPONDENCE:

The following correspondence was given to the members: New Jersey Planner-September/October issue and Rutgers re: Land Use Adm. Manual, letter from Roman Osadca re: website issues.

OLD BUSINESS:

Application #07-02 for 995 Route 94 Project Partnership on Block 301, Lot 17.01:

Mr. Dominick Santini, attorney for the applicant gave an update since the last meeting where there is a new report with the requested check list from the engineer. Everything has now been provided except the architect renderings which is now being provided.

The engineers report was addressed and it was determined that the items would be discussed further after the application is deemed complete.

The Chairman advised that he would like to see one COAH unit per 5 market units to satisfy the township's obligation.

On motion made by Stracco, seconded by Walters, the application was deemed complete. Roll call vote to deem complete: Bailey-yes, Klein-yes, Osadca-yes, Stracco-yes, Walters-yes, Jungkind-yes, Durling-yes.

The Engineer had a concern on #6 of the report where the type of building does not represent the type of existing homes in the area and asked them to consider an older style.

The fee schedule was discussed. It was decided that the Board would study it further and report their findings next month.

NEW BUSINESS:

The New Jersey League Conference of Municipalities was not attended by any member of the Zoning Board. In the future, if any member attends a report will be needed.

Roman Osadca brought up the survey that was sent to the various boards for their comments. He was advised that the Planning Board is still working on it and it will be mailed out in the near future.

AUDIENCE PARTICIPATION:

Alan DeCarolis advised that the survey was held up by the Farmland Preservation Committee and Environmental Commission as no response was received by these boards.

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