

Frelinghuysen Township Land Use Board
Regularly scheduled meeting
November 7, 2016

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

Donald Soisson	Alan DeCarolis	Christopher Stracco
Max Klein	Martin Connor	Howard Jungkind
Robert Young	Nicholas Soranno	James Simonetti
Lowell Forbes	Russell Walters	

Members Absent-

Donna Eitner	Jessica Caruso
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Land Use Board Professionals

Present

Michael Lavery, Mr. Moran, and Darlene Green

MINUTES:

The September 12, 2016 minutes were approved on motion made by Mr. Stracco, seconded by Mr. Connor. All were in favor with Mr. Simonetti, Mr. Forbes, Mr. Walters and Mr. Soranno abstaining.

CORRESPONDENCE-The following correspondence was reviewed:

- a. Permit plan for Frelinghuysen Township Municipal complex
- b. Legal Notice from Hardwick Township BOA

APPLICATIONS:

a. Countryside Landscape & Nursery Supply (application #2016-02) who is seeking preliminary and final major site plan with variances and waivers to permit a nursery and landscaping business on Block 1201, lot 5.07. Appearing on behalf of attorney Richard Keiling was attorney Elizabeth Marshall. Also in attendance was engineer John Hansen who presented exhibits A1 (site plan) and A2 (architectural plans prepared by Charles

Schaffer. Mr. Hansen stated that it would be a 7200 square foot building with a 50x60 overhang and would be used for wholesale use. The application requires 9 variances as stated in Maser Consulting's report dated November 3, 2016. These variances also include a salt shed height variance.

Motion was made by Mr. Stracco, seconded by Mr. Klein to approve the application and grant the 9 variances as per Maser Consulting's report along with changing the number of parking spaces, and subject to DOT approval for the driveway, County Planning Board approval, County Health Department approval and any or all administrative approvals as per Maser Consulting's report dated November 3, 2016 and Golden & Moran's report dated October 22, 2016. Roll call vote to approve: Mr. Klein-yes, Mr. Forbes-yes, Mr. Simonetti-yes, Mr. DeCarolis-yes, Mr. Connor-yes, Mr. Walters-yes, Mr. Stracco-yes, Mr. Young-yes, Mr. Soranno-yes, Mr. Jungkind-yes, Mr. Soisson-yes.

b. James Alexander Corporation (application #2016-03). This application is for an amended site plan for a 60 foot storage shed which will house Hydrogen peroxide. Appearing were attorney Mr. Rinald, engineer Richard May and planner Jason Dunn. Motion was made by Mr. DeCarolis, seconded by Mr. Jungkind to approve the application. Roll call vote: Mr. Klein-yes, Mr. Forbes-yes, Mr. Simonetti-yes, Mr. DeCarolis-yes, Mr. Connor-yes, Mr. Walters-yes, Mr. Stracco-yes, Mr. Young-yes, Mr. Soranno-yes, Mr. Jungkind-yes, Mr. Soisson-yes.

c. Cellco Partnership d/b/a Verizon Wireless (application #201-6-04). Appearing was attorney James Mitchell who are requesting site plan and variance approval for a wireless communication facility off of Dutch Hill Road (Block 701, Lots 18.01, 19 & 20). It was noted that Committeemen Mr. DeCarolis and Mr. Stracco left the room. Mr. Mitchell went over each item in Golden & Moran Engineering report dated November 5, 2016.

Motion was made by Mr. Soranno, seconded by Mr. Forbes to deem the application incomplete provided that that the information required will be submitted to Mr. Golden 10 days prior to the next meeting. Roll call vote: Mr. Klein-yes, Mr. Forbes-yes, Mr. Simonette-yes, Mr. DeCarolis-yes, Mr. Connor-yes, Mr. Walters-yes, Mr. Stracco-yes, Mr. Young-yes, Mr. Soranno-yes, Mr. Jungkind-yes, Mr. Soisson-yes.

MASTER PLAN REEXAMINATION:

The Subcommittee reported that they had met with Darlene Green who provided them with a report. There are some revisions that Ms. Green will get to the subcommittee.

BOARD REPORTS:

Open Space-None

Farmland-Mr. DeCarolis reported that appraisals will be gotten on the Pittenger Farm & Dark Moon Farm.

Environmental-None

Township Committee-None

PUBLIC PARTICIPATION-None

EXECUTIVE SESSION-None

ADJOURNMENT:

Since there was no further business, motion was made by Mr. DeCarolis, seconded by Mr.Stracco to adjourn the meeting. All were in favor.

Respectfully Submitted,

Brenda Kleber
Land Use Board Secretary