

MINUTES

TOWNSHIP OF FRELINGHUYSEN

Planning Board

April 2, 2007

Regularly Scheduled Meeting

CALL TO ORDER – The April 2, 2007, Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board was called to order by Chairman Finn at 8:00 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

DeCarolis	Desiderio	Durling – Alt #2	Finn
Kleber	Marie	Pachnos – Alt #1	Randolph
Smith	Young		

Board Members Absent

Boynton

Professionals Present

Lavery	Golden	Madden
--------	--------	--------

CORRESPONDENCE

1. Nancy Predale – Emergency Management Coordinator re: Omission of VORTAC facility from Open Space & Recreation Plan.
 - Mr. Lavery will determine what is legally permissible re: VORTAC facility
2. McConnell, Leonard & Campbell re: Request for extension on filing of Deeds for Catalano
 - Mr. Lavery received the revised deeds on April 2;
 - Mr. Lavery advised that an extension be granted as permitted by statute for 90 days. Motion made by Mr. De Carolis and seconded by Mr. Young. The vote is recorded as follows:

De Carolis – Yes	Desiderio – Yes	Finn – Yes	Kleber – Yes
Marie – Yes	Pachnos – Yes	Randolph – Yes	
Smith – Abstain	Young – Yes		

3. New Jersey Builders Association assessment of Highlands Plan
 - Mr. Madden sent copies of this analysis to members of the Planning Board; it is requested that each Board member read the analysis
4. Sharon L. Drylie Letter of Resignation
 - Mr. De Carolis made a motion to deny the letter of resignation so that the issue could be discussed in Executive Session. Mr. Lavery cautioned that discussion in Executive Session could focus only on policy and procedure, not job performance. Mr. Desiderio seconded the motion. The members voted to not accept the letter of resignation as recorded below:

De Carolis – Yes	Desiderio – Yes	Finn – No	Kleber – Yes
Marie – Yes	Pachnos – No	Randolph – No	Smith – Yes
Young – No			

MINUTES

1. The minutes from the March 1, 2007, Work Session were approved with minor changes
2. The minutes from the March 5, 2007, Regularly Scheduled meeting were approved with minor changes
3. History of the Minutes of the Planning Board
 - a status list of the Minutes for 2006 was distributed at the March 29, 2007, Work Session meeting which indicated that minutes from seven meetings were not issued during the year, with the minutes from March 2nd and March 5th listed as questionable in status;
 - members were polled and nobody had the missing minutes;
4. The minutes from the Executive Session, November 6, 2006, were approved unanimously.

DEEDS

1. Catalano, Block 801, Lot(s) 13, 13.01 & 13.02
 - New deeds were received on April 2, 2007, with corrected amendments.
2. Bongiovanni/McEvoy, Block 1001, Lot 2
 - three out of four deeds were correct. All four deeds will be forwarded by Mr. Lavery to Mr. De Carolis for signature by April 6, 2007.
3. North Warren Properties, Block 1201, Lots 17.21, 17.21A & 17.22
 - Comment letter issued by Mr. Golden. Awaiting requested revisions.

4. Greene, Block 701, Lot 3.02
 - Mr. Lavery spoke with Mr. Golden regarding the Right of Way. Mr. Lavery has issued a letter to the client's attorney requesting that the item be noted on the deed. Mr. Lavery will notify the attorney if more time is needed.

RESOLUTIONS

Rogers/Peaceful Valley Farms – Minor Subdivision – App. 07-01

- Mr. Lavery will confirm that this lot is Tax Lot 9, Block 1401.
- “Peaceful Valley Farms LLC” is the correct name of applicant and owner. This should be changed in title and in first “whereas”.
- Mr. Desiderio made a motion to accept the Resolution with the stated changes. Mr. De Carolis seconded the motion.
- The Resolution was approved unanimously.

FINAL HEARING

1. McEvoy/Johnsonburg Inn – Block 1001, Lot 2 – Major Site Plan – App. #06-08
 - Mr. Finn and Mr. Desiderio stepped down from the dais and left the room.
 - Mr. Lavery pointed out that the resolution has been updated to accommodate the revised plan for the parking lot. Other changes include the removal of the second story building, a change in the parking lot configuration, a lower retaining wall, the addition of a courtyard, and additional screening.
 - Mr. Golden stated that all the requested changes had been made.
 - Mr. Madden stated that the Planning Board had improved the site plan while lowering cost to the applicant.
 - Mr. Kleber questioned the status of the porches on the front of the building. Mr. Mc Evoy responded that the plan has yet to be presented to the county. Mr. De Carolis suggested that the County be directed to the Planning Board if there are further questions about the porches.
 - Mr. Lavery presented an amended preliminary resolution to reflect the changed plan, which was prepared in advance to save time for the applicant. It was requested that “2/27/06” be added to Item #9, pg. 3.
 - Upon opening to the public, Mr. Greco commended the applicants on a good job.
 - Mr. Young motioned to close the meeting to the public. Mr. Durling seconded the motion.
 - Ms. Randolph made a motion to approve the resolution. Ms. Marie seconded the motion. The resolution was approved unanimously. Mr. Finn and Mr. Desiderio returned to the dais.

2. Pacchia – Block 902, lot(s) 7 & 7.03 – Minor Subdivision – App. #06-02
 - Extension granted to board until May 7, 2007, Regularly Scheduled Meeting.
3. Rogers/Peaceful Valley Farms – Block 1501, Lot 13 – Minor Subdivision
 - Mr. Durling noted that the extension which has been granted has been done so until May 7th, not May 3rd, as stated in the agenda;
 - Ms. Calhoun, Mace Consulting, noted that the applicant is submitting the original plan because he does not want a major subdivision;
 - Mr. Golden requested a common driveway;
 - Mr. Lavery pointed out that the township of Allamuchy must be notified because simultaneous applications might be warranted, due to the fact that a portion of this plan falls into Allamuchy (one building lot, but two tax lots). Ms. Calhoun agreed to draft a letter to the township of Allamuchy;
 - It was agreed that the issue of storm water management would be put into the deed and resolution as the responsibility of the owners of the individual lots at the time of the application for building;
 - A motion was made by Ms. Randolph to approve the minor subdivision subject to a waiver from Allamuchy and a note in the deed that the owner is responsible for filing a storm water management plan. The deed should provide dedicated language requiring a storm water management and maintenance plan and the requested waivers cited in the letter from Mr. Golden dated 12/5/2006 (map scale, delineation of wetlands, deed descriptions). Ms. Marie seconded the motion. The plan was unanimously approved.

COMPLETENESS

1. Rogers/Peaceful Valley Farms – Minor Subdivision – Block 301, Lot 17
 - The owner of this property should be referred to as “Richard Rogers, Jr.”;
 - Applicant is awaiting aerial topography. No new plans submitted at this time.
2. Rogers/Peaceful Valley Farms – Minor Subdivision – Block 301, Lot 14
 - The owner of this property should be referred to as “Richard Rogers, Jr.”;
 - Applicant is awaiting aerial topography. No new plans submitted at this time.
3. Angeleri/Starr – Minor Subdivision – Block 1101, Lot 7
 - Mr. Golden stated that a variance is needed for disturbing the steep slopes;
 - A motion was made by Mr. Desiderio to deem this application incomplete. The motion was seconded by Mr. Young. The motion was carried by unanimous vote.

MASTER PLAN

- Mr. Madden distributed color maps and corrected pages to supplement the Master Plan he passed out last month;
- A description of the changes in the Master Plan was also distributed;
- Mr. Lavery will determine whether or not a public hearing will be required on the updated Master Plan, since substantive changes were already adopted separately;
- It was recommended that the Farmland Preservation and Open Space plan also be amended to correspond to the updated Master Plan.

HIGHLANDS

- Mr. Golden and Mr. Madden agreed to develop a recommendation to the Planning Board regarding comments to the state of New Jersey by the next Work Session.

SUB-COMMITTEES

COAH

- The status of Frelinghuysen's COAH obligations is stalled, pending the finalization of the new COAH regulations.

EXECUTIVE SESSION

- The meeting was closed to the public and Mr. Golden and Mr. Madden left the room in preparation for an Executive Session;
- Mr. Desiderio made a motion to go into Executive Session to discuss procedural matters on the minutes from the 11/06/2006 Executive Session. Ms. Marie seconded. The motion to go into Executive Session was carried at 9:55 p.m.
- A motion was made to come out of Executive Session at 10:22 by Mr. Desiderio. The motion was seconded by Mr. Durling. No official action was taken during the Executive Session.

CORRESPONDENCE – REVISITED

Sharon L. Drylie – Letter of Resignation

- A motion was made to accept the letter of resignation written by Sharon L. Drylie by Mr. Durling. The motion was seconded by Mrs. Pachnos. The vote is recorded as follows:

De Carolis – No	Desiderio – Yes	Finn – Yes	Kleber – Yes
Marie – Yes	Pachnos – Yes	Randolph – Yes	
Smith – Abstain	Young – Yes		

The motion was carried.

ADJOURNMENT

As there was no further business, a motion was made by Mr. Young, seconded by Mr. De Carolis, to adjourn the April 2, 2007, Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board at 10:30 p.m.

All members present in favor of adjournment.

Respectfully submitted,

Lisa Pachnos
Alternate, Number One