

**TOWNSHIP OF FRELINGHUYSEN
PLANNING BOARD MINUTES**

**REGULARLY SCHEDULED MEETING
FEBRUARY 4, 2008**

The February 4, 2008 Regularly Scheduled Meeting Minutes were approved at the March 3, 2008 Regularly Scheduled Meeting as written. All members present in favor of approval.

CALL TO ORDER - The February 4, 2008 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board was called to order by Chairman Boynton at 7:32 p.m.

ANNOUNCEMENT OF PROPER NOTICE: Notice of this Meeting was provided by posting notice in the Township Municipal Building in Johnsonburg, as well as 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.

FLAG SALUTE

ATTENDANCE

Board Members Present

Boynton	DeCarolis	Desiderio	Eitner
Kleber	Marie (7:35 p.m.)	Randolph	Smith
Young	Ponczek (Alt #1)		

Board Members Absent

Pachnos (Alt. #2)

Professionals Present

Golden	Lavery	Madden (7:43 p.m.)
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CORRESPONDENCE

- a. State of New Jersey Council on Affordable Housing re: COAH's Third Round Rules (**carried from 1/31/08 Work Session.**)
- b. Golden & Moran Engineering re: Johnsonburg Inn Revised Subdivision Plat Review (**carried from 1/31/08 Work Session**)
- c. Brenda J. Kleber, R.M.C., re: COAH Fees (**carried from 1/31/08 Work Session.**)

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- d. Warren County Planning Department re: Durling Conditional Approval
- e. Golden & Moran re: Johnsonburg Inn/McEvoy
- f. Brenda J. Kleber, R.M.C. re: Land Use Ordinance Supplements #12 & 13.

MINUTES

a. January 7, 2008 Reorganization Meeting - Minutes approved at the January 31, 2008 Work Session Meeting with minor changes - on Agenda for final approval prior to posting on website. The motion to approve the Amended January 7, 2008 Reorganization Meeting Minutes was made by Mr. Desiderio, seconded by Mr. DeCarolis. The official vote is recorded as follows:

Boynton - Yes	DeCarolis - Yes	Desiderio - Yes	Eitner - Yes
Kleber - Yes	Marie - Yes	Randolph - Yes	Smith - Yes
Young - Yes	Ponczek - Yes		

Motion passes.

January 31, 2008 Work Session Meeting - A motion to approve the January 31, 2008 Work Session Meeting Minutes as written made by Mr. Desiderio, seconded by Mr. DeCarolis. The official vote is recorded as follows:

Boynton - Yes	DeCarolis - Yes	Desiderio - Yes	Eitner - Yes
Kleber - Yes	Marie - Yes	Randolph - Yes	Smith - Yes
Young - Abstain	Ponczek - Yes		

Motion passes.

DEEDS

a. Rogers/Peaceful Valley Farms, Block 1501, Lot 13 App 07-02 - Minor Subdivision. Extension granted January 7, 2008 for sixty days. Deed review report dated January 21, 2008 in Board Member packets. Professionals approved signature of Deeds. Chairman Boynton and Ms. Drylie to sign the Deeds after the meeting.

b. Rogers, Richard Jr. Block 301, Lot 17 - App. 07-03 - Minor Subdivision.. Ready for signature. Professionals approved signature of Deeds. Chairman Boynton and Ms. Drylie to sign the Deeds after the Meeting.

c. Rogers, Richard Jr. Block 301, Lot 14 - App. 07-04 - Minor Subdivision - Extension granted January 7, 2008 for sixty days. Awaiting for Professional approval.

RESOLUTIONS

a. Greene, Edward & Darlene, Block 701, Lot 3.02 - Amendment to previous Resolution of Approval was granted at January 7, 2008 Meeting.

Mr. Desiderio and Mr. DeCarolis left the dais and sat in the audience.

Mr. DeCarolis asked if he may speak from the audience. Mr. Lavery answered he could.

Mr. DeCarolis asked if an applicant does density transfer, doesn't the remaining property have to have a twenty percent (20%) restriction of the remaining lot in the Deeds? Mr. Lavery answered the Board could Deed restrict 20% of the remaining property, however, he reminded the Board the applicant came in with a conforming lot, and at the Board's direction, the lot size was reduced. After further discussion the Resolution to be held until the March 3, 2008 Regularly Scheduled Meeting.

FINAL HEARING

7:55 p.m.

Darling, Block 602, Lot 4 - Application 07-08 - Minor Subdivision/Variance

Mr. DeCarolis returned to the dais.

Mr. Desiderio left the room.

William Gold, Esq., stepping in for Mr. Keiling to represent the applicant.

Ronald Darling, present for application.

New plans submitted January 16, 2008. Application deemed complete at January 7, 2008 Meeting.

Notice to surrounding property owners carried from previous meeting.

Mr. Gold understands the application is close to a vote, and asked for any comments from the Board.

Mr. Boynton asked if the Site Committee had any comments as they were at the property. Mr. Kleber stated there is a concern with the flag stem and the access strip. The Site Committee was concerned there could be two driveways side by side. Mr. DeCarolis added the Site Committee's recommendation is the applicant would merge, or clean-up, the flag stem.

There was discussion regarding deed restricting the remaining to a one lot subdivision. Mr. Darling answered he would be agreeable. Mr. Gold asked if Mr. Darling understood what he was agreeing to. Mr. Darling answered yes. He would deed restrict the remainder lot to a one lot subdivision.

Mr. Golden was asked if there was any other information he was waiting for from the applicant. Mr. Golden answered all the items on his final report have been addressed.

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The motion to grant the variances for lot frontage on lots 4.05 and 4.06 was made by Mr. DeCarolis, seconded by Mr. Young. The official vote is recorded as follows:

Boynton - Yes	Young - Yes	Eitner - Yes	Kleber - Yes
Marie - Yes	Randolph - Yes	Smith - Yes	Young - Yes
Ponczek - Yes			

Variances approved.

A motion to open the meeting to the Public at 8:22 p.m. was made by Mr. DeCarolis, seconded by Mr. Young. All members in favor.

As there was no comment from the public, the meeting was closed to the public at 8:23 p.m. by motion by Mr. DeCarolis, seconded by Mr. Young. All members in favor.

A motion to approve the application with the Deed Restriction on Remainder Lot 4, Block 602 to allow one further single lot subdivision, with the applicant agreeing to use the common driveway to access any further subdivision of Lot 4, and compliance with Mr. Golden's report dated January 23, 2008, specifically items #2 and #7, was made by Mr. DeCarolis, seconded by Mr. Young. The official vote is recorded as follows:

Boynton - Yes	DeCarolis - Yes	Eitner - Yes	Kleber - Yes
Marie - Yes	Randolph - Yes	Smith - Yes	Young - Yes
Ponczek - Yes			

Application Approved.

b. Durling, Block 1501, Lot 6.10 - Application 07-09 - Minor Subdivision/Variance. New plans submitted January 16, 2008. Application deemed complete at January 7, 2008 Meeting. Letter received from Applicant amending application. Applicant shall send Notice to adjoining property owners, and advertise for the March 3, 2008 Regularly Scheduled Meeting. Carried to the March 3, 2008 Meeting.

COMPLETENESS HEARING

There are no applications for Completeness.

ORDINANCES

- a. Solar Photovoltaic or Solar Thermals** - carried to the February 28th Work Session Meeting.
- b. Well Testing** - Mr. Golden stated this Ordinance is for larger subdivisions, majors, which would impact on the surrounding resident's water. The Board Members were asked to review the information from Mr. Golden for discussion at the February 28th Work Session Meeting.

SUBCOMMITTEES

- a. Site Committee** - Information presented during Darling application.
- b. Rural Character**- No new information.
- c. COAH** - Discussion regarding Third Round COAH Rules. Mr. Madden and COAH Committee will meet after the Public Presentation on Thursday, February 7, 2008. The Public Presentation will be held at the Hunterdon County Library, Route 12, Raritan Township, from 4:00 p.m. - 8:00 p.m.
- d. Town Wide Survey** - Ms. Randolph stated that Ms. Pachnos drew up a paragraph to introduce the survey. After approval of the Township Budget, which approves the Planning Board Budget, the survey will be sent out.

PUBLIC COMMENT - The Meeting was opened to the Public at 9:20 p.m. by a motion from Mr. Desiderio, seconded by Mr. DeCarolis. All members in favor.

Mr. Gabe DeCarolis, Frelinghuysen Township Resident, asked what is classified as low-income housing? Is it a house worth \$200,000.00? There was discussion regarding the low-income housing impact on the Township, as well as classification of low income/moderate income.

Mr. Boynton asked if there were any other comments from the public. As there was no further comment, a motion was made by Mr. DeCarolis, seconded by Mr. Desiderio, to close the meeting to the public. All members in favor.

Meeting closed to the Public.

ADJOURNMENT - As there was no further business, a motion was made by Mr. DeCarolis, seconded by Ms. Smith, to adjourn the February 4, 2008 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board. All members in favor of adjournment. Meeting adjourned at 10:35 p.m.

Respectfully Submitted,

Sharon L. Drylie
Planning Board Secretary