

**MINUTES OF LAND USE BOARD**  
**December 1, 2014**

**Call to order-**The meeting was called to order at 7:30 p.m. by Chairman Donna Eitner.

**Announcement of proper notice-**Notice of this meeting was provided by advertisement in the New Jersey Herald and The Express-Times, the official newspaper of the Township of Frelinghuysen Land Use Board. Notice has also been posted in the Township Municipal Building in Johnsonburg, New Jersey. As advertised, action may be taken at this meeting.

**Board members in attendance:**

Martin Connor	Don Soisson
Alan DeCarolis	Christopher Stracco
Donna Eitner	Russell Walters
Howard Jungkind	Robert Young

**Alternates:**

Max Klein	Jessica Caruso
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**Absent:**

James Simonetti	David Boynton, II
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**Professionals:**

Michael Lavery	Darlene Green	Bill Moran
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**Minutes-**The minutes of the meeting of August 4, 2014 were approved on motion made by Mr. Stracco, seconded by Mr. Connor. All were in favor with Mr. Walters and Mr. Klein abstaining.

**Correspondence-**The following correspondence was given to the members:

1. NJLM Re: COAH deadlocks and does not advance proposed regulations
2. Golden & Moran Re: 2015 reappointment & fee rate
3. New Jersey Planner-July/August issue
4. New Jersey Planner-Sept/Oct issue
5. Land Development supplement #17
6. Highlands Regional Master Plan Comments

**Old Business-**The McMunn resolution (application #2014-01, Block 1805, Lot 2.01) was memorialized on motion made by Mr. Stracco, seconded by Mr. Connor. Roll call vote: Mr. Connor-yes, Mr. Soisson-abstain, Mr. Jungkind-yes, Mr. DeCarolis-yes, Mr. Walters-abstain, Mr. Young-yes, Mr. Stracco-yes, Mrs. Eitner-abstain, Mr. Klein-yes, Mrs. Caruso-yes.

A letter received from James Alexander Corp's attorney asking for an extension to April 30, 2015 was carried to the January meeting as Mr. Lavery would like to talk to their attorney about this falling under the permit extension act. Mrs. Green will also check into this.

The critical areas map will be held for the January meeting so that it can be checked out as to whether blocks, lots and names of streets can be added to the map.

A subcommittee to examine the outdoor furnace ordinance was formed consisting of members Martin Connor, Alan DeCarolis and Christopher Stracco. Motion was made by Mr. Stracco, seconded by Mr. DeCarolis that Mr. Connor be the Chair of this subcommittee. All were in favor.

**New Business-**Mr. Richard Keiling on behalf of the estate of Joseph Hanula, Joseph Hanula and Sally Van Hassel came before the board for completeness review for a minor subdivision and lot line adjustment approval for Block 103, Lots 11, 11.05 and 13. Lot 13 will be annexed to Lot 11 creating 37.75 acres and merges Lot 11.05 into Lot 11 creating 23.36 acres. Motion was made by Mr. Stracco, seconded by Mr. Young to approve completeness subject to waivers, 8, 9, 23 & 36 of Mr. Golden's report. Roll call vote: Mr. Connor-yes, Mr. DeCarolis-yes, Mr. Jungkind-yes, Mr. Soisson-yes, Mr. Stracco-yes, Mr. Walters-yes, Mr. Young-yes, Mr. Klein-yes, Mrs. Caruso-yes, Mrs. Eitner-yes.

Motion was made by Mr. Stracco, seconded by Mr. DeCarolis to hear the application. Mr. Keiling stated that this is a good planning move as it would combine 3 lots into 1 lot. Exhibit A-1-letter from PLS Title and Settlement Services was entered into the record. Motion was made by Mr. Stracco, seconded by Mr. DeCarolis to approve the application conditional upon satisfaction of compliance of waivers 8, 9, & 36. Roll call vote: Mr. Walters-yes, Mr. Jungkind-yes, Mr. Soisson-yes, Mr. Connor-yes, Mr. Young-yes, Mr. DeCarolis-yes, Mr. Stracco-yes, Mr. Klein-yes, Mrs. Caruso-yes, Mrs. Eitner-yes.

A letter of resignation received from Kevin Bailey was accepted on motion made by Mr. Stracco, seconded by Mr. Connor. This letter will be sent to the Township Committee.

Mrs. Green gave an update on COAH. COAH deadlocked on its motion to adopt the proposed "third round regulations" A motion to adopt the regulations also failed on a 3-3 vote. It's unclear what the ramifications of the COAH's board inability to adopt the regulations will be.

Mrs. Green advised that the Highland's Council has opened a public comment period to receive comments on the Highlands Regional master Plan. There may be a special meeting with municipal officials sometime in January. Mrs. Green will attend.

**Public Participation-**none

**Adjournment-**There being no further business the meeting was adjourned.

Respectfully Submitted,

Brenda J. Kleber, Secretary