

THE MOTION TO APPROVE THE MINUTES OF THE JUNE 1, 2015 REGULARLY SCHEDULED MEETING OF THE TOWNSHIP OF FRELINGHUYSEN LAND USE BOARD, WITH MINOR CHANGES, WAS MADE BY MR. STRACCO, SECONDED BY MR. SIMONETTI. ALL MEMBERS PRESENT IN FAVOR.

**MINUTES  
REGULARLY SCHEDULED MEETING  
TOWNSHIP OF FRELINGHUYSEN  
LAND USE BOARD  
JUNE 1, 2015**

**CALL TO ORDER**

The June 1, 2015 Meeting of the Frelinghuysen Township Land Use Board was called to order at 7:30 p.m. by Chair 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 newspapers 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.

**ATTENDANCE**

**Board Members Present**

Martin O'Connor	Max Klein	Alan DeCarolis
Jessica Caruso	Donna Eitner	Lowell Forbes (Alt 2)
Russell Walters	James Simonetti	Nicholas Soranno (Alt 1)
Robert Young	Christopher Stracco	

**Board Members Absent**

Don Soisson	Howard Jungkind
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**The Professionals were excused for this meeting.**

**MINUTES**

The Minutes of the meeting of May 4, 2015 were approved on motion made by Mr. Stracco, seconded by Mr. DeCarolis. All were in favor, with Mrs. Caruso abstaining. The Minutes of the Executive Session of May 4, 2015 were approved on a motion made by Mr. Stracco, seconded by Mr. DeCarolis. All were in favor, with Mrs. Caruso abstaining.

**CORRESPONDENCE**

Correspondence from the New Jersey State League of Municipalities regarding cell tower collocation, and Green Township regarding public hearing on proposed adoption of farmland preservation plan element were given to the members.

## **OLD BUSINESS**

The wood fired boiler ordinance amendment, which included the grandfather clause and the gasification type was discussed. Motion was made by Mr. Stracco, seconded by Mr. DeCarolis, to open the meeting to discuss the ordinance amendment only. All were in favor.

Mr. Anthony Duardo of Greendell Road asked if this was for existing boilers. He was told that if proper permits were received, he is in compliance.

Mayor Kuhn explained that if a person did not get a Zoning Permit from the Zoning Officer, or a Building Permit from the Building Department, they aren't in compliance.

David Boynton asked for clarification about boilers being in the front yard, as to whether they would have to move the boiler. Mr. Stracco explained that if they were non-conforming, and did not receive a Zoning Permit or Building Permit, they would have to get the permits, and move the boiler, or get a variance.

The public portion of the Meeting was closed.

It was decided that Mr. Stracco would make the modifications to the Ordinance and bring it back to the Land Use Board at the July meeting.

## **NEW BUSINESS**

Engineer Paul Niehoff explained the concept plan for the relocation of the salt shed in the northwest portion of the parking lot behind the Municipal Building. The plan shows it to be 72 feet long, 50 feet wide, and 40 feet high, holding 800 – 1000 tons of salt storage. There will be a 10 foot high concrete wall, wood thrush roof, wood siding, and an 18' x 30' door. The present shed would be removed and that area would become parking.

Motion was made by Mr. Stracco, seconded by Mr. DeCarolis to open the meeting to the public to discuss the salt shed relocation. All were in favor.

Bruce Barbour, who sees good and bad in the concept. The good is that he would gain isolation and the bad is the 40' height. He would like provisions for runoff water.

Loren Greco stated that the Mayor keeps throwing out a \$1.5 million figure on the Route 94 property. At the previous meetings, putting the salt shed on the DPW property was discussed. What is the difference if you put a building on the DPW property or the Route 94 property, and where does the \$1.5 million figure come in the picture? Mayor Kuhn advised it was the cost of the Fredon garage. Mr. Niehoff said that there would be costs for excavating, which would bring up the cost.

Donna Zilberfarb asked if this was the same as Hackettstown's salt shed. Theirs is twice the size that we need.

Loren Greco asked the cost of the Hackettstown garage. He was told it was \$280,000, but we will be cutting our size down to 40' x 50'.

The meeting was closed to the public.

Motion was made by Mr. Klein, seconded by Mr. Young, to approve the relocation of the salt shed, recognizing that this is a cursory presentation. Since a motion is not needed, motion was made by Mr. Klein, seconded by Mr. Young, to retract the motion. All was in favor. A straw vote was taken with eight (8) members approving the location, and three (3) members not approving.

An Ordinance establishing a carbonate rock area district was presented to the Board. Mr. Stracco explained that this Ordinance would place restrictions on development in the areas that are designated as carbon rock areas. The Board will review the Ordinance and this will be further discussed at the July Meeting.

Motion was made by Mr. DeCarolis, seconded by Mr. Soranno, to appoint Shannon Drylie as Land Use Board Secretary, effective June 30, 2015. All were in favor.

#### **SUB-COMMITTEE REPORTS**

**Open Space** – No report

**Farmland Preservation** – one farm will be closing soon, and the Committee is in negotiations with another land owner.

**Environmental Commission** – E-waste day will be held June 14<sup>th</sup> from 8:00 a.m. – 11:00 a.m.

**PUBLIC PARTICIPATION** – None

#### **ADJOURNMENT**

There being no further business, a motion was made by Mr. DeCarolis, seconded by Mr. Stracco at 9:35 p.m. to adjourn the meeting. All were in favor.

Respectfully submitted,

Shannon Drylie  
Land Use Board Secretary