

MINUTES

Township of Frelinghuysen Planning Board
Regularly Scheduled Meeting
MARCH 6, 2006

CALL TO ORDER - The Township of Frelinghuysen Planning Board Regularly Scheduled Meeting of March 6, 2006 was called to order at 8:04 p.m.

FLAG SALUTE

ANNOUNCEMENT OF PROPER NOTICE - Notice of this meeting was provided by posting Notice in the Township Municipal building located in Johnsonburg, and by advertising in the Star Gazette and New Jersey Herald in accordance with the Open Public Meetings Act.

ATTENDANCE

Board Members Present

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

Board Members Absent

Kuhn	Smith
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Professionals Present

Lavery	Golden
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Professionals Absent

Madden

CORRESPONDENCE

All Correspondence was reviewed at the Work Session Meeting held on March 2, 2006.

CONCEPTUAL APPLICATIONS

LaMotta, Donald E. - Block 1701, Lot 9.01 - The Board asked Mr. Lavery if the Board of Adjustment or the Planning Board should hear this application. Mr. Lavery recommended a letter be sent to Mr. LaMotta indicating an application should be made to the Board of Adjustment. Ms. Drylie to send Mr. LaMotta this letter, and also indicate to Mr. LaMotta that the Board of Adjustment may be abolished and a new Land Use Board be created, and he has the decision of waiting for the Land Use Board or applying to the Board of Adjustment now.

FINAL HEARING

8:36

Greene, Edward & Darlene - App. #05-03 - Block 701, Lot 3.02 - Minor Subdivision

Edward Greene, Darlene Greene, and Robert Berry were sworn in by Mr. Lavery. Chairman Finn asked Mr. Golden to review his report. The review is as follows:

1. Underground utilities are encroaching on Lot 3.03, and the applicant will have to modify the access to a sixty-foot easement instead of a fifty-foot easement. Mr. Berry stated if there is a sixty-foot easement access, the lot would be short on frontage. Mr. Berry also stated that he thought a ten-foot utility easement would work. Mr. Greene added the line is basically straight from the box to the house. Mr. Golden stated he would like to go larger if there is a problem with fifteen feet.

Mr. DeCarolis asked if it would be fifteen-feet to the end of the driveway, or all the way to the lot Mr. Golden answered it is fifteen-feet to the 639 Course.

2. Existing pipe/swale to be put into the easement. Mr. Berry answered “no problem”.

3. Pipe under the existing driveway - there should be an added note to the Plan to show this. There is also another in the right of the way in the County Road. Mr. Berry stated he would locate these pipes and show them on the Plan.

4. The adjoining landowner has easements that have to be modified. Mr. Berry stated the applicant would get that.

5. Lot 6.01 (Derrick’s) - the drainage comes onto the new lot. Mr. Golden stated he would like rip-rap put down to have it flow better. Mr. Greene answered this would be okay.

6. Mr. Golden stated the driveway ordinance calls for a maximum of 17%. Mr. Greene answered that he has a topo that shows it is 15%.

7. Mr. Golden stated the plans need a building envelope, as it gets steep in the back of the property by the wooded area. Mr. Berry answered the front portion is where they would like the homesite. Mr. Boynton suggested they have the property owners meet with the Site Committee and get the house as far back as possible to alleviate the topo concerns. Mr. Finn asked for the Site Committee to meet at the property with the owners. The Committee agreed to meet with the owners at 4:00 Friday, March 7th.

8. Mr. Golden stated there is nothing shown on the plans with regard to pipes or monumentation. Mr. Berry answered he will be setting what needs to be done.

9. Mr. Berry referred to the right-of-way. Mr. Berry stated that years ago this was Weidner’s Farm, and they tried all different methods to get access when Mr. Bailey was on the Board. There was insurmountable hillsides.. Once they realized it was economically feasible, they bought this property. They wrote their own easement, and then sold. (Copy of easement in file). When the Deed was written in 1985, the farm was more easterly located. The question is does the Board make someone ride on rip-rap swale, when it is not part of the driveway. Mr. Lavery suggested an Agreement be made with the property owners who will be benefiting from the easement.

10. Mr. DeCarolis asked what the width of the driveway is as it leaves lot 3.03. Mr. Berry answered that it varies. Mr. DeCarolis asked about the length of the driveway. Mr. Berry answered 1800' feet. Mr. DeCarolis asked if there is turnout for emergency equipment going from the farm to the residence, as the driveway would have to go with the Driveway Ordinance.

After further discussion regarding the driveway, an extension was granted by the applicant until all professionals review the application.

FINAL - 9:22

Smith, Emily & Lyle - App. #04-16 - Minor - Extension granted by the Applicant at the Work Session Meeting held on March 2, 2006. Extension to expire on June 2, 2006.

RESOLUTIONS

All Resolutions were signed at the meeting.

SUB-COMMITTEE REPORTS

1. Open Space - Robin Randolph, Chair - Ms. Randolph confirmed the Final Open Space/Recreation Plan was delivered today, March 6, 2006. Planning Board Members were given their copies. Final Hearing is scheduled for April 3, 2006.
2. Driveway Ordinance - David Boynton, Chair - Mr. Boynton stated the first reading of the new Driveway Ordinance was read 1-1/2 months ago at the Township Committee level. At the second reading, Ms. Natyzak-Osadca had questions. Ed Wacks, Township Attorney, wanted to rearrange the Ordinance, and took Ms. Natyzak-Osadca's comments and incorporated them into the Ordinance. Mr. Wacks feels the Joint Maintenance Agreement should be part of the Resolution, and not the Ordinance. After reviewing the changes made by Mr. Wacks, a motion to approve the revised Ordinance was made by Mr. DeCarolis, seconded by Mr. Young. All members present were in favor with Mr. Desiderio abstaining.

A motion to officially reference the Joint Maintenance Agreement within the Resolution was made by Mr. Boynton, seconded by Mr. DeCarolis. All members present were in favor, with Ms. Pachnos abstaining.

NEW SUB-COMMITTEES CREATED

1. COAH Committee - Alan DeCarolis, Chair; Frank Desiderio & Richard Kleber
2. Rural Character Sub-Committee- David Boynton, Chair; Lisa Pachnos; Emily Smith
4. Conservation Sub-Committee - Bob Young, Chair; George Kuhn; Donna Marie
5. Site Committee - Richard Kleber was appointed, as the Committee needed another member.

Mr. Finn asked Mr. Lavery if he would give the Board a class on proper policies and procedures of the Planning Board. Mr. Lavery scheduled this for the next Work Session Meeting to be held on March 30, 2006.

Mr. Finn asked Ms. Drylie to check with Brenda Kleber, Township Clerk about I.D. badges for the Board.

As there was no further business, a motion was made by Mr. Boynton to adjourn the meeting, with the second being Mr. DeCarolis.

MEETING ADJOURNED AT 9:45 p.m.