

MINUTES OF MEETING OF DECEMBER 21, 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, December 21, 2009 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 Express-Times and New Jersey Herald.

ROLL CALL:

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

Max Klein-present
Donald Soisson-present
Nicholas Soranno-present
Christopher Stracco-present
Russell Walters-present

Professionals in attendance: Attorney J. Edward Palmer & Engineer Joe Golden

CORRESPONDENCE:

- a. Four letters from Brady & Correale (Kids Camp)-confidential
- b. New Jersey Planner-November issue

MINUTES:

The minutes of the meeting of November 16, 2009 were approved as modified on motion made by Bailey, seconded by Drylie. Roll call vote: Bailey-yes, Drylie-yes, Greene-yes, Klein-yes, Soisson-yes, Soranno-yes, Walters-yes, Stracco-yes. The minutes of the executive session of November 16, 2009 were approved as modified on motion made by Drylie, seconded by Soisson. Roll call vote: Bailey-yes, Drylie-yes, Greene-yes Klein-yes, Soisson-yes, Soranno-yes, Walters-yes, Stracco-yes.

OLD BUSINESS:

Public Hearing application #2009-06, Harold Finch, Block 1201, Lot 5.02

Attorney for the applicant, Richard Keiling appeared before the Board seeking preliminary site plan approval. Sworn in was expert witness Nicholas Wunner who is a professional engineer and landscaper.

Mr. Keiling stated that the site plan approval presentation for the garden center, nursery and office space was approved in September.

Mr. Wunner stated that this will be a 4500 square foot retail building with offices in the front and a rental office. The driveway entrance application has been submitted to the NJDOT and is pending at this time.

Mr. Golden's report was reviewed as follows:

Height-the height of the building, in the plans, shows to be 44 feet. They will conform to the local ordinance of 35 feet by removing the cupola.

DOT driveway entrance-application pending

Proposing-18 parking spots including a handicap spot.

Lights-18 feet are shown on the plan. Local ordinance allow 12 feet. This will be discussed later.

Outside storage area-There will be an 8 foot high wall consisting of cinder block construction with planted pine trees around the perimeter

Employee parking will be behind the building.

Signs-will be located in the front 5-10 feet off the right-of-way and will be in compliance with the local ordinances.

Landscaping has not incorporated in the plans as yet.

Fencing for the deer and the security gate information will be supplied at a later date.

The power lines were discussed and the attorney will contact the power company for what is allowed in the right-of-way.

The meeting was opened to the public and was closed due to no comments.

It was decided to carry the application to the January 18, 2010 meeting.

Nicholas Soranno, application #2008-04, Block 104, Lot 12

The applicant requested that this application be withdrawn. This application was withdrawn without prejudice.

EXECUTIVE SESSION:

Motion was made by Bailey, seconded by Klein to enter into Executive Session with regard to litigation. All in favor. Upon returning it was reported that this is pending litigation and the results will be known at a later date.

ADJOURNMENT:

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Brenda J. Kleber, Secretary