

MINUTES
FRELINGHUYSEN TOWNSHIP
PLANNING BOARD MEETING
August 2, 2007

The Frelinghuysen Planning Board met in regular work session on Thursday, August 2, 2007, at 8:00 pm at the Frelinghuysen Municipal Building, 210 Route 661, Johnsonburg,

CALL TO ORDER

The meeting was called to order at 8:00 pm by Chairman Thomas Finn.

The following members were present:

Alan DeCarolis	Frank Desiderio	Donna Marie	Robin Randolph
Emily Smith	Thomas Finn	Lisa Pachnos	Dale Durling
			(excused at 9:00pm)

Absent were:

David Boynton	Richard Kleber	Robert Young
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Also present were:

Joseph Golden, Board Engineer and Rosalie Murray, Board Secretary

John Madden, Board Planner is excused on the first Thursday of the month.

ANNOUNCEMENT OF PROPER NOTICE:

Announcement of Proper Notice was read.

MINUTES:

Approval of minutes of July 2, 2007 Meeting was deferred to the August 6th official meeting.

DEEDS:

APPLICATION # 06-08 – Bongiovanni/McEvoy, Block 1001, Lot 2

Deed approved for metes and bounds description but deeds cannot be filed until all permits are in place including county permits.

Awaiting Professional Approval

APPLICATION # 06-07 – North Warren Properties, Block 1201, Lots 17.21, 17.22, & 17.25

Mr. Golden reported that he was still waiting for deeds to be consistent with the map.

Mr. Golden reported he has been in contact with Mr. Benbrook who recognizes the information is still not correct. There is also disagreement as to whether or not deed book and page should be shown on the map filing. Mr. Lavery is going to check on the law.

Awaiting Professional Approval

APPLICATION # 07-01 – Rogers, Block 1401, Lots 9, 9.03, & 9.04

Mr. Golden reported there were some changes but that he has not received any revisions.

Awaiting Professional Approval

RESOLUTIONS:

APPLICATION # 07-03 - Richard Rogers, Jr. Block 301, Lot 17, Minor Subdivision
Awaiting attorney action – deferred to Aug 6th.

APPLICATION # 07-04 - Richard Rogers, Jr., Block 301, Lot 14, Minor Subdivision
Awaiting attorney action – deferred to Aug 6th

RESOLUTION # 07-02R – Donna Marie, Block 301, Lot 1 Interpretation
There was discussion as to the use of this property. George Boesze has requested to speak to the Board on 8/6. There was discussion as to whether or not this would be appropriate. It was concluded that it was necessary to have Mr. Lavery’s input on the issue.

FINAL (PUBLIC) HEARING:

APPLICATION # 07-05 – Angeleri/ Starr, Block 1101, Lot 7, Minor Subdivision
Revised plans received 7/27/07

Mr. Golden reported that modifications to the plans were made based on some of the Board recommendations and site visit, most notably he has incorporated a common driveway which appears to work well. There was lengthy discussion about questions which remain regarding a change in the location of the dwelling and driveway, storm water management, driveway extension to a possible fourth lot, 25%/15% slopes, drainage design, bio retention areas, and storm water maintenance plans and oversight by homeowners/homeowners associations/townships/etc..

COMPLETENESS:

There were no new applications for completeness however the Board was apprised that a new application expected from James Alexander Corp.

DISCUSSION - OTHER BUSINESS:

Application Forms:

Joseph Golden reported he is presently working on new application and check lists in order to update and streamline.

Escrow Accounts - Balance and Replenishment Levels

Alan DeCarolis distributed information received from Blairstown. He will pursue researching information from the adjoining towns.

Ordinances:

The Right to Farm and Conforming/Nonconforming ordinances

Awaiting attorney action.

Solar Photovoltaic or Solar Thermal

Board was briefed as to the origin and changes of the proposed Solar Ordinance. Action was deferred to the August 6th meeting.

Frelinghuysen Township Town Wide Survey

Robin Randolph reported the Town Wide Survey is scheduled to be sent out Sept 14th

CORRESPONDENCE FOR INFORMATION AND/OR POSSIBLE ACTION:

There was a review of correspondence.

ADJOURNMENT

There being no further business a motion was duly made by Alan DeCarolis, seconded by Lisa Pachnos, to adjourn at 9:45pm. Motion was unanimously carried.

Respectfully submitted,

**Rosalie P. Murray
Board Secretary**