

**MINUTES
TOWNSHIP OF FRELINGHUYSEN
PLANNING BOARD
REGULARLY SCHEDULED MEETING
September 4, 2008**

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

The September 4, 2008 Regularly Scheduled Meeting Minutes of the Township of Frelinghuysen Planning Board were approved with minor changes by a Motion by Ms. Eitner, with the second being Mr. Young. The official vote is recorded as follows:

Boynton – Yes	Eitner – Yes	Smith – Yes	Young – Yes
DeCarolis – Yes	Bailey (Alt #2) – Yes	Zilberfarb - Abstained	

CALL TO ORDER – The September 4, 2008 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board, was called to order by Chairman Boynton at 7:35 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 Star Gazette, official newspapers of the Township of Frelinghuysen Planning Board. As advertised, action may be taken at this meeting,

ATTENDANCE:

Board Members Present

Boynton	DeCarolis	Desiderio	Eitner
Kleber	Smith	Young	Bailey (Alt #2)

Board Members Absent

Marie	Randolph
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Professionals Present

Lavery

Professionals Absent

Golden – Mr. Golden was excused from this meeting

Madden – Mr. Madden was on vacation.

Mr. Ponczek has resigned from the Planning and Zoning Boards.

FLAG SALUTE

It was requested the Agenda be modified to hear the following application, as the Applicant was ready to proceed with their application for Completeness only

COMPLETENESS

James Alexander Corp. – Block 1101, Lot 12.02 – Pre Major/Final Major Site Plan – Engineer report in Board Members Packets. Alex Rinaldi, Esq. – Attorney for Applicant, present. Mr. Dave Robinson, President James Alexander Corporation, present for Application.

Mr. Rinaldi stated the applicant is adding another warehouse to the existing structures on the property. There will be four new parking spaces constructed for the warehouse. Mr. Boynton stated Mr. Golden's report indicates he has no problem with the application being deemed complete. The motion to deem the application Complete as made by Mr. Young, with the second being Ms. Smith. The official vote is recorded as follows:

Boynton – Yes
Young – Yes

DeCarolis – Yes
Kleber – Yes

Desiderio – Yes
Smith – Yes

Eitner – Yes
Bailey – Yes

Motion passes.

Applicants were told the application will be on for Final Hearing October 6, 2008.

CORRESPONDENCE – The following correspondence was reviewed and discussed.

New Jersey Planner

Planning Board Office copy of letter sent to Angeleri re: Escrow

Planning Board Office copy of letter sent to Shonk re: Escrow

Warren County Soil Conservation – re: Spagnuola/Riesebeck Soil Erosion Plan

Warren County Soil Conservation – re: DiCarlo/Rocca Soil Erosion Plan

Michael Lavery – copy of letter sent to Brian D. Smith, Esq., regarding Greene Planning Incentive Grant application.

Darlene Jay – copy of letter sent to John Burlazzi, Matheny Medical & Educational Center re: COAH.

Darlene Jay – copy of letter sent to Jackie Harrison, Center for Humanistic Change re: COAH

Darlene Jay – copy of letter sent to Elvin Nazario, The Mentor Network re: COAH

LEGAL NOTICE – copy of Legal Notice published by Brenda Kleber, R.M.C., advertising the Joint Meeting of the Township Committee and Planning Board, scheduled for September 17, 2008, 7:30 p.m. Mr. DeCarolis and Mr. Desiderio gave a brief update on the COAH Subcommittee. Mr. DeCarolis stated the Township Committee needs to move forward on the Housing Plan aggressively, as time is running out. Mr. Desiderio stated there was discussion at the Sub-Committee meeting, with Ms. Jay in attendance, regarding the subdividing of lots off of the Township property on Route 94.

Township of Green – re: Notice of Hearing for Adoption of Green Township Master Plan Reexamination

John Madden, Maser Consulting – Copy of article regarding NJDEP's New Water Quality Management

MINUTES

July 7, 2008 Regularly Scheduled Meeting – The motion to approve the July 7, 2008 Regularly Scheduled Meeting Minutes as written was made by Mr. Young, with the second being Desiderio. All members present in favor of approval.

July 31, 2008 Work Session Meeting – MEETING CANCELLED

August 4, 2008 Regularly Scheduled Meeting – MEETING CANCELLED

August 28, 2008 Work Session Meeting – MEETING CANCELLED

DEEDS

Durling – Minor Subdivision/Variance – Block 1501, Lot 6.10 – Deeds signed by Chair & Secretary.

Midkiff – Block 602, Lot(s) 3 & 3.03 – Lot Line Adjustment/Minor – Deeds received by Planning Board Office September 3, 2008. Copies given to Mr. Lavery and Mr. Golden. Awaiting Professional approval.

RESOLUTIONS

Shonk – Block 1201, Lot 17.12 – Site Plan/Home Occupation – Application approved at July 7, 2008 Regular Meeting. Resolution carried to the October 6, 2008 Meeting.

Midkiff – Block 602, Lot(s) 3 & 3.03 – Lot Line Adj/Minor Subdivision – Application approved at July 7, 2008 Regular Meeting. Changes to be made to Resolution. Corrected Resolution to be drafted by Mr. Lavery's office for the October 6, 2008 Regularly Scheduled Meeting.

FINAL MAJOR SITE PLAN – COMPLETENESS

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

COMPLETENESS

Angeleri - Block 1201, Lot 17.06 - Minor Subdivision – Revised Plans submitted. Request for Escrow replenishment

Township of Frelinghuysen

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letter sent. Escrow not replenished as of 9/03/08. Applicant's Engineer notified via telephone call that application shall not be heard at the September 3, 2008 Regularly Scheduled Meeting.

XI SUBCOMMITTEES

Town Wide Survey- Robin Randolph, Chair (Ms. Randolph was absent from the Meeting).

There was discussion regarding the surveys being numbered, and whether or not that was approved by the Township Committee. There was also discussion regarding the survey tallying, and whether non-employees should be included in the process; the tallying not being done on Township computers which in turn does not back-up the information to the Township's server, as all Township documents are backed-up daily, if not hourly.

With regard to the numbering of the surveys, a motion was made by Mr. Bailey, to have the secretary remove all numbers from the surveys immediately, and there be no cross reference information located on the survey, with the second being Mrs. Eitner. The official vote is recorded as follows:

Boynton – Yes	DeCarolis – Abstained	Desiderio – Yes	Kleber - Yes
Eitner – Yes	Young – Yes	Smith – Yes	
Kleber – Yes	Bailey – Yes		

Motion passes.

With regard to the tallying of the surveys, a motion was made by Mr. Bailey, with the second being Mr. Desiderio, for Mr. Lavery to send a letter to the Township Committee and Edward Wacks, Township Attorney, which shall include reference to State statute requiring all Municipal records be kept at the Township Municipal Building, as well as the municipal employees being the ones to tally the survey. After further discussion, the motion was modified by Ms. **Eitner that no survey information be compiled, until such time as the Township Committee has been notified of the Planning Board's concerns, with the second being Mr. Young. All members present in favor.**

Motion passes.

There was further discussion regarding Sub-Committees, and whether all members of the Sub-Committees are being contacted for Meetings. Mr. DeCarolis was asked if he was contacted for the Survey Sub-Committee, and he answered no. It was also noted members of other Sub-Committees, if contacted for meetings, only received notification thirty (30) minutes prior to the sub-committee meeting. These issues are to be addressed at the next meeting of the Planning Board.

COAH – Alan DeCarolis, Chair – Mr. DeCarolis explained to Mrs. Muller, who was in the audience, what the Sub-Committee discussed regarding the property on Route 94. Mrs. Muller was told the houses, if any, would be constructed aesthetically in the same manner as the surrounding properties. Mrs. Muller asked, "is the property six-acre zoning?" She was advised the Township could change the zoning to one-acre, however, it would not be the whole property.

Site Committee – Alan DeCarolis, Chair – no new information.

Rural Character – Robin Randolph, Chair (absent)

Sign Ordinance – Sub-Committee established: Donna Eitner, Chair; Richard Kleber, Kevin Bailey.

LIAISON REPORTS

Open Space – Robin Randolph (absent)

Farmland – Robert Young – There are a few properties being discussed at this time.

Environmental – Robin Randolph (absent)

Zoning – Kevin Bailey

PUBLIC COMMENT

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Chairman Boynton asked if there was a motion to open the meeting to the Public. Mr. Desiderio made the motion, with Mr. DeCarolis being the second. All members in favor.

Mrs. Fran Muller, Muller Road – stated the Sign Ordinance Sub Committee would be able to use the Dentist sign on Route 94 as a starting point for their Ordinance, as there were issues with that sign from the beginning.

As there was no further comment, Chairman Boynton asked if there was a motion to close the meeting to the Public, with Mr. Desiderio making the motion, and Mr. DeCarolis being the second. All members in favor of closing the meeting.

Meeting closed.

ADJOURNMENT – As there was no further business, a motion to adjourn the meeting was made by Mr. Desiderio, with the second being Mr. Bailey. All members in favor of adjournment. Meeting adjourned at 9:05 p.m.

Respectfully submitted,

Sharon L. Drylie
Planning Board Secretary