

MINUTES

**TOWNSHIP OF FRELINGHUYSEN
PLANNING BOARD
REGULARLY SCHEDULED MEETING
April 7, 2008**

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

A motion to approve the April 7, 2008 Regularly Scheduled Meeting Minutes, was made by Mr. Desiderio, with the second being Mr. DeCarolis. The vote is recorded as follows:

Boynton – Yes	DeCarolis – Yes	Desiderio – Yes
Eitner – Yes	Randolph – Yes	Bailey – Yes
Young – Abstained		

Minutes approved.

CALL TO ORDER – The April 7, 2008 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board was called to order by Chairman Boynton at 7:35 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

Boynton	DeCarolis	Desiderio	Eitner
Kleber	Marie	Randolph	Smith
Ponczek (Alt #1)	Bailey (Alt #2) – (7:39 p.m.)		

Professionals

Lavery Jay (for Madden)
Mr. Golden is excused from this meeting.

V. CORRESPONDENCE

The following correspondence was reviewed and discussed.

New Jersey Planning Officials re: COAH - The New Rules & Compliance Strategies Seminar. Ms. Jay indicated someone from Maser Consulting, if not herself, shall be attending the Seminar.

Brenda Kleber, R.M.C. re: Questions from codification company regarding Flag Lots. Mr. Lavery will notify the Clerk, in writing, that the codification company can place an *editor's note* in the Ordinance changing the required acreage of Flag Lots, due to the Zoning change made by the Planning Board.

Barbara Davis, Morris Land Conservancy – Copy of e-mails regarding Farmland Preservation Element. The Farmland Preservation Element shall be heard at the May 5, 2008 Meeting for second public reading, as well as Final Adoption. Legal Notice will be advertised by the secretary.

Warren County Planning Department – re: Draft Warren County Open Space Plan Meeting – Ms. Randolph, Chair of the Open Space Commission, shall be attending this Meeting, and will report back to the Planning Board.

MINUTES

March 3, 2008 Regularly Scheduled Meeting – Motion by Mr. Desiderio, seconded by Mr. Ponczek, to approve the Minutes as written. The vote is recorded as follows:

- | | | |
|-----------------------|----------------------|-----------------|
| Boynton – Yes | DeCarolis – Yes | Desiderio – Yes |
| Eitner – Yes | Kleber – Yes | Randolph – Yes |
| Ponczek Alt. #1 – Yes | Bailey Alt. #2 – Yes | |
| Marie – Abstained | Smith - Abstained | |

DEEDS

Greene - Block 701, Lot 3.02 – Minor Subdivision/Amendment to previous Application – revised deeds submitted to Professionals and Secretary. Mr. Golden and Mr. Lavery have released deeds for signature. Awaiting Mr. Madden’s approval. Ms. Jay will speak with Mr. Madden.

Darling – Block 602, Lot 4 – Minor Subdivision/Variance – revised deeds submitted to Professionals and Secretary. Mr. Golden and Mr. Lavery have released deeds for signature with minor changes. Awaiting Mr. Madden’s approval. Ms. Jay will speak with Mr. Madden.

RESOLUTIONS

Durling - Minor Subdivision/Variance - Block 1501, Lot 6.10 – Resolution #08-04 – A motion was made by Mr. Desiderio, seconded by Ms. Randolph, to approve Resolution #08-04 of the Township of Frelinghuysen Planning Board, approving a minor subdivision with variances for Tax Lot 6.10 in Block 1501, owned by Dale A. & Gail Durling. The vote is recorded as follows:

- | | | | |
|----------------|-----------------|---------------|--------------|
| Boynton – Yes | Eitner – Yes | Kleber – Yes | Bailey – Yes |
| Randolph – Yes | Desiderio – Yes | Ponczek - Yes | |

FINAL

There are no applications for final hearing.

COMPLETENESS

a. Angeleri - Block 1201, Lot 17.06 - Minor Subdivision – *Application deemed incomplete at the March 3, 2008 Regularly Scheduled Meeting. No new information received as of April 7, 2008.*

SUBCOMMITTEES

Town Wide Survey – On hold until Township Budget is passed.

COAH – Ms. Jay stated there are new income guidelines presented by the State. Ms. Jay will be forwarding a copy of the guidelines to the Board.

Site Committee – Nothing to report.

Rural Character – new member needed. Chairman Boynton stated he had received recommendations from the Board, and thought Mr. Bailey would be a good addition to the Rural Character Committee, as he is a life-long resident of the Township. Mr. Bailey accepted. The Committee Members are now Ms. Randolph, Chair; Ms. Smith, and Mr. Bailey.

ORDINANCES

Well Testing Ordinance – Mr. Boynton stated the proposed Ordinance is for major subdivisions/major site plans only, and does not affect minors. This Ordinance would control the draw down of surrounding wells in the area. After further discussion, Mr. Boynton asked the Board Members to review the Ordinance in order to discuss at the next meeting. It was also asked of the secretary to ask Mr. Golden to have State guidelines for wells at the next meeting also.

LIAISON REPORTS

Open Space – Ms. Randolph, Chair – Ms. Randolph stated a letter was received from the State regarding the Forestry Plan, and the Township received a \$3,000.00 matching grant to be used to pay professional fees for the development of the first stage of the Plan. Bill Crone (Environmental) and Nancy Nicholoff (Open Space), will be working on this project.

Farmland – Mr. Young, Chair, was absent from the meeting. Mr. DeCarolis stated they are looking at the Polowy and Woodcock properties.

Environmental – Mr. DeCarolis notified the Board of a seminar at Genesis Farms on *Green Pellets*, on April 13, 2008.

Zoning – Mr. Bailey and Mr. Ponczek said there is nothing new on the Agenda. Kids Camp will be heard for Final Approval at the next Board of Adjustment Meeting.

Township Committee – There is nothing new to report. The next Work Session Meeting of the Township Committee is on Thursday, April 10, 2008.

ADJOURNMENT – As there was no further business, a motion to adjourn the April 7, 2008 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board was made by

Mr. Desiderio, seconded by Mr. DeCarolis. All members present in favor of adjournment.

Meeting adjourned at 8:28 p.m.

Respectfully submitted,

Sharon L. Drylie
Planning Board Clerk