

**TOWNSHIP OF FRELINGHUYSEN
PLANNING BOARD**

MINUTES

**JANUARY 4, 2007
REORGANIZATION MEETING**

The Minutes of the January 4, 2007 Reorganization Meeting of the Township of Frelinghuysen Planning Board were approved by the Board at the February 5, 2007 Regularly Scheduled Meeting with minor modifications, with a motion by Mr. Young, seconded by Ms. Marie. All Members present in favor of approval.

CALL TO ORDER - The January 4, 2007 Reorganization Meeting of the Township of Frelinghuysen Planning Board was called to order by Ms. Drylie at 8:03 p.m.

FLAG SALUTE

ANNOUNCEMENT OF PROPER NOTICE - Notice of this meeting was provided by posting notice on the Township Municipal Building in Johnsonburg, and by advertising in the Star Gazette and New Jersey Herald, official newspapers of the Township of Frelinghuysen Planning Board, in accordance with the Open Public Meetings Act. Action may be take at all Meetings as advertised.

ATTENDANCE

Board Members Present

Boynton DeCarolis Desiderio Durling - Alt. #2

Finn Kleber Marie Pachnos - Alt #1

Randolph Smith Young

Board Members Absent

None

Professionals Present

Lavery Golden

Professionals Absent

Madden

REORGANIZATION

Appointment of Secretary

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Ms. Drylie asked if there were any motions for appointment of Secretary. A motion was made by Mr. DeCarolis, seconded by Ms. Smith, to reappoint Sharon Drylie as Secretary. The vote is recorded as follows:

Boynton - Yes DeCarolis - Yes Desiderio - Yes Durling - Yes

Finn - Yes Kleber - Yes Marie - Yes Pachnos - Yes

Randolph - Yes Smith - Yes Young - Yes

Ms. Drylie reappointed as Secretary.

Appointment of Attorney

Ms. Drylie asked if there were any motions for the appointment of Attorney. A motion was made by Mr. Boynton to reappoint Michael Lavery, Esq., Sirkis & Lavery, as Attorney for the Planning Board. The motion was seconded by Ms. Randolph. The vote is recorded as follows:

Boynton - Yes DeCarolis - Yes Desiderio - Yes Durling - Yes

Finn - Yes Kleber - Yes Marie - Yes Pachnos - Yes

Randolph - Yes Smith - Yes Young - Yes

Mr. Lavery reappointed as Attorney.

Ms. Drylie turned the meeting over to Mr. Lavery.

Election of Chairperson

Mr. Lavery asked if there was a nomination for Chairperson. A nomination was made by Mr. Boynton, seconded by Mr. Young, to reappoint Thomas Finn as Chairperson of the Planning Board.

Mr. Lavery asked if there were any further nominations for Chairperson. Mr. Kleber nominated Mr. Desiderio, with the second being Mr. Durling.

A ballot was handed out to the Board Members at Mr. Lavery's request. After the tally made by Mr. Lavery, an announcement was made that Mr. Finn is the Chairperson.

The Meeting was turned over to Mr. Finn.

Election of Vice-Chairperson

Mr. Finn asked if there was a nomination for Vice Chairperson. The following nominations were made.

Mr. DeCarolis nominated Mr. Desiderio for Vice Chairperson, seconded by Ms. Marie.

Mr. Boynton nominated Ms. Randolph, which was declined.

Ms. Randolph nominated Mr. DeCarolis, seconded by Ms. Smith.

Mr. Finn asked for a ballot to be handed out to Board Members. After the tally of the votes, Mr. Finn announced Mr. DeCarolis was the Vice Chairperson.

Appointment of Engineer

Mr. Finn asked if there was a motion to appoint the Planning Board Engineer. A motion was made by Mr. Boynton, seconded by Mr. DeCarolis, to reappoint Joseph Golden, Golden & Moran Engineering, as Planning Board Engineer. The Vote is recorded as:

Boynton - Yes DeCarolis - Yes Durling - Yes Desiderio - Yes
Finn - Yes Kleber - Yes Marie - Yes Pachnos - Yes
Randolph - Yes Smith - Yes Young - Yes

Mr. Golden reappointed as Engineer.

Appointment of Planner

Mr. Finn asked if there was a motion to appoint the Planner of the Planning Board. Mr. DeCarolis nominated John Madden, Maser Consulting, as Planner of the Planning Board, with Ms. Randolph as second. Mr. Boynton asked if there could be a discussion on this nomination.

There was discussion regarding disappointments on behalf of Board Members as to the work which has been requested by the Board, and what work has been completed. After further discussion, Mr. Finn asked if there were any further nominations. As there were no further nominations, the vote is recorded as follows:

Boynton - Abstain DeCarolis - Yes Desiderio - Yes
Durling - Yes Finn - No Kleber - Yes
Marie - Yes Marie - Yes Pachnos - Yes
Randolph - Yes Smith - Yes Young - Yes

Mr. Madden Reappointed.

APPROVAL OF CALENDAR

A motion to approve the Official Township of Frelinghuysen Planning Board 2007 Calendar was made by Mr. Boynton, seconded by Mr. DeCarolis. All members in favor of approval.

APPROVAL OF MEETING TIME

A motion to continue with the eight o'clock (8:00 p.m.) start time for all meetings was made by Mr. DeCarolis, seconded by Mr. Boynton. The Vote is recorded as follows:

Desiderio - Yes Durling - No Finn - Yes
Kleber - No Marie - Yes Pachnos - Yes

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Randolph - Yes Smith - Yes Young - Yes
DeCarolis - Yes Boynton - No

Motion passes.

APPROVAL OF MEETING PLACE

A motion was made by Mr. Boynton, seconded by Mr. Durling, to continue holding meetings at the Township Municipal Building in Johnsonburg. All members in favor of the motion.

APPROVAL OF NEWSPAPERS

A motion was made by Mr. Boynton, seconded by Mr. Desiderio, to designate the New Jersey Herald, and Star Gazette, as the official newspapers of the Township of Frelinghuysen Planning Board. All members in favor of the motion.

CORRESPONDENCE (8:30 p.m.)

All correspondence was reviewed by the Board. There was an item of correspondence relating to the Hanula Approved Subdivision. The Board discussed their hope that the Estate of Mr. Hanula would consider both the Board's, as well as Mr. Hanula's, desire for the remaining property to be placed in Farmland Preservation.

RESOLUTIONS

Note: Ms. Marie, Mr. DeCarolis left the dais, and did not participate in the discussion. Mr. Desiderio and Mr. Boynton left the meeting room and did not participate in the discussion.

#07-01R - Stanley, Block 1301, Lot 10 - Interpretation - Motion to approve the Resolution was made by Ms. Randolph, seconded by Ms. Pachnos, with the addition of Exhibits; as well as adding Mr. Kleber to the roll call in favor of approval. The vote is recorded as follows:

Pachnos - Yes Randolph - Yes Smith - Yes Young - Yes
Kleber - Yes Finn - Yes

Note: Ms. Marie, Ms. Smith, and Mr. DeCarolis left the dais and did not participate in the discussion. Mr. Boynton and Mr. Desiderio left the meeting room and did not participate in the discussion.

#07-02R - Burns, Block 301, Lot 1 - Interpretation - Motion to approve the Resolution was made by Ms. Randolph, seconded by Mr. Young, with the following changes:

Page 1 - second paragraph, should read:

WHEREAS, Mr. Michael Burns testified that Lot 1, Block 301 (the property) on which most recently a use variance had been granted in 1991 to allow automotive repair on site.....

Also, to add Mr. Kleber to the roll call in favor of approval.

The vote is recorded as follows:

Pachnos - Yes Randolph - Yes Young - Yes
Kleber - Yes Finn - Yes Durling - Yes

Note: Mr. Finn left the dais and did not participate in the following application. Mr. Desiderio left the dais and did not participate in the following application.

Ms. Marie, Ms. Smith, Mr. DeCarolis and Mr. Boynton returned to the dais..

#07-03R - McEvoy/Estate of Bongiovanni, Block 1001, Lot(s) 2 & 3 - Preliminary Final - Motion to approve the Resolution was made by Ms. Randolph, seconded by Mr. Boynton, with the following changes:

Page 3 - fourth WHEREAS - change Township Engineer to Planning Board Engineer;
Page 4 - #7 - change Township Engineer to Planning Board Engineer;
Page 6 - #20 - change Township Engineer to Planning Board Engineer;
Page 6 - #21 - change Township Engineer to Planning Board Engineer;
Page 7 - Change both motions to approve (Variance and Preliminary Major Site Plan) to include Mr. Boynton as a YES vote.

The vote is recorded as follows:

DeCarolis - Yes Marie - Yes Randolph - Yes
Smith - Yes Young - Yes Boynton - Yes

Note: Mr. Desiderio and Mr. Finn returned to the dais (9:15 p.m.)

DEEDS

Smith, Lyle & Emily - Block 701, Lot 15 - Motion to grant the applicant a 180 day extension for filing of Deeds made by Mr. DeCarolis, seconded by Ms. Marie. All members in favor of extension. Extension to expire June 4, 2007.

Boynton, David & Patricia - Block 1804, Lot 2 - Mr. Boynton stated there is wording on the Filed Plats referring to a Developers Agreement requested by the Developer. As there is nothing in the Resolution of Approval, Mr. Boynton would like this wording taken out.

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After further discussion, a motion was made by Mr. DeCarolis, seconded by Ms. Randolph, to instruct Mr. Lavery (or Ms. Drylie) to send a letter stating the wording on the Plats are not a condition of approval for the subdivision. All members present in approval.

Note: Mr. Desiderio and Mr. Finn left the meeting room.

FINAL (9:40)

McEvoy/Johnsonburg Inn - Block 1001, Lot(s) 2 & 3 - Preliminary Final granted 11/06/06 - There was discussion regarding bonds and developers' agreements. Mr. Golden stated the applicants testified the present owner will not allow more testing until the applicants purchase the property. Mr. Golden stated the applicants were not ready for final, however, they are on their way to Final Approval. The Applicants were told Preliminary Final is one more step towards the process of finalizing their application. There is further information that is needed with respect to Mr. Golden's review letters in order for final approval.

Applicants will be placed on the February 5, 2007 Regularly Scheduled Meeting. Extension granted to Board until 2/5/07.

Note: Mr. Desiderio and Mr. Finn returned to the dais.

COMPLETENESS - 10:21 p.m.

Rogers, #07-01 Block 1401, Lot 9 & #07-02 Block 1501, Lot 13 - Minor Subdivision(s)

Rick Rogers, Applicant Present

Elizabeth Calhoun, Mace Consulting, present for application.

Mr. Rogers advised the Board the only reason he is doing these subdivisions now is because of the Highlands Master Plan, which is now in draft form.

Block 1401, Lot 9

Mr. Golden was asked to review his report regarding Lot 9. Mr. Golden stated there are 25% slopes, as well as 15% slopes on the property, where conservation easements could be added. Mr. Golden asked about the Deed Restrictions on Lot 9, and if this subdivision would affect the new lots. Mr. Rogers stated the Deed Restrictions would stay in place.

Mr. Golden stated the applicants are asking for waivers on the following:

1. Scale on the Plan
2. Certified List of Property Owners
3. Shade trees to be shown on plans
4. Deed descriptions to be included on Plan.

Mr. DeCarolis made a motion to deem the application complete, with the above mentioned waivers, Mr. Desiderio was the second. The Vote is recorded as follows:

Marie - Yes Randolph - Yes Smith - Yes Young - Yes
Boynton - Yes Desiderio - Yes DeCarolis - Yes Kleber - Yes
Finn - Yes

Application deemed complete.

Block 1501, Lot 13

Mr. Golden was asked to review his report. Mr. Golden stated this is a pretty straightforward application. The applicant is seeking waivers on the following:

1. Scale on plans
2. Delineation of flood plains and wetlands
3. Deed descriptions
4. Lots are partially in two towns, and this needs to be depicted on the plans.

Motion made by Mr. DeCarolis to deem the application complete with the above waivers, with Mr. Desiderio being the second. The vote is recorded as follows:

Kleber - Yes Marie - Yes Smith - Yes Randolph - Yes
Boynton - Yes Young - Yes Desiderio - Yes DeCarolis - Yes
Finn - Yes

Application deemed complete.

HIGHLANDS MASTER PLAN

Mr. Golden was asked to give a report on his review of the Highlands Master Plan. There was a lengthy discussion on the impacts it would have on the Township, as well as the surrounding area. The Board is waiting for further information from Mr. Madden, which will be presented at the February Meeting.

ADJOURNMENT

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As there was no further business, the January 4, 2007 Meeting of the Township of Frelinghuysen Planning Board was adjourned at 10:57 p.m.

Respectfully submitted,

Sharon L. Drylie
Planning Board Clerk