

FRELINGHUYSEN TOWNSHIP LAND USE BOARD
Minutes-June 3, 2013

1. **CALL TO ORDER**-The meeting was called to order by Chairman Donna Eitner at 7:30 p.m.

2. **ANNOUNCEMENT OF PROPER NOTICE**-Notice of this meeting was provided by advertisement in the New Jersey Herald and the Express Times, the official newspapers of the Township of Frelinghuysen Land Use Board. Notice has also been posted in the Township Municipal Building, 210 Main Street, Johnsonburg, New Jersey. As advertised, action may be taken at this meeting.

3. **FLAG SALUTE**

4. **BOARD MEMBERS IN ATTENDANCE:**

Alan DeCarolis

Don Soisson

Russ Walters

Donna Eitner

Christopher Stracco

James Simonetti

Robert Young

Alternates: Max Klein and Kevin Bailey

Professionals: Joseph Golden, Darlene Green and Michael Lavery

Absent: Howard Jungkind, Martin Connor and David Boynton, II

5. **MINUTES**-The minutes of the meeting of May 6, 2013 were approved as amended on motion made by Mr. Stracco, seconded by Mr. Soisson. All were in favor with Mr. Walters and Mr. Bailey abstaining.

6. **CORRESPONDENCE**- A copy of a zoning permit denial for Donna Marie on Silver Lake Road was given to the members.

7. **OLD BUSINESS**

Attorney Richard Keiling appeared before the Board on behalf of Steven Linz, Block 1803, Lot 12 who currently has a 125 acre farm which is enrolled into the preservation plan and would like to subdivide a 6 acre parcel with 457 foot road frontage. He related that items #22 and #37 of the engineers report dated May 1, 2013 has been taken care of and confirmed by the engineer. Soil tests conducted by the health department have been approved. Also, in attendance was surveyor Laura Brill who was sworn in as an expert witness. Motion was made by Mr. Stracco, seconded by Mr. Young to approve the application. Roll call vote: Mr. DeCarolis-yes, Ms. Eitner-yes, Mr. Simonetti-yes, Mr. Soisson-yes, Mr. Stracco-yes, Mr. Young-yes, Mr. Walters-yes, Mr. Klein-yes, Mr. Bailey-abstain.

The NC/PO zone changes done by Ms. Green were discussed. Motion was made by Mr. DeCarolis, seconded by Mr. Simonetti to delete the wording "living plant materials" in section G2. All were in favor. Motion was made by Mr. Young, seconded by Mr. Bailey to change the percentage to 50% of the total ground level façade area. All were in favor. Motion was made by Mr. Stracco, seconded by Mr. Bailey to recommend to the Township Committee that the zone be changed per the ordinance as amended. Roll call vote: Mr. DeCarolis-yes, Ms. Eitner-yes, Mr. Simonetti-yes, Mr. Soisson-yes, Mr. Stracco-yes, Mr. Walters-yes, Mr. Young-yes, Mr. Klein-yes, Mr. Bailey-yes.

Johnsonburg Inn-no action taken.

Mr. & Mrs. John Gorski-their 180 day extension is to expire this month from the Zoning Board of Adjustment for a use variance for Block 403, Lot 5. As a courtesy, the secretary was instructed to send a letter to the Gorski's asking for an extension.

The rules and regulations will be modified by Mr. Stracco and e mailed to the members for their review before next month's meeting.

8. NEW BUSINESS:

Mr. Golden advised that the check lists and application need to be changed to reflect the Land Use Board and make some needed modifications. Mr. Golden's work was capped at \$700.00 on motion made by Mr. DeCarolis, seconded by Mr. Bailey. All were in favor. Ms. Green's work should be an hour for the revisions. Motion was made by Mr. DeCarolis, seconded by Mr. Walters to cap Ms. Green to the one hour. All were in favor.

9. AUDIENCE PARTICIPATION-Motion was made by Mr. Stracco, seconded by Mr. DeCarolis to open the meeting to the public. All were in favor. Due to no audience participation, motion was made by Mr. Simonetti, seconded by Mr. DeCarolis to close the audience portion. All were in favor.

10. ADJOURNMENT-Motion was made by Mr. Simonetti, seconded by Mr. DeCarolis to adjourn the meeting. All were in favor.

Respectfully Submitted,

Brenda J. Kleber, Secretary