

**TOWNSHIP OF FRELINGHUYSEN
PLANNING BOARD
MINUTES
MAY 5, 2008 REGULARLY SCHEDULED MEETING**

The motion to approve the May 5, 2008 Regularly Scheduled Meeting Minutes of the Township of Frelinghuysen Planning Board was made by Mr. DeCarolis, with the second being Ms. Randolph. The vote is recorded as follows:

Boynton – Yes	DeCarolis – Yes	Desiderio – Yes
Eitner – Yes	Randolph – Yes	Young – Yes
Kleber – abstain	Marie – abstain	Bailey – Yes
Smith – abstain	Ponczek - abstain	

CALL TO ORDER – The May 5, 2008 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board was called to order by Chairman Boynton at 7:34 p.m.

ANNOUNCEMENT OF PROPER NOTICE – Notice of this meeting was provided by posting notice in the Municipal Building in Johnsonburg, as well as 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	Randolph	Young
Bailey Alt. #2 (7:50 p.m.)		

Board Members Absent

Kleber	Marie	Smith
Ponczek Alt. #1		

Professionals Present

Golden	Lavery	Madden
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PUBLIC HEARING - Second Public Meeting/Public Hearing On The Adoption of the Township Farmland Preservation Plan.

Barbara Heskins-Davis, P.P., A.I.C.P. - Vice President - Programs, Morris Land Conservancy, present for Farmland Preservation Plan. Ms. Heskins-Davis asked if the Board would like a formal presentation, or an overview of any changes made to the Plan. Chairman Boynton asked the Professionals, it was decided since this is a revised Plan, for Ms. Heskins-Davis to give an overview of the changes being made since

Ms. Davis gave an outline of the minor changes made to the Farmland Preservation Plan, including the comments made by S.A.D.C. Farmland Preservation Plan originally sent in 2006. December of 2006, State came out with new rules, and the Plan had to be brought into compliance with the State.

After discussion, Mr. Boynton asked if there was a motion to open the meeting to the public. Mr. DeCarolis made a motion to open the meeting to the public, with Ms. Eitner being the second. All members in favor. Meeting opened to the public.

Mr. Jim Banta, Chair, Township of Frelinghuysen Farmland Preservation Committee, stated working with the Morris Land Conservancy has been a godsend. They have given us (the Township) opportunity and resources that are outstanding.

Mr. Boynton asked if there was any further comment. As there was no further comment, Mr. DeCarolis made a motion to close the meeting to the public, with the second being Mr. Desiderio. All members in favor. Meeting closed to the public.

Mr. Boynton asked Mr. Lavery, Mr. Madden and Mr. Golden if they had any comments, and there were none. Mr. Boynton asked the Board if there was a motion to approve the Farmland Preservation Plan. A motion was made by Mr. Desiderio to approve the Farmland Preservation Plan, with the second being Ms. Randolph. The vote is recorded as follows:

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

Motion passes. Farmland Preservation Plan is approved.

Ms. Heskins-Davis was thanked for all of the work completed, and the Board looks forward to working with her and Morris Land Conservancy.

CORRESPONDENCE – The following correspondence was reviewed:

Township of Frelinghuysen
<http://www.frelinghuysen-nj.us>

- a. Golden & Moran Engineering re: Johnsonburg Inn/McEvoy – Mr. Golden stated the applicant needs to file a Final Application.
- b. Planning Board Office – copy of Legal Notice for Farmland Preservation Plan
- c. Ridge & Valley Charter School – The Board Members would like to see the plans, which are on file with the Township Clerk, for the Freshwater Wetlands Applications. Mr. Desiderio stated he will be in the Municipal Building the next day and he will look at the plans. Mr. Lavery will contact Mr. Gold, Ridge & Valley Charter School’s attorney.
- d. Star Ledger Editorial: *Condos on the Parkway*, Thursday April 15, 2008.
- e. Warren County Planning Department re: COAH Vacant Land Maps

MINUTES

April 7, 2008 Regularly Scheduled Meeting.

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

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

Minutes approved.

DEEDS

Durling – Minor Subdivision/Variance – Block 1501, Lot 6.10 – No deeds submitted to Planning Board Office as of May 5, 2008.

RESOLUTIONS

There were no Resolutions for approval.

FINAL

There were no applications for Final.

COMPLETENESS

Angeleri – Minor Subdivision – Block 1201, Lot 17.06 – Application deemed incomplete at the March 3, 2008 Regularly Scheduled Meeting. No new information received as of May 5, 2008. Mr. Golden stated Mr. Dave Fantina, Engineer for Application, called his office this date to discuss originally submitted plans.

Shonk, Adriane – Home Occupation – Block 1201, Lot 17.12 – Mr. Golden was asked to review his report dated May 2, 2008. Mr. Golden stated the application is technically incomplete, however, if the Board chooses, they may consider hearing from the applicant the merits of the home occupation. After discussion relating to the parking; non-submission of a site plan; as well as a completed checklist, a motion to deem the application incomplete was made by Ms. Randolph, with the second being Mr. Desiderio. The official vote is recorded as follows:

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

Application deemed incomplete. It was requested the secretary notify the applicant and request their presence at the June 2, 2008 Regularly Scheduled Meeting. Should the Agenda allow, application may be heard for Completeness and Final.

ORDINANCES

Well Testing Ordinance – Mr. Golden gave a brief description of the Well Testing Ordinance to Board Members. There was discussion as to if this Ordinance would pertain to minor subdivisions/development, or just to major subdivisions/development. After further discussion, a motion to send the Well Testing Ordinance to the Township Committee was made by Mr. Desiderio, with the second being Ms. Randolph, with the following changes:

Eliminate section E
Correct spelling errors (2)

The vote is recorded as follows:

DeCarolis - Yes	Young - Yes	Randolph – Yes
Desiderio - Yes	Boynton – Yes	Bailey (Alt. 1) - Yes

Mr. Boynton asked Mr. Lavery and Mr. Golden to make the changes to the proposed Ordinance, and send to the Township Attorney for placement on the Township Committee Agenda.

COAH

Mr. Madden was asked to go over the new *Income Guidelines* – Mr. Madden stated Frelinghuysen is located in Region II, and went over what the household income needs to be in order to be eligible for Affordable Housing, whether it be rent, or the sales price of a house.

Mr. Boynton asked by we were with Essex County. Mr. Madden stated Essex County is an affluent County, and Frelinghuysen has always been compared to that County. There was discussion regarding rental properties, and what would allow for credit to the Township, as there are different programs which would allow credit to the Township.

SUB-COMMITTEES

Town Wide Survey – Robin Randolph

COAH – Alan DeCarolis/Frank Desiderio

Site Committee – Alan DeCarolis

Rural Character – Robin Randolph

Farmland – Bob Young

Environmental – Robin Randolph

Zoning – Kevin Bailey/John Ponczek

Township Committee – Alan DeCarolis/Frank Desiderio

ADJOURNMENT – As there was no further business, the May 5, 2008 Regularly Scheduled Meeting of the Frelinghuysen Township Planning Board was adjourned at 9:40 p.m., with a motion by Mr. Desiderio, and the second being Mr. Young. All members present in favor of adjournment.

Meeting adjourned.

Respectfully Submitted,

Sharon L. Drylie
Planning Board Clerk