

**MINUTES
TOWNSHIP OF FRELINGHUYSEN
PLANNING BOARD
REGULAR MONTHLY MEETING
OSRP SECOND PUBLIC HEARING
JUNE 4, 2012**

(Meeting Start Time: 7:30 p.m. No New Testimony after 10:30 p.m.)

1. CALL TO ORDER – This meeting was called to order by Kevin Bailey at 7:35 pm.

2. 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 Planning Board. Notice has also been posted in the Township Municipal Building in Johnsonburg. As advertised, action may be taken at this meeting.

3. FLAG SALUTE

4. ATTENDANCE BOARD MEMBERS:

K Bailey	A DeCarolis	D Eitner	C Kuhn
R Randolph	J Simonetti	R Young	D Zilberfarb

Members Absent: C Calcagne – R Corvino – F Desiderio

PROFESSIONALS ATTENDING:

M Lavery, Board Attorney J Golden, Board Engineer

Professional Absent: D Jay, Planner

5. CORRESPONDENCE/ DISCUSSION

1. Sally Van Hassel (Hanula Estates) – Application # 2012-001, Block 103, Lots 11, 11.01 & 11.04 & 13

Mr. Keiling, representing on behalf of Ms. Van Hassel, has come before the board to present this application for a minor subdivision. This was property was owned by Mr. Hanula and has appeared before this board in 2006 for approval of Minor Subdivision and to create a new lot. Mr. Hanula passed away and this subdivision was not perfected. Mr. Keiling stated that the NJ State is interested in purchasing some of this property along the walking trail. Mr. Keiling read Mr. Golden's report, Board Engineer, and has recognized that the map is deficient in certain criteria. Mr. Golden recommends this application to be deemed *Incomplete*. Mr. Keiling does not oppose at this time. Mr. Keiling strongly believes this would be a Minor Subdivision as opposed to a Major Subdivision. Mr. Lavery defined the difference between both and has asked the board to call this a "*technical major*" providing there is enough information on the checklists and given the proper notices. Mr. Lavery also suggested that the applicant request any necessary waivers to meet that requirement. There was concern and discussions regarding this property being conserved or preserved by the NJDEP, and which lot lines are to be adjusted. Mr. Keiling requested to carry this application to the July 2nd Planning Board Meeting. A motion was made by A DeCarolis to deem this application Incomplete, and was seconded by J. Simonetti. **Roll Call Vote:** A DeCarolis, yes – D Eitner, yes – C Kuhn, yes – R Randolph, yes - J Simonetti, yes – R Young, yes – D Zilberfarb, yes - K Bailey, yes.

2. Open Space & Recreation Plan (OSRP)

Ms. Randolph explained the history of this Open Space and Recreation Plan (OSRP) and described all the hard work and everyone's joint efforts made with the assistance of the ANJEC Grant Program. Ms. Randolph has introduced Ms. Barbara Davis from the NJ Land Conservancy, and was hired by the Township of Frelinghuysen to update both the Open Space and Recreation Plan and the Environmental Resource Inventory. Ms. Davis explained only the

objectives of the OSRP as this was the second public hearing. Ms Davis also explained the changes, amendments and revisions to all the maps made by the board. The NJ Land Conservancy feels they were addressed with all the comments by the Municipality, agree that this plan reflects Frelinghuysen Township, and asked the Planning Board to consider it for adoption. Mr. Bailey opened up the meeting to the public. There was no public comment at this time. Ms. Randolph introduced Mr. Dave Cross who is a member of the Open Space Committee and has current information. A motion was made by R Randolph for the Planning Board to adopt the Open Space and Recreation Plan Update and was seconded by Mr. Young. The motion was amended by Ms. Randolph who then made a motion to include the changes that were approved at the May 31st, 2012 Work Session Meeting and are included in the final document, and was seconded by Mr. Young.

Roll Call Vote: A DeCarolis, no – D Eitner, yes – C Kuhn, yes – R Randolph, yes – J Simonetti, yes – R Young, yes – D Zilberfarb, yes – K Bailey, yes.

6. APPROVAL OF MINUTES

A motion to approve the **May 7th** Regular Monthly Meeting minutes was made by A DeCarolis and seconded by C Kuhn. All in favor **"AYE"** – none opposed. J Simonetti – **abstained**.

A motion to approve the **May 31st** Work Session Meeting minutes with the noted changes and was made by A DeCarolis and was seconded by C Kuhn. All in favor **"AYE"** – none opposed. J Simonetti and D Zilberfarb – **abstained**.

7. PUBLIC COMMENT - None

8. EXECUTIVE SESSION – A motion to go into Executive Session for attorney/client privilege matter was made by C Kuhn and was seconded by R Randolph. All in favor **"AYE"** – none opposed.

The Board emerged from Executive Session at 8:35pm. We discussed one attorney/client privileged matter regarding a potential application. No official action was taken. Copies of the minutes of the Executive Session will be released once the Board determines there is no harm to the public interest.

9. ADJOURNMENT – A motion to adjourn this meeting at 8:37pm was made by D Eitner and was seconded by R Randolph. All in favor **"AYE"** – none opposed.

Respectfully submitted,

Rita Bernstein, Secretary