

**MINUTES
OF THE
TOWNSHIP OF FRELINGHUYSEN PLANNING BOARD
REGULARLY SCHEDULED MEETING**

August 3, 2009

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

The Minutes of the August 3, 2009 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board were approved as written by a motion by Mr. DeCarolis, and the second being Mr. Desiderio, during the September 10, 2009 Regularly Scheduled Meeting. The official vote is recorded as follows:

Randolph – Yes	Young – Abstain	Zilberfarb – Yes	Calcagne – Yes
Barrow – Yes	Corvino – Yes	Desiderio – Yes	DeCarolis – Yes
Bailey – Yes			

Motion passes.

CALL TO ORDER – The August 3, 2009 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board was called to order by Chairman Bailey at 7:32 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 Express Times, official newspapers of the Township of Frelinghuysen Planning Board. As advertised, action may be taken at this meeting,

FLAG SALUTE

ATTENDANCE

Board Members Present

Bailey	DeCarolis	Desiderio	Eitner
Randolph	Zilberfarb	Calcagne	
Barrow	Fleno (Alt #1)	Corvino (Alt #2)	

Board Members Absent:

Young

Professionals Present:

Golden	Selvaggi	Madden/Jay
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COMPLETENESS HEARING

Metro PCS Corp. Preliminary & Final Major Site Plan – PB#09-01 – Block 1703, Lot 4 – 130 Heller Road – Joseph O’Neill, Esq., present for Applicant. Mr. DeCarolis left the dais as he had a conflict being the owner of the property.

Mr. Golden referred to his report dated July 13, 2009 which identified the following items: The building coverage consists of 1% of the property (70 acres); Adjoining property owners are not identified, again pointing to the size of the lot – waiver requested; waiver was requested on the signature block for Completeness purposes.

Mr. Golden recommended the Board require a structural integrity report, due on January 10, 2009 of each year, should the application be approved. Mr. Golden also recommended the Board ask for prior documentation that the tower is structurally sound to support the addition of this antenna.

After further discussion regarding the location; whether construction permits need to be applied for; and what other equipment would be needed for the addition of the antenna, a motion was made by Mr. Desiderio to deem the

application Complete with the following waivers of Checklist items (per Mr. Golden's report dated 7/13/09), with the second being Mr. Corvino:

Waived for Completeness Only

Item #3 – Scale of plans

Item #9 – Signature block

Item #10 – Zoning information to reflect current AR-6 requirements and/or labels

Item #14 – location of all structures within 500' of the tower.

Waived for Completeness and Final

Item #18 contours

Item #19 soils

Item #24 LOI

Item #25 Critical areas

The official vote is recorded as follows:

Eitner – Yes

Randolph – Yes

Zilberfarb – Yes

Calcagle – Yes

Barrow – Yes

Fleno – Yes

Corvino – Yes

Desiderio – Yes

Bailey – Yes

Application deemed Complete. Ms. Drylie to notify applicant of next meeting dates.

Mr. DeCarolis returned to the dais.

Reisburg/ Township of Frelinghuysen – Minor Subdivision – Block 103, Lot 3 – Mr. Selvaggi advised the Board that a formal application has to be filed for this subdivision. Once the application is received, if the Board chooses, it may be heard for both Completeness and Final at the same meeting, as there are no variances associated with the application. With regard to fees, the Planning Board could waive all fees. There was also discussion regarding Mr. Golden presenting the application, if needed.

No action was taken on this matter.

CORRESPONDENCE – *The following correspondence was carried from the July 30, 2009 Work Session Meeting.*

Brenda J. Kleber, R.M.C. Township of Frelinghuysen regarding three (3) Ordinances:

Ordinance #2009-11 Land Development Ordinance (Section 501E) – regarding Accessory Structures – A motion was made by Ms. Fleno to direct Ms. Drylie to send a letter to the Township Committee stating this Ordinance is consistent with the Township's Master Plan, with the second being Mr. Corvino. All members present in favor.

Ordinance #2009-13 – COAH Compliance with the Municipality's prior round and third Round Affordable Housing obligations. A motion was made by Ms. Randolph, with the second being Mr. DeCarolis, for Ms. Drylie to send a letter to the Township Committee stating this Ordinance is consistent with the Township's Master Plan. All members present in favor.

Ordinance #2009-14 – Affordable Housing Trust Fund Spending Policy – A motion was made by Ms. Randolph, with the second being Mr. Zilberfarb, directing Ms. Drylie send a letter to the Township Committee, stating the Board agrees with the Affordable Housing Trust Fund Spending Plan. All members present in favor.

Genesis Farms – re: Request for rezoning – Mr. Selvaggi advised the Board not to engage in discussion regarding the rezoning of this property without representation by Genesis Farms. Mr. Desiderio made a motion to agree with Counsel's advice and have Ms. Drylie send a letter to Genesis Farms requesting they come to the next Work Session Meeting to be held on Thursday, September 3, 2009, with Ms. Randolph being the second. All members present in favor.

MINUTES

June 1, 2009 Regularly Scheduled Meeting – Approved at the Work Session Meeting held on July 30, 2009.

DEEDS

No deeds submitted for signature as of July 22, 2009.

RESOLUTIONS

Angeleri/NW Properties Block 1201, Lot 17.06 – Amended Resolution

There was discussion regarding the request for amending the Resolution. A motion was made by Ms. Randolph, with the second being Mr. Calcagne, to amend the previous Resolution of Approval, dated April 30, 2009, to reflect the following:

Eliminate #4

Incorporate 2nd Whereas, as the 7th Whereas; 4th Whereas , as the 8th Whereas.

Motion passes.

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FINAL HEARING(S)

McEvoy/Johnsonburg Inn – Site Plan – App. #06-08 - Block 1001, Lot 2 – no new information.

XI SUBCOMMITTEES/LIASON REPORTS

Open Space – Robin Randolph

Environmental – Patricia Fleno

COAH – Alan DeCarolis, Frank Desiderio

Site Committee – Alan DeCarolis,

Rural Character/Sign Ordinance –Robin Randolph – Wind Turbine Ordinance – The Board discussed size of Turbines; placement; turbines for farms. Mr. Selvaggi stated he could send the Board other Ordinances for their review. Mr. DeCarolis asked to be on the Wind Turbine Sub-Committee, which is a part of the rural character subcommittee.

Farmland– Robert Young

Outdoor Boilers – Frank Desiderio

Highlands Assessment Grant – Alan DeCarolis, Dave Zilberfarb, Shannon Drylie (Zoning); Debra Natyzak- Osadca (Open Space); Richard Rogers, Jr. (Farmland)

ADJOURNMENT – As there was no further business, the August 3, 2009 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board was adjourned with a motion by Mr. Desiderio, and the second being Mr. DeCarolis. All members present in favor of adjournment. Meeting adjourned at 9:04 p.m.

Respectfully submitted,

Sharon L. Drylie
Planning Board Clerk