

MINUTES

TOWNSHIP OF FRELINGHUYSEN PLANNING BOARD REGULARLY SCHEDULED MEETING February 2, 2009

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

The motion to approve the February 2, 2009 Regularly Scheduled Meeting Minutes of the Frelinghuysen Township Planning Board, as written, was made by Mr. DeCarolis, with the second being Mr. Desiderio. The official vote is recorded as follows:

Bailey – Yes	DeCarolis – Yes	Desiderio – Yes	Eitner – Yes
Zilberfarb – Yes	Young – Abstain	Corvino (Alt 2) - Abstain	

I. CALL TO ORDER – The February 2, 2009 Meeting of the Township of Frelinghuysen Planning Board was called to order by Chairman Bailey at 7:33 p.m.

II. ANNOUNCEMENT OF PROPER NOTICE: Notice of this meeting was provided by posting notice in the Township Municipal building in Johnsonburg, and by advertising in the New Jersey Herald and Star Gazette, official newspapers of the Township of Frelinghuysen Planning Board. As advertised, action may be taken at this meeting,

III. FLAG SALUTE

IV. ATTENDANCE:

Board Members Present

Bailey	DeCarolis	Desiderio	Eitner
Randolph (7:35 p.m.)	Young	Zilberfarb	Calcagne (Alt #1)

Board Members Absent

Kleber

Professionals Present

Lavery Jay

Mr. Golden was excused from the meeting.

Ms. Drylie advised the board that Emily Smith had sent a letter to the Township Committee resigning from the Planning Board. This letter was accepted with regret by Mayor Durling and the Township Committee.

V. CORRESPONDENCE – The following correspondence was reviewed:

- a. **Brenda J. Kleber, R.M.C.** – Land Development Ordinance Book supplements # 13 & 14. (Please put into Ordinance Books.
- b. **Brenda J. Kleber, R.M.C.** – Frelinghuysen Township Board of Adjustment Findings and Resolution 2008.
- c. **French & Perillo Associates** re: NJDEP Wetlands application for Hess Road WC Bridge 09001

VI. MINUTES

a. **January 5, 2009 Reorganization Meeting** – The motion to approve the January 5, 2009 Reorganization & Regularly Scheduled Meeting Minutes was made by Mr. DeCarolis, with the second being Mr. Desiderio. All members present in favor of approving the Minutes.

VII. DEEDS

No deeds submitted for signature.

VIII. RESOLUTIONS –All Resolutions carried to the March 2, 2009 Regularly Scheduled Meeting

- a. **Angeleri (NW Properties) – Minor Subdivision – Block 1201, Lot 17.06** – Final approval at the January 5, 2009 Reorganization/Regularly Scheduled Meeting.
- b. **James Alexander Corporation – Major Site Plan – Block 1101, Lot 12.01** – Final approval at the January 5, 2009 Reorganization/Regularly Scheduled Meeting.
- c. **Cramer, Brian – Variance (steep slopes) – Block 801, Lot 13** – Final approval at the January 5, 2009 Reorganization/Regularly Scheduled Meeting. NOTE: Mr. Cramer received approval to encroach on the existing easement by the Township Committee, at their January 21, 2009 Regularly Scheduled Meeting. This item was one of the conditions of approval. *Letter sent to Applicant for replenishment of escrow.*

IX. FINAL HEARING(S)

- a. **McEvoy/Johnsonburg Inn – Site Plan – App. #06-08 - Block 1001, Lot 2** – No new information submitted as of February 2, 2009.

X. COMPLETENESS HEARING(S)

- a. **Johanson, Nancy – Block 104, Lot 11 – Minor Subdivision** – Application deemed Incomplete at the November 3, 2008 Regularly Scheduled Meeting, New plans received December 1, 2008. Completeness Report II from Mr. Golden presented at the January 5, 2009 Reorganization/Regularly Scheduled Meeting. Application Deemed Incomplete at the January 5, 2009 Reorganization/Regularly Scheduled Meeting. No new information received as of February 2, 2009.

XI. COAH

Ms. Jay stated the Township's Affordable Housing Plan is half-way through the Public Hearing phase. The plan was first deemed complete, and then went to the 45-day public hearing period. The State then can make changes, and send the Plan back to the Township.

Ms. Jay added there is a family in the Township interested in helping the Township with their obligation. Fred Mannick's property is on State Park Road, and they are interested in one or two- group homes on the site. Ms. Jay told the property owner they should submit to the Planning Board the specifics on what they are proposing to do for this meeting. Ms. Drylie stated she did not receive anything.

XII. SUBCOMMITTEES/LIASON REPORTS

- a. **Open Space** – Robin Randolph, Chair – working on the Forestry Management Plan.
- b. **Environmental – Need new Planning Board liaison for Environmental.** The Planning Board is still in need of two members. Decision was made to wait until those new members are appointed.
- c. **COAH** – Alan DeCarolis, Frank Desiderio Co-Chairs – Ms. Jay gave presentation.
- c. **Site Committee** – Alan DeCarolis, Chair - Nothing to report.
- d. **Rural Character/Sign Ordinance** – Robin Randolph and Donna Eitner Co -Chair- Nothing new to report.
- f. **Farmland** – Robert Young, Chair – Joint Meeting help with Open Space to review their property target lists.
- g. **Outdoor Boilers** – Frank Desiderio, Chair – Mr. Desiderio asked as to whether this sub-committee was needed as zoning permits were not needed for the boilers. Ms. Drylie answered boilers are accessory structures and are being built in front of residences, some right on the street. Ms. Drylie added accessory structures are not allowed in front of the property. Mr. Desiderio answered the boilers are not structures, as they are less than 100 square feet. Ms. Drylie answered some are much larger than 100 square feet, which requires a building permit, and the property owners are not obtaining the building permits needed. Either way, a zoning permit is required. Mr. Desiderio questioned the need for any permits, such as plumbing. Mr. Desiderio asked Ms. Drylie to ask the Construction Official, where Ms. Drylie answered the request for something to be done originated with the Construction Official.
- h. **Highlands Grant Sub-Committee** – *New sub-committee formed.* Mr. DeCarolis and Mr. Zilberfarb to represent the Planning Board; Ms. Drylie to represent the Zoning Board. Meetings will be scheduled with Ms. Jay. Mr. Desiderio asked if this sub-committee was needed, as the Township Committee was not opting into the Highlands. Ms. Jay answered this grant helps the Township research as to whether or not they should opt into the Highlands. Ms. Jay was under the impression the Township wanted to move forward on the Plan.

XIII. ADJOURNMENT - There being no further business, the February 2, 2009 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board was adjourned with a motion by Mr. DeCarolis, and the second being Mr. Desiderio. All members present in favor of adjournment.

Respectfully submitted,

Sharon L. Drylie
Planning Board Clerk