

TOWNSHIP OF FRELINGHUYSEN

PLANNING BOARD MINUTES

June 4, 2007

The Frelinghuysen Township Planning Board met in regular session on Monday, June 4, 2007 8:00 pm at the Frelinghuysen Municipal Building, 210 Route 661, Johnsonburg, New Jersey.

The meeting was called to order at 8:10 pm by Vice Chairman Alan DeCarolis.

The following members were present: David Boynton, Alan DeCarolis, Richard Kleber, Donna Marie, Robin Randolph, Emily Smith, Robert Young, Lisa Pachnos, and Dale Durling.

Thomas Finn arrived at 8:20 pm and Frank Desiderio arrived at 8:30 pm.

Also present were: Board Engineer, Joseph Golden; Board Attorney, Michael Lavery; and Board Secretary, Rosalie Murray. John Madden, Board Planner, was absent.

MINUTES:

**Action:** A motion was duly made by David Boynton, seconded by Donna Marie, to accept the May 3, 2007 minutes with corrections.

Roll Call Vote: David Boynton, Frank Desiderio, Richard Kleber, Donna Marie, Robin Randolph, Emily Smith Robert Young, Lisa Pachnos and Dale Durling - yes.

8:20 pm - Mr. Finn arrived at the meeting and assumed the chair.

**Action:** A motion was duly made by Robert Young and seconded by Donna Marie to accept the May 7, 2007 minutes with corrections.

Roll Call Vote: David Boynton, Donna Marie, Robin Randolph, Robert Young, Lisa Pachnos, Dale Durling and Thomas Finn - yes. Richard Kleber and Emily Smith - abstained.

8:30 pm Mr. Desiderio arrived at the meeting.

DEEDS:

1. PB # 05-07 Catalano, Block 801, Lot(s) 13, 13.01. & 13.02:

Mr. Lavery stated he had received an e-mail from Mr. Sturbens indicating an updated driveway agreement had been received. The deed is ready to be signed.

2. PB # 06-08 Bongiovanni/McEvoy, Block 1001, Lot 2:

Approved at the last meeting - waiting for the original deeds to be presented for signature.

3. PB # 06-07 North Warren Properties, Block 1201, Lots 17.21, 17.21A & 17.22:

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Mr. Lavery stated he had received the new deed but had not received corresponding map. The question of Lot 17.21A was clarified in the deeds and is now designated 17.25. Lots are now 17.21, 17.25, and 17.22.

4. PB # 07-01 Rogers, Block 1401, Lot(s) 9. 9.03 & 9.04:

There are a number of items which need to be modified or changed.

#### **RESOLUTIONS:**

##### **1. Application # 07-02 - Rogers/Peaceful Valley Farms - Block 1501, Lot 13 Minor Subdivision**

Approved with the following changes: change the term limestone reef to outcropping in two places; delete reference to septic system as it is on lot other than these;

change language regarding the limestone formations in the area; add language regarding trees if the property stops being farmed.

Motion was made by David Boynton, seconded by Donna Marie to approve the resolution with the stated changes.

Roll Call Vote: David Boynton, Alan DeCarolis, Frank Desiderio, Richard Kleber, Donna Marie, Robin Randolph, Emily Smith, Robert Young, and Thomas Finn - yes.

##### **2. Application # 06-08 - McEvoy/Johnsonburg Inn - Block 1001, Lot 2**

###### **Major Site Plan**

Amended preliminary site plan was approved at the last meeting - the only thing added was a revision letter by Mr. Golden dated February 27, 2007. Mr. Finn stated it would be signed by Vice Chair DeCarolis. Applicant had received amended preliminary approval but must come back for final. There are some minor details for which they do not have to notice and there are still some items which they must get to Mr. Golden. Mr. Lavery will call their attorney.

#### **FINAL HEARING:**

##### **1. Application # 06-02 - Pacchia - Block 902, Lot(s) 7 & 7.03**

###### **Minor Subdivision**

There has been nothing new from the applicant. Shannon Drylie notified the applicant regarding the extension deadline.

#### **COMPLETENESS:**

##### **1. Application # 07-03 - Richard Rogers, Jr. - Block 301, Lot 17**

###### **Minor Subdivision**

Ms. Elizabeth Calhoun of Mace Engineering, representing the applicant, submitted two checks, a \$100 application fee and a \$400.00 escrow deposit, along with a completed application for a

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variance, to the Board. Ms. Calhoun stated that there had been an issue of steep slopes but on Lot 14 they were able to eliminate the need and on Lot 17 they minimized the problem. Three waivers will be required for completeness: delineation of the flood plains, delineation of the wetlands and wetlands transition zones, and deed descriptions. Mr. Golden stated that they had a letter from a wetland scientist on file delineating wetlands and showing 150 foot buffers. A motion was duly made by Frank Desiderio, seconded by David Boynton, to approve the application complete with the three stated waivers.

Roll Call Vote: David Boynton, Alan DeCarolis, Frank Desiderio, Richard Kleber, Donna Marie, Robin Randolph, Emily Smith, Robert Young, and Chairman, Thomas Finn - yes.

## **2. Application # 07-04 - Richard Rogers, Jr. - Block 301, Lot 14**

### **Minor Subdivision**

The applicant is requesting three waivers: delineation of the flood plains, delineation of the wetlands and wetlands transition zones, and deed descriptions. There is no variance condition which separates this from Lot 17. A motion was duly made by

David Boynton, seconded by Donna Marie, to deem the application complete with the three waivers.

Roll Call Vote: David Boynton, Alan DeCarolis, Frank Desiderio, Richard Kleber, Donna Marie, Robin Randolph, Emily Smith, Robert Young, and Chairman, Thomas Finn - yes.

## **3. Application # 07-05 - Angeleri/Starr - Block 1101, Lot 7**

### **Minor Subdivision**

A resume of the applicant's wetlands expert had been received and the Planning Board professionals stated they were satisfied that the applicant's wetlands expert was qualified. A motion was made by Robin Randolph, seconded by David Boynton, to deem the application complete.

Roll Call Vote: David Boynton, Alan DeCarolis, Frank Desiderio, Richard Kleber, Donna Marie, Robin Randolph, Emily Smith, Robert Young, and Chairman, Thomas Finn - yes.

Mr. Lavery will send a letter to the applicant's attorney, Mr. Benbrook, stating the Board's position that the application was deemed complete as of June 4, 2007.

### **MASTER PLAN:**

Minor changes were made by the Board. The Board Secretary will contact Mr. Madden regarding these changes.

### **SUBCOMMITTEES:**

There was general discussion of various projects:

- 1) The Right to Farm and Non conforming ordinances should be ready for the July work session.
- 2) Mr. Golden is finalizing work on a revised application check list.

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Mr. Golden raised storm water issues and the question of escrow for storm water management. Mr. Finn requested these issues be worked on.

**ADJOURNMENT:**

There being no further business a motion was duly made by Mr. Boynton, seconded by Mr. Desiderio, to adjourn at 9:30. Motion was unanimously carried.

Respectfully submitted,

Rosalie P. Murray

Board Secretary