

**FRELINGHUYSEN TOWNSHIP LAND USE BOARD**  
**Reorganizational minutes-January 6, 2014**

**CALL TO ORDER**-The meeting was called to order at 7:30 p.m. by the Secretary Brenda J. Kleber.

**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	Donald Soisson	Christopher Stracco
Donna Eitner	Howard Jungkind	James Simonetti

**Alternates:**

Kevin Bailey	David Boynton, II	Max Klein	Jessica Caruso
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**Professionals:**

Michael Lavery	Darlene Green	Joseph Golden
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**NOMINATIONS:**

The Secretary opened the floor for nominations for Chairman. Motion was made by Mr. Stracco, seconded by Mr. DeCarolis nominating Mrs. Eitner. There were no other nominations and Mrs. Eitner accepted the position. All were in favor.

Mrs. Eitner opened the floor for nominations for Vice Chairman. Motion was made by Mr. Stracco, seconded by Mr. Walters nominating Mr. Soisson. There were no other nominations and Mr. Soisson accepted the position. All were in favor.

**APPOINTMENTS:**

Motion was made by Mr. Stracco, seconded by Mr. DeCarolis appointing Mr. Lavery of Courter, Kobert & Cohen as Land Use Board attorney. All were in favor.

Motion was made by Mr. Stracco, seconded by Mr. DeCarolis appointing Mr. Golden of Golden & Moran as Land Use Board engineer. All were in favor.

Motion was made by Mr. Stracco, seconded by Mr. Boynton appointing Mrs. Green of Maser Consulting as Land Use Board planner. All were in favor.

Motion was made by Mr. Stracco, seconded by Mr. DeCarolis appointing Mrs. Kleber as Land Use Board secretary. All were in favor.

**RESOLUTIONS:**

The resolution setting the meeting dates for the Land Use Board was approved on motion made by Mr. Stracco, seconded by Mr. Connor. All were in favor.

The resolution designating the two newspapers for legal ads was approved on motion made by Mr. Stracco, seconded by Mr. Connor. All were in favor.

The resolution appointing the professionals for the Land Use Board was approved on motion made by Mr. Stracco, seconded by Mr. DeCarolis. All were in favor.

**SUB-COMMITTEE APPOINTMENTS:**

Open Space-Land Use Member-Martin Connor  
Environmental Commission-James Simonetti  
Farmland Preservation Committee-Robert Young  
Site review committee-as needed

**CORRESPONDENCE:**

The following correspondence was given to the members:

Memo from Maser Consulting Re: 2014 rate schedule  
Golden & Moran Re: Engineering services for 2014  
Courter, Kobert & Cohn Re: 2014 rates  
Letter from Lorraine Kistler Re: Donna Marie-on hold  
E mail from Paula Jensen Re: Donna Marie-on hold

**MINUTES:**

The minutes of the meeting of December 2, 2013 was approved as amended on motion made by Mr. Stracco, seconded by Mr. Connor. All were in favor with Mr. Jungkind, Mr. Stracco, Mr. DeCarolis, Mr. Connor, Mrs. Eitner, Mr. Boynton, Mrs. Caruso and Mr. Bailey abstaining.

**OLD BUSINESS:**

The public hearing on the Daniel Carson application was held. It was noted that Mr. Bailey abstained from this application. Mr. Carson was sworn in and testified that he is seeking a bulk variance to place an outdoor wood burner on Block 902, Lot 4. He proposes to locate the outdoor wood burner 15 feet from the side lot line and the ordinances state outdoor wood fired burners must be located 200' from side and rear lot lines of which requires the variance. Mr. Carson stated he could not place the burner between his house and garage because of safety or in the back of the house as there is a slope. This would not impact the neighbors as he owns the 55 acre lot of which would be impacted. The only other alternative would be in the pine grove which again would be a safety issue.

The meeting was opened to the public and spoke was Daniel Kohuth who asked what part of the variance is he seeking relief from.

Motion was made by Mr. Stracco, seconded by Mr. Connor approving the variance. Roll call vote: Mrs. Eitner-yes, Mr. Stracco-yes, Mr. Jungkind-yes, Mr. Walters-yes, Mr. Connor-yes, Mr. DeCarolis-yes, Mr. Simonetti-yes, Mr. Young-yes, Mr. Soisson-yes.

NOTE: Since Mr. Stracco and Mr. DeCarolis would have to leave the meeting for the Donna Marie application, it was decided to finish the old business.

The rules and regulations were given to the attorney to review for the final draft. Motion was made by Mr. Stracco, seconded by Mr. Simonetti authorizing the attorney to review and make any comments on these rules and regulations. All were in favor.

Mrs. Green advised the Board that her fee for the 2013 amendment to the Farmland Comprehensive Farmland Preservation Plan would \$330.00 plus meetings, time and materials. Motion was made by Mr. Stracco, seconded by Mr. Simonetti authorizing the expense. All were in favor.

The letter from the building inspector on generators will be on hold for the March meeting.

The public hearing on the Donna Marie application was held. It was noted that at this time, Mr. Stracco and Mr. DeCarolis left the building. Ms. Jessica Caldwell of J. Caldwell & Associates stated that the applicant is seeking a use variance to place two box storage containers on Block 301, Lot 1. The applicant is returning because the notice sent in December to the adjoining property owners only stated one storage container was being located and two storage containers were given approval for. Ms. Caldwell went over the positive and negative criteria and submitted the following exhibits:

A-1 photo as submitted with application

A-2 photo as submitted with application

The meeting was opened to the public for questions to the planner. Spoke was Paula Jensen who asked if there was going to be any change to the storing of junk vehicles, asked how this is a safer and cleaner situation and how does it serve the welfare of the community. Ms. Jensen also asked what was the positive criteria according to the Master Plan.

Since the applicant's witness, Mr. Anthony Biancone, did not appear the applicant asked if the application could be carried. Motion was made by Mr. Walters, seconded by Mr. Simonetti to carry the application. Roll call vote: Mr. Connor-yes, Mr. Young-yes, Mr. Soisson-yes, Mr. Walters-yes, Mrs. Eitner-yes, Mr. Jungkind-yes, Mr. Simonetti-yes, Mr. Boynton-yes, Mr. Klein-oppose, Mrs. Caruso-abstain.

**PUBLIC PARTICIPATION**-none

**EXECUTIVE SESSION:**

Motion was made by Mr. Simonetti, seconded by Mr. Bailey to enter into executive session with regard to attorney/client procedures. All were in favor. Motion was made by Mr. Bailey, seconded by Mr. Young to return to public session. All were in favor. Upon returning, Mr. Lavery stated that no action had been taken.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Brenda J. Kleber, Secretary