

**MINUTES
TOWNSHIP OF FRELINGHUYSEN
PLANNING BOARD
REGULARLY SCHEDULED MEETING
March 2, 2009**

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

The motion to approve the Minutes of the March 2, 2009 Regularly Scheduled Meeting with minor corrections made by Mr. DeCarolis, with the second being Ms. Randolph, at the April 30, 2009 Work Session Meeting. The official vote is recorded as follows:

Bailey – Yes	DeCarolis – Yes	Desiderio – Yes
Zilberfarb – Yes	Calcagne – Yes	

Minutes approved.

CALL TO ORDER – The March 2, 2009 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board was called to order by Chairman Bailey at 7:30 p.m.

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,

FLAG SALUTE

ATTENDANCE:

Board Members Present

Bailey	DeCarolis	Desiderio	Eitner
Young (7:35)	Zilberfarb	Calcagne	
Barrow (Alt #1) (7:41)	Corvino (Alt #2)		

Board Members Absent

Kleber Randolph

Professionals Present

Golden Lavery

Professionals Absent

Jay (excused due to weather)

Ms. Drylie introduced Mr. Ralph Corvino, a newly appointed member to the Board, who shall hold the position of Alternate #2.

CORRESPONDENCE – The following correspondence was given to the Board Members:

Nancy Nicholoff, Open Space Advisory Committee re: Community Forestry Management Plan.

MINUTES

February 2, 2009 Regularly Scheduled Meeting – The motion to approve the February 2, 2009 Regularly Scheduled Meeting Minutes, 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
Young – Abstain	Zilberfarb – Yes	Calcagne – Yes	
Corvino (Alt #2) - Abstain			

DEEDS

No deeds submitted for signature.

RESOLUTIONS – All Resolutions carried from the February Meeting.

Angeleri (NW Properties) – Minor Subdivision – Block 1201, Lot 17.06 – Final approval at the January 5, 2009 Reorganization/Regularly Scheduled Meeting. Mr. Lavery advised the Board that he spoke with Mr. Benbrook earlier in the day, and Mr. Benbrook would like the Resolution held until the April 6, 2009 Meeting, as he had some changes to the Resolution. Mr. Golden asked to give his comments to Mr. Lavery, which are as follows:

1. Page 1, fourth WHEREAS, last line – should read “and a Maintenance Plan for the proposed Stormwater Management Facilities dated July 2008, *revised through December 2008*, prepared by David E. Fantina, P.E., and
2. Page 2, second WHEREAS, should read: WHEREAS, the Applicant agreed that no building permit *for the remainder lot* would be issued without further site plan approval;
3. Page 2, fourth WHEREAS, should read: WHEREAS, the Applicant agreed to provide a grading plan *for the remainder lots* for review by the Board Engineer; and,
4. Page 2 – Item #1 – add the following to the last sentence to read: *submitted and approved by the Planning Board engineer. Said plan shall include a stormwater management plan and maintenance plan which satisfies the water quality, quantity, and infiltration requirements, established by NJDEP, based on the composite three lot buildout.*
5. Page 3 – add after #8 a new #9 which shall read: *Provide a drainage easement that includes the existing swale and 12” pipe crossing Ramsey Road*
6. Renumber old numbers respectively
7. Old Number 15 (new #16) shall read: The Applicant shall revise the plat *subject to Planning Board Engineer approval*, to show the changes set forth herein
8. New Number 17 to read: Submit individual plot plans for each lot for approval by the Planning Board engineer prior to the issuance of any building permits.
9. Renumber old #16 to be #18.

The changes to the Resolution of Approval for North Warren Properties, Bloc 1201, Lot 17.06, to be made by Mr. Lavery, and carried until the April 6, 2009 Regularly Scheduled Meeting. Ms. Drylie asked the Board to make a notation that this Resolution shall be number 09-01.

The motion to approve the amended Resolutino was made by Ms. Eitner, with the second being Mr. Calcagne. The official vote is recorded as follows:

DeCarolis – Yes	Desiderio – Yes	Eitner – Yes	Young – Abstain
Zilberfarb – Yes	Calcagne – Yes	Corvino (Alt. #2) – Abstain	

Motion passes.

James Alexander Corporation – Major Site Plan – Block 1101, Lot 12.01 – Final approval at the January 5, 2009 Reorganization/Regularly Scheduled Meeting. Minor Changes to Resolutions. Resolution shall be #09-02.

Motion to approve the amended Resolution made by Mr. DeCarolis, with the second being Ms. Eitner. The official vote is recorded as follows:

Bailey – Yes	DeCarolis – Yes	Desiderio – Yes	Eitner – Yes
Young – Yes	Zilberfarb – Yes	Calcagne – Yes	

Motion passes.

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. Mr. Golden stepped down from the dais as he has a conflict. *Minor changes to be made to the Resolution.* Resolution shall be #09-03.

Motion to approve the amended Resolution made by Ms. Eitner, seconded by Mr. Calcagne. The official vote is recorded as follows:

Bailey – Yes	DeCarolis – Abstain	Desiderio – Abstain	Eitner – Yes
Young – Yes	Zilberfarb – Yes	Calcagne – Yes	

Motion passes..

Mr. Golden returned to the dais.

FINAL HEARING(S)

McEvoy/Johnsonburg Inn – Site Plan – App. #06-08 - Block 1001, Lot 2 – No new information submitted.

COMPLETENESS HEARING(S)

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 24, 2009.

As there has been no contact from the Applicant, or the Applicant’s professionals, a motion was made by Ms. Eitner, with the second being Mr. Young, to dismiss the Application without prejudice. The official vote is recorded as follows:

Bailey – Yes	DeCarolis – Yes	Desiderio – Yes	Eitner – Yes
Young – Yes	Zilberfarb – Yes		

Motion to dismiss application without prejudice passes. Ms. Drylie to send a letter to the applicant, along with information regarding escrow release.

SUBCOMMITTEES/LIASON REPORT

Open Space – Robin Randolph, Chair – Ms. Randolph was absent from the Meeting.

Environmental – Need new Planning Board liaison for Environmental. No volunteers.

COAH – Alan DeCarolis, Frank Desiderio Co-Chairs – Nothing new.

Site Committee – Alan DeCarolis, Chair - No applications for the Site Committee to visit.

Rural Character/Sign Ordinance –Ms. Eitner stated the sub-committee has met, and are working put something together for the Board.

Farmland– Robert Young, Chair-

Outdoor Boilers – Frank Desiderio, Chair – Mr. Desiderio is looking at surrounding Townships for sample Ordinances.

Highlands Assessment Grant – Alan DeCarolis, Dave Zilberfarb, Shannon Drylie (Zoning)- nothing to report.

Mr. Lavery was asked to swear in Mr. Richard Barrow, a newly appointed member to the Planning Board. Mr. Barrow was sworn in by Mr. Lavery, and will hold the position of Alternate #1.

ADJOURNMENT

There be no further business, the March 2, 2009 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board was adjourned at 8:47 p.m., by a motion from Mr. DeCarolis, and the second being Ms. Eitner. All members present in favor of adjournment. Meeting adjourned.

Respectfully submitted,

Sharon L. Drylie

