

06/05/06

Planning Board, June 5, 2006 Regularly Scheduled Meeting

TOWNSHIP OF FRELINGHUYSEN PLANNING BOARD

JUNE 5, 2006

REGULARLY SCHEDULED MEETING

MINUTES

A motion to approve the June 5, 2005 Regularly Scheduled Meeting Minutes, with minor corrections, was made by Ms. Randolph, Seconded by Mr. DeCarolis, at the June 29, 2006 Work Session Meeting. All members present were in favor.

ANNOUNCEMENT OF PROPER NOTICE

CALL TO ORDER - The June 5, 2006 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board was called to order at 8:05 p.m., by Chairman Finn.

ATTENDANCE

Board Members Present

Boynton DeCarolis Desiderio Finn

Kleber - Alt #1 Kuhn

Marie Pachnos - Alt #2 Randolph Smith Young

Professionals Present

Lavery Golden Madden

CORRESPONDENCE

All Correspondence was reviewed and discussed.

DEEDS AND RESOLUTIONS

There were no Deeds or Resolutions on the Agenda.

FINAL HEARING

8:22 p.m.

Smith, Emily & Lyle - App. 04-16 - Block 701, Lot 15 - Minor Subdivision - An extension has been granted to the Board by the Applicant, which shall expire on August 30, 2006. The Applicant is waiting for the Township Committee Meeting and the reading of a Resolution to grandfather the Application to the four-acre zoning.

COMPLETENESS

8:27 p.m.

Riviello, Ruth - App. #05-11 - Block 1703, Lots 5, 10, & 14 and Block 1802, Lots 1, 2, & 6 - Major

## Subdivision

Mr. Golden referred to the engineering report, which was reviewed at the Work Session Meeting on June 1, 2006. A Motion was made by Mr. DeCarolis to deem the Application Incomplete due to the endangered species not being addressed, with the second being Mr. Desiderio. The Vote is recorded as follows:

Boynton - Abstained DeCarolis - Abstained Desiderio - Yes Finn - Yes Kleber - Yes Kuhn - Abstained

Marie - Yes Pachnos - Yes Randolph - Yes Smith - Yes Young - Yes

Application Deemed Incomplete.

8:32 p.m.

Hanula, Joseph - App. #06-04 - Block 103, Lots 11.01 & 11.02 - Lot Line Adjustment/Minor - Mr. Hanula was sworn in by Mr. Lavery.

Mr. Hanula explained that what is being applied for is the moving around of lot lines, and rearranging the lots. Lot 12 is being eliminated all together. Lot 12 is now going to be a part of Lot 11.04.

Mr. Golden was asked to discuss his review report. The following will have to be done:

\$ Scale needs to be addressed

\$ Signature lines to be modified

\$ Delineation of Flood Plains

Mr. Golden stated the contours need to be shown on the key map. The only issue Mr. Golden has is that determination cannot be made with regard to steep slopes, or access issues.

After further discussion, a motion to Deem the application Complete, with the following waivers, was made by Mr. Boynton, seconded by Mr. Desiderio. The waivers are as follows:

Item #1 - Plats signed and sealed by NJPLS

Item #2 - Scale of not less than 1 = 100'

Item #4 - Existing structures to be marked remaining, or to be removed

Item #5 - Delineation of flood plains, floodways, wetlands, etc., to be added to plan

Item #7 - Marshes, ponds and lands subject to flooding to be added to plan

Item #8 - Certification that lots can support legal septic systems.

\*Items #1, 4, and 8 to be submitted on the Plan.

The Vote is recorded as follows:

Boynton - Yes DeCarolis - Yes Desiderio - Yes Finn - Yes Kuhn - Yes Marie - Yes Young - Yes Randolph - Yes

Smith - Yes  
Application deemed Complete.

#### CONCEPTUAL/MINOR

8:48 p.m.

Marksboro Presbyterian Church - Application #06-05 - Block 402, Lot 5 - Lot Line  
Reverend David Harvey - Pastor; and Laura Brill, present for the Application.

Reverend Harvey stated the Church is closing, and the Board of Trustees are applying for a lot line adjustment in order to subdivide off the cemetery.

Mr. Golden asked if the intention is for Lots 5 and 6 to stay together? Rev. Harvey responded yes, but the intention was to sell the lots separately.

There was discussion regarding the following: access to the cemetery, and whether the access is big enough; whether the lot lines of the cemetery are actual; there is a need for the application of a Variance.

Reverend Harvey thanked the Board for their time.

9:10 p.m.

Fries, Daniel - Application #06-06 - Block 1801, Lot(s) 10, 10.01 & 10.03 - Site Plan  
Mr. Dennis Keenan, French & Perrillo; Mr. Paul K. Couvrette; and Mr. Daniel Friel present for the Application.

Mr. Keenan stated the property is located on Block 1801, Lot(s) 10, 10.01 & 10.03, within the AR4 Zone, with approximately 37 acres. The proposed site will consist of a barn, paddocks, and indoor riding ring, which will be for the purpose of raising of horses, and a horseback riding farm. Mr. Desiderio asked if the Applicant would merge all three lots into one lot. Mr. Fries answered no. After further discussion regarding the proposed site plan, Mr. Fries stated he would be agreeable to merge the three lots. There was discussion regarding the possibility of putting the rest of the land into farmland preservation.

Ms. Randolph stated there seems to be a lot of wooded area, and asked if the applicant would be cutting down a lot of the trees on the property. Mr. Fries stated most of the area for the site is in an open area of the property.

After further discussion, the applicant was advised to submit a Major Site Plan Application, along with a Minor Subdivision application. The Applicant was also reminded the Major Site Plan would fall under Storm Water Management Regulations.

9:30 p.m.

## SUB-COMMITTEE REPORTS

Conservation, Bob Young, Chair - Mr. Young stated the Committee met for the first time, and Ms. Marie obtained a book for the Committee. Chairman Finn asked Mr. Madden for his input on the Conservation process. Mr. Madden stated what has been seen so far is the basic conservation process, where Towns have moved houses to where they are wanted. There is a lot of information on google, which can be looked up easily.

COAH, Alan DeCarolis, Chair - Mr. DeCarolis stated the Committee will be meeting again next week, with the Deputy Mayor of Oxford. At the next Work Session meeting, June 29, 2006, there will be more to report.

Rural Character, David Boynton, Chair - Mr. Boynton stated there has not been another meeting as of yet. Mr. Boynton stated he is not sure of the direction the Committee wants to go in. There was discussion regarding the Township Committee creating an incentive to take on the keeping up with rural character, where the Township Committee could declare an area to be rehabilitated, and have the ability to arrange the restoration of houses in lieu of taxes. Mr. Lavery stated Hackettstown did this by the Quik Check.

Open Space, Robin Randolph, Chair - Ms. Randolph stated the Ordinance is ready for the June Meeting of the Township Committee.

9:45 p.m.

## OPEN PUBLIC FORUM.

Fran Muller wished the Planning Board was not in favor of getting rid of the Zoning Board. Chairman Finn stated this is not under the jurisdiction of the Planning Board, and it has not been stated whether the Planning Board was for, or against, the abolishment of the Zoning Board.

9:48

## PUBLIC FORUM CLOSED

A question was raised regarding Wyly Road, and the Title work. Mr. Lavery stated he took a look at the Title and more questions have been raised. On one hand the search discloses the road was abandoned because of tax map discrepancies. The County purchased development easements, not for the road. Mr. Lavery states they do not know who owns the road yet, and if the Planning Board wants to find out, there needs to be more Title work done, which is a lot of money.

Mr. Boynton stated his concern is that Mr. Gurba thinks he owns the road, as well as Ms. Silversides.

## ADJOURNMENT

10:21 p.m.

The motion to adjourn the June 5, 2006 Regularly Scheduled Meeting was made by Mr. DeCarolis, seconded by Mr. Desiderio. All members were in favor.

Respectfully Submitted,

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Sharon Drylie, Planning Board Clerk