

**Frelinghuysen Township Land Use Board  
Minutes of February 6, 2017**

**CALL TO ORDER**-The meeting was called to order by Chairman 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 Frelinghuysen Township Land Use Board. Notice has also been posted in the Municipal Building in Johnsonburg, New Jersey. As advertised, action may be taken at this meeting.

**ROLL CALL:**

**Present were:**

Martin Connor  
Don Soisson  
Lloyd Forbes

James Simonetti  
Christopher Stracco  
Nicholas Soranno

Frank Desiderio  
Max Klein

**Absent were:**

Donna Eitner  
Robert Young

Howard Jungkind  
Jessica Caruso

Russell Walters

**Professionals:**

Michael Lavery

Joseph Golden

Darlene Green (absent)

**CORRESPONDENCE:**

The following correspondence was given to the members:

- A. NJ Planning Officials Re: Spring programs
- B. NJ Planner Re: Nov/Dec 2016 issue
- C. Letter from Township attorney Re: Mr. & Mrs. Hart (note: fees were paid)
- D. Warren County Planning Dept. Re: Exemption of Cellco Partnership
- E. Warren County Dept. of Land Preservation Re: Warren County Partnership Day

**MINUTES:**

The minutes of the meeting of January 9, 2017 were approved on motion made by Mr. Stracco, seconded by Mr. Soranno. All were in favor.

**RESOLUTIONS:**

Resolution #2017-03 Approving the Master Plan Reexamination 2016 was approved on motion made by Mr. Forbes, seconded by Mr. Stracco. All were in favor.

**OLD BUSINESS:**

Application #2016-05 for Joseph Zurovchak, Block 301, Lot 4.01 appeared before the Board seeking a variance to install a 21 foot round pool in the front yard. It was noted that he had complied with the notices and advertisement. Mr. Zurovchak explained that the site of the pool is the same as a prior pool which is in disrepair. The pool will be 50 feet from the front yard and is 30 feet in elevation and will not be visible from the road. Due to slopes in the rear the pool can only be in the front yard. Mr. Golden concurred with the applicant and in his opinion this can be granted without substantial detriment to the public.

It was opened to the public and there was no input. Motion was made by Mr. Connor, seconded by Mr. Forbes to approve the variance. Roll call vote to approve: Mr. Connor-yes, Mr. Desiderio-yes, Mr. Forbes-yes, Mr. Klein-yes, Mr. Soranno-yes, Mr. Stracco-yes, Mr. Simonetti-yes, Mr. Soisson-yes.

Application #2016-03 for Cellco Partnership, Block 701, Lots 18.01, 19 and 20. The planner had recused herself from the application due to a conflict therefore, only completeness will be heard at this time. It was noted that Mr. Desiderio and Mr. Stracco left this dais and room. Mr. Mitchell, Esquire, the attorney for Cellco Partnership appeared before the board. Motion was made by Mr. Simonetti, seconded by Mr. Soranno to deem the application complete. Roll call vote: Mr. Connor-yes, Mr. Forbes-yes, Mr. Klein-yes, Mr. Soranno-yes, Mr. Simonetti-yes, Mr. Soisson-yes. No further notice is required and will be carried to the March 6, 2017 meeting.

It is noted at this time that Mr. Desiderio and Mr. Stracco returned to the room. Mr. Lavery explained that the Planner, Mrs Green, had recused herself from the Cellco Partnership application due to a conflict. Motion was made by Mr. Simonetti, seconded by Mr. Forbes authorizing the attorney and chairman to work together to find a planner at the same hourly rate as Mrs. Green's. Roll call vote to authorize: Mr. Connor-yes, Mr. Forbes-yes, Mr. Klein-yes, Mr. Soranno-yes, Mr. Simonetti-yes, Mr. Soisson-yes, Mr. Desiderio-abstain, Mr. Stracco-abstain.

**NEW BUSINESS:**

An Ordinance (#2017-03) submitted to the Board from the Township Committee to amend the land use board ordinance concerning uses in the AR6, NC, VN01 and 2 and ROM zoning districts and concerning uses on township owned lands was approved and received recommendation from the board on motion made by Mr. Soranno, seconded by Mr. Simonetti. Roll call vote: Mr. Connor-yes, Mr. Forbes-yes, Mr. Klein-yes, Mr. Soranno-yes, Mr. Simonetti-yes, Mr. Desiderio-yes, Mr. Stracco-yes, Mr. Soisson-yes.

An ordinance(#2017-04) submitted to the Board from the Township Committee to amend land development ordinance to designate surface rock mining, collection and removal as a prohibited use in all land use zones and areas of Frelinghuysen Township

did not receive a recommendation or approval from the Board on motion made by Mr. Simonetti, seconded by Mr. Soranno. Roll call vote: Mr. Connor-yes, Mr. Forbes-yes, Mr. Klein-no, Mr. Soranno-yes, Mr. Simonetti-yes, Mr. Desiderio-yes, Mr. Stracco-abstain, Mr. Soisson-yes.

**SUBCOMMITTEE REPORTS-None**

**PUBLIC PARTICIPATION:**

Motion was made by Mr. Stracco, seconded by Mr. Desiderio to open the meeting to the public. There was no public input and the meeting was closed to the public.

**ADJOURNMENT:**

The meeting was adjourned at 8:40 pm on motion made by Mr. Stracco, seconded by Mr. Forbes. All were in favor.

Respectfully Submitted,

Brenda J. Kleber, Secretary