

## MINUTES

### TOWNSHIP OF FRELINGHUYSEN

#### *Planning Board*

**March 5, 2007**

#### **Regularly Scheduled Meeting**

**The March 5, 2007 Regularly Scheduled Planning Board Meeting Minutes were approved, with minor changes, at the April 2, 2007 Regularly Scheduled Meeting.**

**CALL TO ORDER** - The March 5, 2007 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board was called to order by Chairman Finn at 8:03 p.m.

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

#### **ATTENDANCE**

##### **Board Members Present**

Boynton	DeCarolis	Desiderio	Durling - Alt #2
Finn	Kleber	Marie	Pachnos - Alt #1
Randolph	Young		

##### **Board Members Absent**

Smith

##### **Professionals Present**

Lavery      Golden      Madden

#### **CORRESPONDENCE**

- a.** Copy of letter sent from Construction Department regarding Decie. Carried from Work Session Meeting. Secretary to send letter to Mr. Palmer, who represented the Planning Board for this Application as Mr. Lavery had a conflict, requesting his help. NOTE: Mr. Lavery left the meeting room as Mr. Decie is employed by Mr. Lavery's firm.
- b.** Copy of letter sent from Planning Department re: Stanley Escrow. Stanley's have replenished the Escrow Account.
- c.** Ordinance #2005-06 - Secretary to work with Brenda Kleber, Township Clerk.

## **DEEDS**

- a. Greene, Edward & Darlene** - Ninety day extension granted to Applicants for filing of Deeds. Extension to expire May 1, 2007.
- b. Angeleri/NW Properties - Block 1201, Lot(s) 17.21, 17.21A & 17.22** - Changes to be made per Mr. Golden.
- c. Catalano - Block 801, Lot(s) 13, 13.01 & 13.02** - Waiting for Professional approval.
- d. McEvoy/Johnsonburg Inn - Block1001, Lot 2** - Deeds received. Waiting for Professional approval.

## **RESOLUTIONS**

- a, Rogers/Peaceful Valley Farms - Minor Subdivision - App. #07-01** - Final approval February 5, 2007. Resolution to be drafted for April 2, 2007 Regularly Scheduled Meeting.

## **FINAL HEARING**

**8:38 p.m.**

- a. McEvoy/Johnsonburg Inn - Block 1001, Lot 2 Major Site Plan - App. #06-08 - New Plans submitted.**

**Mr. Finn left the dais as he is an adjoining property owner.**

**Mr. Desiderio left the dais as he has performed work for the Applicant in the past.**

**Mr. Lavery returned to the Meeting room.**

**Mr. DeCarolis, as Vice Chairman, presided over the Meeting.**

John Mills, Esq., present for Applicant. Mr. Paul McEvoy present and Mr. Joseph McEvoy, present.

Mr. Mills stated there was a question regarding the Variance and whether or not it would have to be amended. Mr. Lavery advised the Board that new notice would be needed for the April 2, 2007 Regularly Scheduled Meeting.

Mr. Mills asked Mr. Joseph McEvoy to review the changes to the plan with the Board. Mr. McEvoy stated:

1. The septic is now along the side of the property line;
2. Courtyard is now reduced;
3. One story structure will now be demolished;
4. Parking lot will remain the area.

Mr. Golden stated there has been significant improvement to the details of the plans.

There was discussion regarding the retaining walls: materials to be used; design concerns due to the fact that the walls would be over four feet high. Applicants are waiting for County approval with regard to the front porches of the Inn.

A motion was made by Ms. Marie, seconded by Mr. Young, for Mr. Lavery to draft an Amended

Preliminary Approval Resolution, and to Draft a Final Approval Resolution for the April 2, 2007 Regularly Scheduled Meeting. The vote is recorded as follows:

Boynton - Yes	DeCarolis - Yes	Durling - Alt #2 - Yes
Kleber - Yes	Marie - Yes	Pachnos - Alt #1 - Yes
Randolph - Yes	Young - Yes	

The Applicants were reminded to Notice for the April 2, 2007 Regularly Scheduled Meeting.

**Mr. Finn and Mr. Desiderio returned to the dais.**

**Mr. Finn again presided over the Meeting.**

**Pachia - Block 902, Lot(s) 7 & 7.03 - Minor Subdivision - App. #06-02 - Extension granted to Board until May 7, 2007 Regularly Scheduled Meeting.**

**Rogers/Peaceful Valley Farms - Block 1501, Lot 13 - Minor Subdivision - App. #07-02 - Extension granted to Board until May 3, 2007.**

## **COMPLETENESS**

**8:51 p.m.**

**Rogers/Peaceful Valley Farms - Minor Subdivision - Block 301, Lot 17 -**

Elizabeth Calhoun, Mace Consulting - present for Applicant.

Mr. Richard Rogers, Jr., Applicant, present.

Mr. Golden stated the Applicant is proposing two lots with a remainder. For Completeness the application requires 100 scale, and 200 scale has been provided. There were concerns regarding critical areas: stream and wetlands. The Applicant has requested a 100' buffer, however, 150' is required. There was further discussion regarding the wetlands and the driveway.

Mr. Rogers stated to the Board once again, as with the previous subdivision, the property is not going to be sold. The Applicant is applying for the subdivision in order to protect himself from the Highlands.

The Applicants were told the following needs to be shown on the plan:

1. Wetland flagging;
2. Topos of six acre lots;
3. Scale to be 100';
4. Information needed regarding the stream

Mr. Golden recommended the Application be deemed Incomplete, as further information is required.

A motion was made by Ms. Randolph, seconded by Mr. Boynton, to deem the Application Incomplete. The vote is recorded as follows:

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

Application deemed Incomplete.

**Rogers,/Peaceful Valley Farms - Block 301, Lot 14 - Minor Subdivision - App. #07-04**

Mr. Golden stated the same issues remain as the previous Application. Another issue is the majority of the building envelope for Lot 14.05 is in the critical slope area. Mr. Golden would like to see on the plan points showing the common driveway. There are steep slopes where the driveway is being shown now.

There was a question regarding the propane tank, and whether a variance would be needed.

A motion was made to deem the Application Incomplete by Ms. Marie, seconded by Mr. DeCarolis. The vote is recorded as follows:

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

Application deemed Incomplete.

**MASTER PLAN**

Mr. Madden reviewed the Master Plan, which has incorporated the Reexamination into the document. After this review, Chairman Finn asked the Board to review the changes, and discussion will be had at the March 29, 2007 Work Session Meeting.

**SUBCOMMITTEE REPORTS**

**Rural Character** - Mr. Lavery distributed a draft of the non-conforming use ordinance. He will try to obtain a copy of Liberty Township's Ordinance.

**COAH - Alan DeCarolis, Chair** - As of this Meeting, there is no new information.

**Conservation - Robert Young, Chair** - Nothing new

**ADJOURNMENT**

As there was no further business, a motion was made by Mr. DeCarolis, seconded by Mr. Boynton, to adjourn the March 5, 2007 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board at 10:18 p.m.

All members present in favor of adjournment.

Respectfully submitted,

Sharon L. Drylie  
Planning Board Clerk