

**The motion to approve the November 2, 2015 Minutes of the Frelinghuysen Township Land Use Board with minor changes was made by Mr. DeCarolis, with the second being Mr. Soisson. All members present in favor of approval.**

**MINUTES  
of the  
FRELINGHUYSEN TOWNSHIP LAND USE BOARD  
REGULARLY SCHEDULED MEETING  
November 2, 2015**

**CALL TO ORDER**

The November 2, 2015 Frelinghuysen Land Use Board Meeting was called to order by Chairwoman Eitner at 7:34 p.m.

**FLAG SALUTE**

**ANNOUNCEMENT OF PROPER NOTICE:** Notice of this meeting was provided by advertising 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**

**Members Present**

Donna Eitner	Alan DeCarolis	Max Klein
Martin Connor	Jessica Caruso	Lowell Forbes
Russell Walters	Nicholas Soranno	James Simonetti
Robert Young	Christopher Stracco	Don Soisson

**Members Absent**

Howard Jungkind

**Professionals Present**

Darlene Green                      Joe Golden

**Professionals Excused**

Michael Lavery

**MINUTES**

Minutes of the August 3, 2015 Land Use Board Meeting were approved with minor changes by a motion from Mr. DeCarolis, with the second being Mr. Connor. All members present in favor of approval.

**CORRESPONDENCE Reviewed**

- a. New Jersey Planner – July/August 2015
- b. New Jersey Planning Officials – Dues Notice

**APPLICATIONS**

**Minor Subdivision/Completeness Only**

**DeCamp, Sue A. Block 201, Lot(s) 17.02 & 17.03**

Mr. Golden was asked to give his Completeness Review report on the application. Mr. Golden stated he is not able to see an explanation of the size (2.19 acre) of the lot being created; no deed information was provided to see if there were any restrictions; missing wetland information; driveway information would be a DOT application; the Applicant is not clear as to whether it is a C1 Variance or C2 Variance being applied for; there is not enough information at all, and it is incumbent on the Board to determine if there is a hardship shown for a C1 Variance. Mr. Golden further stated for a C2 Variance, there isn't enough information, and he isn't sure why it isn't outlined in the plans. His recommendation is to deem the application Incomplete.

Mr. Stracco asked if the property needed to be perc tested prior to approval, and Mr. Golden replied yes.

Mr. Soranno stated on page 4 of the plan it is showing proposed sewage disposal bed test pits. Mr. Golden stated it shows the modeling, but does not say if it will support a legal septic system. Mr. Soranno stated he assumed if it is depicted on the map, then it was perc tested for disposal beds.

There was discussion regarding the proposed lot and that it could encompass the 350 degree building lot, however, again, the applicant does not indicate the Variance being applied for with regard to lot size.

A motion to deem the application incomplete per Mr. Golden's report was made by Mr. Connor, with the second being Mr. Klein. The official vote is recorded as follows:

Eitner – Yes	DeCarolis – Abstained*	Klein – Yes	Connor – Yes
Caruso – Yes	Forbes – Yes	Walters – Yes	Soranno – Yes
Simonetti – Yes	Young – Yes	Stracco – Abstained*	Soisson – Yes

\*Note: Mr. Stracco and Mr. DeCarolis abstained as the property borders Township property.

**OLD BUSINESS**

**Carbonate Area District Ordinance *revised* –**

Mr. Stracco discussed the changes that were made to the Ordinance by the Board after the last Land Use Board Meeting, which included typo changes and confirming the Ordinance does not pertain to minor subdivisions. Mr. Connor and Mr. Forbes recommended the Land Use Board to send the Ordinance to the Township Committee, as he felt it is beneficial to the Township.

Mrs. Eitner asked Mr. Stracco go over the specific area where the ordinance protects minor subdivisions.

A motion was made by Mr. Stracco, with the second being Mr. Connor to open the meeting to the public. As there was no public present, a motion was made by Mr. Stracco, with the second being Mr. Connor to close the meeting to the public.

Further discussion was had regarding checklists; budgeting for changes to applications; and updating the Master Plan to make sure the Ordinances and the Master Plan coincide.

The motion to approve the Land Use Board send the Ordinance to the Township Committee was made by Mr. DeCarolis, seconded by Mr. Connor. All in favor, with Mr. Young abstaining.

Mr. Young stated he did not like the minor subdivision information being in there, he feels that then it opens the Ordinance to have too much left for interpretation, he feels they should be included as well. Mrs. Eitner agrees. There was further discussion regarding minor subdivisions. Mr. DeCarolis explained that when an application comes to this Board, then the Board should have enough knowledge in order to protect the Township from “creeping minors”. Mr. Soranno agreed, and felt the Board would be able to have enough knowledge to protect the aquifer. Mr. Stracco stated he would advise the Township Committee of the Board’s concerns, and we may find they concur with the Board Members.

Mr. DeCarolis addressed the Chairwoman and stated the Board didn’t have a problem with the Ordinance and went to vote, then all of a sudden there was a problem, and more discussion after she asked if there were any questions or concerns. Mr. DeCarolis then stated he would like to amend his motion and take that whole section out regarding the minor subdivisions. Mr. Golden stated the Board could grant waivers to applicants. Mr. Soranno asked what it would cost an applicant with this ordinance. Mr. Golden stated over \$1000.00. Mr. Soranno stated he had a problem with that, and he has a problem with putting more cost on an applicant.

Mr. Stracco made the motion to amend the requirements of this Ordinance with regard to minor subdivisions, with the second being Mr. DeCarolis. The official vote is recorded as follows:

Klein – Yes	Connor – Yes	Caruso – Yes	Forbes – Yes
Walters – Yes	Soranno – Yes	Simonetti – Yes	Stracco – Yes
Soisson – Yes	Young – Yes	Eitner – Yes	DeCarolis – Yes

Motion passes.

### **MASTER PLAN REEXAMINATION**

2016 Budget Preparation - The Board approved that a request be made for \$7000.00 for the Master Plan Reexamination be done by Maser Consulting.

### **SUB COMMITTEE REPORTS**

No Sub-Committee reports.

### **PUBLIC PARTICIPATION**

No public present.

**ADJOURNMENT**

There being no further business, a motion was made by Mr. DeCarolis, seconded by Mr. Young to adjourn. All members in favor of adjournment. Meeting adjourned at 8:52 p.m.

Respectfully submitted,

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Sharon L. Drylie  
Land Use Administrator