

MINUTES
TOWNSHIP OF FRELINGHUYSEN PLANNING BOARD
REGULARLY SCHEDULED MEETING
September 9, 2010

(Meeting Start Time: 8:00 p.m. No New Testimony After 10:30 p.m.)

The September 9, 2010 Regularly Scheduled Meeting Minutes were approved with minor corrections at the October 4, 2010 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board. The motion was made by Ms. Randolph, with the second being Mr. Corvino. The official vote is recorded as follows:

DeCarolis – Yes	Desiderio – Abstain	Eitner – Yes
Young – Yes	Randolph – Yes	Zilberfarb – Yes
Barrow – Abstain	Corvino – Abstain	

Motion Passes.

CALL TO ORDER – The September 9, 2010 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board was called to order by Vice Chairman Young at 7:32 p.m.

ANNOUNCEMENT OF PROPER NOTICE

ATTENDANCE:

Board Members Present

DeCarolis	Desiderio (8:00 pm)	Eitner
Young	Randolph	Zilberfarb

Board Members Absent

Bailey	Barrow	Calcagne
Corvino		

Fleno (Ms. Fleno has resigned from the Board. Awaiting new member to be appointed by the Township Committee.)

Professionals Present

Madden	Lavery	Golden
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At this time, Vice Chairman Young indicated the Board would be going off the Agenda to hear Richard Keiling, Esq., regarding the Hanula application.

Mr. Keiling is representing the estate of Joseph Hanula, who appeared before the Board in 2006 for a one lot subdivision, which reconfigured existing lots. The lots would be as follows: 45 acres, 31 acres and 13 acres. Mr. Hanula passed away in December 2006, prior to the subdivision being perfected.

Mr. Keiling acknowledged the Statute states Deeds must be filed within 180 days of the applications approval. The estate at this time is hoping to sell the lots, however, they cannot be sold without the Deeds being perfected. Mr. Keiling is asking the Board to consider granting extensions to the application in order to file the Deeds.

Mr. Lavery indicated he spoke with Mr. Keiling, and stated there could have been a one year extension past the six months, however, extensions are generally granted due to other permits being applied for. Mr. Lavery advised the Board he remembers problems with this application regarding Farmland Preservation, among other things.

Mr. Golden added there were a number of items, including slopes being disturbed, and site triangle easements.

Ms. Randolph asked if the family is still interested in Farmland Preservation, and Mr. Keiling answered yes.

Mr. DeCarolis asked where the lots were located, Stillwater Road or Hess Road. Mr. Keiling answered both.

Mr. Golden added first the application was a lot line adjustment, which turned into a minor subdivision. Theoretically three lots were being created. There were problems with access; the existing roads; site triangle easements with the property across the street, among other things.

After further discussion, Mr. Keiling was advised the Board would need a new application. Extension not granted.

CORRESPONDENCE – The following correspondence was reviewed, and discussed where indicated.)

Brenda Kleber, R.M.C. Township of Frelinghuysen re: Small Wind Energy Systems and Small Solar Systems Ordinance. Written comments from the Township Committee for Planning Board review. Mr. Lavery advised the Board that Mr. Wacks would like the Ordinances to be two separate Ordinances.

Ms. Randolph asked if Mr. DeCarolis or Mr. Desiderio were able to answer any of the questions written by the Mayor.

Mr. Lavery to speak with Mr. Wacks regarding the Ordinance, and the Township Committee's responses.

New Jersey Planner, July – August 2010; Vol. 71, NO. 3 – Vice Chairman Young asked the Board to read the Planner in their spare time.

Richard Keiling, Esq., re: Hanula – discussed previously in the Meeting.

Sharon Drylie, Township of Frelinghuysen Planning Board – Ms. Drylie submitted her resignation, which shall commence on October 6, 2010. The motion to accept Ms. Drylie's resignation was made by Mr. DeCarolis, seconded by Mr. Young. All members present in favor of accepting Ms. Drylie's resignation.

MINUTES

August 2, 2010 Regularly Scheduled Meeting. The August 2, 2010 Minutes were approved as written with a motion by Ms. Randolph, and the second being Mr. Young. All members present in favor of approval, with Ms. Eitner abstaining.

DEEDS - No Deeds for review or signature.

RESOLUTIONS

There are no Resolutions for Signature.

FINAL MAJOR SITE PLAN DISCUSSION

- a. **McEvoy/Johnsonburg Inn – Site Plan – App. #06-08 - Block 1001, Lot 2** – Twelve (12) month extension granted at the January 11, 2010 Reorganization Meeting by the Board. Extension shall expire February 26, 2011. (Extension #1)
- b. **Angeleri/NW Properties – Minor Subdivision – App. #08-02 – Block 1201, Lot 17.06** – Eighteen (18) month extension granted, to commence from the date of approval of minor subdivision. Extension shall expire February 26, 2011.

NEW BUSINESS - no new applications submitted.

SUBCOMMITTEES/LIASON REPORTS

Open Space – Robin Randolph, Chair. Ms. Randolph advised that on 9/13/10 at 8:20 p.m. Open Space will be giving a presentation to the Warren County Charitable Conservation Trust Fund for grant money for the Lee Property. The meeting will be held in Oxford.

Wind Turbine/Solar Panel Ordinance – Mr. Lavery to speak with Mr. Wacks.

Environmental – Patricia Fleno, Liaison. Mr. DeCarolis advised the Board that there was no meeting held.

Site Committee – Alan DeCarolis, Chair. Mr. DeCarolis stated there have been no applications, so no site visits have been conducted.

Rural Character/Sign Ordinance – Donna Eitner, Chair. Ms. Eitner stated details have been received from Counsel, and the subcommittee will be moving along now.

Farmland – Robert Young, Liaison. Mr. Young advised the Board the Commission is looking at prospective farms, and pursuing offers. There will be a joint meeting with the Open Space Committee in October.

Outdoor Boilers – Richard Barrow, Chair. Mr. Barrow was absent from the meeting.

Route 94 Zoning – Dave Zilberfarb, Chair. The subcommittee was formed, with Mr. Zilberfarb as Chair, and Mr. Desiderio and Mr. Young as members. Mr. DeCarolis will be the alternate member.

PUBLIC COMMENT – The meeting was opened to the public at 8:17 p.m. with the motion from Mr. Desiderio, and the second being Mr. DeCarolis. All members in favor. As there were no public present, the meeting was closed to the public by a motion from Mr. Desiderio, and the second being Mr. DeCarolis. All members in favor.

ADJOURNMENT – As there was no further business, the September 9, 2010 Regularly Scheduled Meeting of the

Township of Frelinghuysen Planning Board was adjourned at 8:33 p.m. by a motion from Mr. Desiderio, and the second being Mr. DeCarolis. All members present in favor of adjournment.

Respectfully submitted,

Sharon L. Drylie
Planning Board Clerk