

FRELINGHUYSEN TOWNSHIP LAND USE BOARD
Minutes –December 2, 2013

CALL TO ORDER-The meeting was called to order at 7:30 by the Vice Chairman Donald Soisson.

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.

BOARD MEMBERS IN ATTENDANCE:

Martin Connor	Alan DeCarolis	Russell Walters
Robert Young (7:35)	Donald Soisson	Christopher Stracco
David Boynton, II		

Absent:

Donna Eitner	Howard Jungkind	James Simonetti
Max Klein	Kevin Bailey	

Professionals:

Michael Selvaggi	Darlene Green	Joseph Golden
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APPROVAL OF MINUTES-The minutes of the meeting of November 4, 2013 were approved as amended on motion made by Mr. Stracco, seconded by Mr. Young. All were in favor with Mr. Stracco, Mr. DeCarolis and Mr. Boynton abstaining.

CORRESPONDENCE-The following correspondence was given to the members:

1. Letter from Paula Jensen regarding Donna Marie application (see old business).
2. New Jersey Planner-September/October issue

OLD BUSINESS:

The memorializing resolution is on hold due to issues brought up in Ms. Jensen's letter which stated that the notice for property owners within 200' mentioned one container and approval was given for two containers. Mr. Selvaggi advised that the applicant has to decide whether she would like to withdraw and/or re-notice. Mr. Selvaggi will be contacting Ms. Caldwell, the planner for Ms. Marie for more information. (Note: Mr. Stracco and Mr. DeCarolis did not participate in this discussion).

Mr. & Mrs. Gorski, Block 403, Lot 5 -180 day extension expires in January, 2014. A letter will be sent to them advising that they fall under the New Jersey Permit Extension Act.

The letter from the Frelinghuysen Building Inspector on standby generators is on hold for the January meeting.

The rules and regulations are on hold for the January meeting.

NEW BUSINESS- An application (#2013-03) for a bulk variance to install an outdoor wood fired boiler which is located 15' from the property line and must be located 200' from the side and rear lot lines for Block 902, Lot 4 was deemed complete subject to inspection of the property by the site review committee consisting of Mr. Soisson and Mr. Connor and waivers 2 and 10 through 14 on motion made Mr. Stracco, seconded by Mr. Connor. Roll call vote: Mr. Connor-yes, Mr. DeCarolis-yes, Mr. Soisson-yes, Mr. Stracco-yes, Mr. Walters-yes, Mr. Young-yes, Mr. Boynton-yes.

A memo from The Land Conservancy recommended that the Land Use Board review the 2013 amendment to the Frelinghuysen Township comprehensive Farmland Preservation Plan. If approved, the amendment should be adopted as an element of the Master Plan so it is consistent with the adoption of the 2008 comprehensive farmland preservation plan. Motion was made by Mr. DeCarolis, seconded by Mr. Stracco to approve the amendment. All were in favor.

Board engineer, Joe Golden brought up the completeness process where uncomplicated applications can be heard at the same meeting. Mr. Stracco will research the rules and discuss further at the January meeting.

The 2014 budget will be \$8,000.00

PUBLIC PARTICIPATION-none

ADJOURNMENT-There being no further business, motion was made by Mr. DeCarolis, seconded by Mr. Boynton to adjourn the meeting. All were in favor.

Respectfully Submitted,

Brenda J. Kleber, Secretary