

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

CALL TO ORDER

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

SALUTE TO THE FLAG & ROLL CALL:

Board Members Present:

David Boynton	Alan DeCarolis	Frank Desiderio
Richard Kleber	Donna Marie (8:06 pm)	Robin Randolph
Robert Young	Thomas Finn, Chr.	

Alternates Present: Lisa Pachinos Dale Durling

Board Members Absent:

Emily Smith

Professionals Present:

Joseph Golden	John Madden (8:15 pm)	Rosalie Murray
Engineer	Planner	Board Secretary

Professionals Absent:

Michael Lavery
Attorney

ANNOUNCEMENT OF PROPER NOTICE:

Announcement of Proper Notice was read.

MINUTES:

Minutes of August 30, 2007 meeting.

Action: Minutes of August 30, 2007 Work Session: A motion was duly made by Alan DeCarolis, seconded by Robert Young, to approve the minutes of the August 30, 2007 meeting with corrections.

Roll call vote: Alan DeCarolis, Richard Kleber, Donna Marie, Robin Randolph, Robert Young, Lisa Pachnos – yes

David Boynton, Frank Desiderio - abstain

PRESENTATION:

RECREATION PLANS – Paul Sterbenz, Maser Consulting

As Mr. Sterbenz was not present, there was no presentation. This is to be rescheduled.

DEEDS:

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

It was reported that Mr. J. McEvoy had met with representatives of the Warren County Planning Board and they had resolved the issues and will hopefully receive approval shortly.

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

Awaiting approval from Mr. Lavery.

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

Mr. Golden has received information and will have a report for the next meeting.

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

Resolution approved 8-6-07

Mr. Golden reported he has not received the deed as yet.

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

Resolution approved with corrections 8-6-07

Mr. Golden reported he has not received the deed as yet.

APPLICATION # 04-14 & # 04-15 – Ricon, Blk 901, Lot 13

A memo had been received from Shannon Drylie indicating a fax from the Warren County Clerk's office had been received noting that the Deeds for the above noted application had been filed on May 16, 2007. It was thought that perhaps legal advise might be need however it might just be a matter of record keeping. Rosalie Murray was requested to look into the matter.

COMPLETENESS:

APPLICATION #07-07 – Alexander Corporation, Block 1101, Lot 1201, Minor Site Plan

David Robinson, Vice President of James Alexander, addressed the Board to correct a couple of mistakes on the application information which referred to explosives. He referred the Board to a letter which had been sent containing a list of the materials which would be stored in the new storage facility. There are no explosives, they do not handle explosives, and there has been no change in their operations. The new unit was a requirement of their insurance company. It was agreed to correct the erroneous notations on the application information.

Action: A motion was duly made by Frank Desiderio, seconded by David Boynton to deem the application complete.

Roll call vote: David Boynton, Alan DeCarolis, Frank Desiderio, Richard Kleber, Donna Marie, Robin Randolph, Robert Young, Lisa Pachnos, Thomas Finn - yes

PUBLIC HEARING:

MASTER PLAN – John Madden, Maser Consulting

It was determined and stated for the record that all the requirements for office public notice as required by law and prescribed by the Planning Board attorney had been made.

Mr. Madden then briefly reviewed the steps taken as a result of the Master Plan reexamination in 2005. Major steps were taken to change land use policies. A nitrate dilution study done by Maser's hydrogeology group determined that a prudent course of action for Frelinghuysen would be to reduce the density in most of the town, in the new AR-6 zone, to one unit per six acres based on the nitrate dilution model and the soil conditions. It was discovered that the standards Frelinghuysen used were much higher than those the Highlands are proposing – the Highlands standards being more stringent. It may be that Frelinghuysen will have to reduce its density further to meet the nitrate solution standards proposed by the Highlands.

Mr. Madden reported further that the Board adopted the Master Plan Reexamination Report with changes of the Land Use Element and made zoning changes based on the basis of the Master Plan reexamination report. Portions of Eric Snyder's master plan were incorporated (his land use proposals were deleted) and reincorporated in this Master Plan those policies which were in the Master Plan Reexamination Report.

Also incorporated, as a result of significant work done in town, were Farmland Preservation and Open Space and Recreation Plan Elements – two major plan elements which were done by sub-committees in the community working with the Morris Land Conservancy.

These Elements were adopted by the Town and will now, as the result of action to be taken this evening, be an official part of the whole Master Plan document.

Mr. Madden reported that the third round Fair Share of COAH regulations are now in flux and that there was no point in doing a Housing Plan, a Fair Share Plan, until the new regulations, expected in January 2008, are received. He reported that, at this point, it appears there will be no greater pressure on communities such as Frelinghuysen, but on communities which have infrastructure. In connection with this, it also appears that communities will be unable to pass thru their fair share obligations to the developers and will have to rethink the manner in which these obligations will be met. Mr. Madden mentioned, briefly, the possibility of a municipal housing site.

Mr. Madden then highlighted, among other changes which had been made, the AR-6 bulk standards, the incorporation of reference to the Highlands Regional Planning Council, deletion of the appendix, etc., leaving, essentially, changes which have already been adopted.

Mr. Madden stated that it was the attorney's recommendation that the Planning Board officially incorporate it all, so that the Master Plan Reexamination Report is now really the Land Use Plan – there is no ambiguity, it is not a separate document.

It was decided that the date on the Master Plan would be changed to September 6, 2007.

PUBLIC PORTION: There were no public comments.

Action: A motion was duly made by Frank Desiderio, seconded by David Boynton to adopt the Frelinghuysen Township Master Plan/Land Use Plan dated 9-6-07.

Roll call vote: David Boynton, Alan DeCarolis, Frank Desiderio, Richard Kleber, Donna Marie, Robin Randolph, Robert Young, Lisa Pachnos, Thomas Finn – yes

There was discussion as to the manner in which copies of the Master Plan/Land Use Plan would be made. Frank Desiderio was thanked for volunteering to obtain costs.

Tom Finn requested that a certified document/disk, be supplied.

Tom Finn thanked John Madden and members of the Board for all the work done.

There was discussion regarding the necessity of preparing a formal resolution addressing the adoption of the Master Plan/Land Use Plan. It was agreed that Michael Lavery, Board attorney prepare the suitable resolution.

Action: A motion was duly made by Alan DeCarolis, seconded by Frank Desiderio that a resolution be prepared by our attorney stating whereas a public meeting was duly advertised, whereas a public meeting was held, whereas the Board has adopted the Farmland Preservation Plan Element, the Open Space and Recreation Plan Element and the Land Use Plan Element, as part of the Master Plan Reexamination Plan Report, whereas this Master Plan represents an edited compilation of Master Plan work the Town has done over the past seven or eight years and whereas all this now represents the official Master Plan Document of the Township of Frelinghuysen dated 9-6-07.

Roll call vote: David Boynton, Alan DeCarolis, Frank Desiderio, Richard Kleber, Donna Marie, Robin Randolph, Robert Young, Lisa Pachnos, Thomas Finn – yes

DISCUSSION - OTHER BUSINESS:

NJ Dept Community Affairs

NJ Administrative Code Title 5 Chapter 21, Latest Edition RSIS

Joseph Golden – Mr. Golden reported that the information received was simply the most recent version and that there had been no major changes – more points of clarification than major design changes.

Subcommittee Reports:

Site Committee – no report

Rural Character – no report

COAH – no report

Conservation – no report

Frelinghuysen Township Town Wide Survey – discussed at work session

CORRESPONDENCE FOR INFORMATION AND/OR POSSIBLE ACTION:

All correspondence was reviewed.

Frelinghuysen Twp Clerk Notice dated 8-31-07 Re: Request for Clarification of Ordinance # 2005-13

There was lengthy discussion on the matter and there was strong consensus that all this had been reviewed and resolved before.

It was requested that Rosalie Murray research whether or not a letter explaining the matter had been sent to the Township Committee at the time of the original clarification was requested.

Florio, Perrucci, Steinhardt & Fader, Ltr faxed 9-5-07 Re: Request App # 07-05 - Angeleri Starr,

Blk 1101, Lot 7, be carried one month without further notice.

Action: A motion was duly made by Alan DeCarolis, seconded by Frank Desiderio to carry the application for one (1) month without notice.

Roll call vote: David Boynton, Alan DeCarolis, Frank Desiderio, Richard Kleber, Donna Marie, Robin Randolph, Robert Young, Lisa Pachnos, Thomas Finn - yes

PUBLIC PORTION

There was no public comment.

ADJOURNMENT

There being no further business, a motion was duly made by Frank Desiderio, seconded by David Boynton to adjourn at 9:20 pm. Motion was unanimously carried.

Respectfully submitted,

**Rosalie P. Murray
Board Secretary**