

**MINUTES
FRELINGHUYSEN TOWNSHIP
PLANNING BOARD MEETING
August 6, 2007**

CALL TO ORDER

The meeting was called to order at 8:15 pm by Vice Chair, Alan DeCarolis.

SALUTE TO THE FLAG & ROLL CALL:

Board Members present:

Alan DeCarolis	Frank Desiderio	Donna Marie	Robin Randolph
Emily Smith (left 10:35)	Robert Young		
Lisa Pachnos, Alt #1	Dale Durling, Alt #2		

Board Members absent:

David Boynton	Richard Kleber	Thomas Finn
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Also present were:

Joseph Golden, Engineer, (excused at 9:05pm); Michael Lavery, Attorney,(excused at 9:45pm); and Rosalie Murray, Secretary.

Absent: John Madden, Planner

ANNOUNCEMENT OF PROPER NOTICE:

Announcement of Proper Notice was read.

MINUTES:

Action: Minutes of July 2, 2007 Official Meeting: A motion was duly made by Robert Young, seconded by Dale Durling to approve the minutes of the July 2, 2007 meeting with corrections.

Roll call vote: Alan DeCarolis, Frank Desiderio, Donna Marie, Emily Smith, Robert Young, Lisa Pachnos, Dale Durling - yes

Action : Minutes of August 2, 2007 Meeting: A motion was duly made by Donna Marie, seconded by Emily Smith to approve minutes of August 2, 2007.

Roll call vote: Alan DeCarolis, Frank Desiderio, Donna Marie, Emily Smith, Robert Young, Lisa Pachnos, Dale Durling - yes

DEEDS:

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

Awaiting Professional Approval

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

Awaiting Professional Approval. Mr. Donald Souders of Benbrook and Benbrook represented the applicant. Due to delays, Mr. Souders requested a 90 day extension for deed filing.

Action: A motion was duly made by Robert Young, seconded by Frank Desiderio to approve a ninety (90) day extension.

Roll call vote: Alan DeCarolis, Frank Desiderio, Donna Marie, Emily Smith, Robert Young, Lisa Pachnos, Dale Durling - yes

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

Awaiting Professional Approval. Mr. Golden stated he had not received any information in the past two months. Mr. R. Rogers stated that they are in the process of making up the deeds. There was discussion as to the length of time left for deed preparation and it was agreed that there was adequate time remaining on this application.

APPLICATION # 07-02 – Rogers/Peaceful Valley Farms, Block 1501, Lot 13

Awaiting Professional Approval. Carried to next month.

RESOLUTIONS:

APPLICATION # 07-03 - Richard Rogers, Jr. Block 301, Lot 17, Minor Subdivision

Action: A motion was duly made by Robert Young, seconded by Donna Marie, to approve the resolution.

Roll call vote: Alan DeCarolis, Frank Desiderio, Donna Marie, Robin Randolph, Emily Smith, Robert Young, Lisa Pachnos, Dale Durling - yes

APPLICATION # 07-04 - Richard Rogers, Jr., Block 301, Lot 14, Minor Subdivision

Action: A motion was duly made by Frank Desiderio, seconded by Robert Young, to approve the resolution with corrections.

Roll call vote: Alan DeCarolis, Frank Desiderio, Donna Marie, Robin Randolph, Emily Smith, Robert Young, Lisa Pachnos, Dale Durling - yes

RESOLUTION # 07-02R – Donna Marie, Block 301, Lot 1 Interpretation. This matter was determined to be the responsibility of the Zoning Board of Adjustment.

FINAL (PUBLIC) HEARING:

APPLICATION # 07-05 - Angeleri Starr, Block 1101, Lot 7, Minor Subdivision

Revised plans received 7/27/07. Due to difficulties, the applicant requested that this hearing be carried to next month. The Board agreed that this application would be carried to next month without any further notice.

COMPLETENESS:

No new applications for completeness.

DISCUSSION - OTHER BUSINESS:

Master Plan:

Hearing for the master plan was scheduled for Thursday, September 6, 2007.

Application Forms:

Joseph Golden reported that he and Rosalie Murray are going to make the final modifications to the new forms.

Escrow Accounts - Balance and Replenishment Levels:

Mr. Golden reported that he had contacted surrounding towns and found that they were revising their schedules as well due to insufficient levels. It was agreed that this matter be scheduled for the next work session when all applicable information would be available.

Ordinances:

Right to Farm

After lengthy discussion Robin Randolph proposed an addition "C, Prohibitions" to the ordinance to read "the application or storage of sewerage or industrial sludge is prohibited unless it is determined to be an accepted agricultural management practice by the state agricultural development committee".

Action: A motion was duly made by Frank Desiderio, seconded by Donna Marie, to forward the ordinance with changes to the Township Committee.

Roll call vote: Alan DeCarolis, Frank Desiderio, Donna Marie, Robin Randolph, Emily Smith, Robert Young, Lisa Pachnos, Dale Durling - yes

Conforming/Nonconforming

Mr. Lavery explained the implications and requirements of the ordinance to the Board.

Action: A motion was duly made by Richard Young, seconded by Frank Desiderio, to forward the ordinance with modifications to the Township Committee.

Roll call vote: Alan DeCarolis, Frank Desiderio, Donna Marie, Robin Randolph, Emily Smith, Robert Young, Lisa Pachnos, Dale Durling - yes

Solar Photovoltaic or Solar Thermal

It was agreed that Mr. Gold be invited to the September work session.

Subcommittee Reports:

Site Committee – no report

Rural Character – no report

COAH – no report

Conservation – no report

Frelinghuysen Township Town Wide Survey

There was a lengthy review of the proposed survey questions. It was agreed that further input would be sought, and that the deadline for questions requested to be included, would be extended to 8-17-07.

CORRESPONDENCE FOR INFORMATION AND/OR POSSIBLE ACTION:

There was a review of correspondence.

PUBLIC PORTION

There was no public comment.

ADJOURNMENT

There being no further business a motion was duly made by Frank Desiderio, seconded by Robert Young to adjourn at 10:45pm. Motion was unanimously carried.

Respectfully submitted,

**Rosalie P. Murray
Board Secretary**