

MINUTES
TOWNSHIP OF FRELINGHUYSEN PLANNING BOARD
REGULARY SCHEDULED MEETING
September 10, 2009

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

The September 10, 2009 Regularly Scheduled Meeting Minutes were approved with minor corrections with a motion by Mr. DeCarolis, and the second by Ms. Randolph. The official vote is recorded as follows:

Desiderio – Yes	Eitner – Yes	Randolph – Yes	Young – Yes
Barrow – Yes	Young – Abstain	DeCarolis - Yes	

CALL TO ORDER – The September 10, 2009 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board was called to order by Chairman Bailey at 7:34 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 PLANNING BOARD:

Board Members

Bailey	DeCarolis	Desiderio
Randolph	Young	Zilberfarb
Calcagne	Barrow	Corvino (Alt #2)

Board Members Absent

Eitner	Young	Fleno
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Professionals

Golden	Lavery	Jay
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Chairman Bailey asked the Board to go off the Agenda at this time to hear a presentation by Sister Miriam MacGillis, Genesis Farms. Robert Stock, Esq., was present with Sister Miriam.

Sister Miriam would like a Zoning amendment for Genesis Farms on Silver Lake Road. Sister Miriam stated the property is located in the AR-6 Zone at this time, and is requesting the zoning to be amended. Sister Miriam stated each time they wish to modify their buildings; add sheds; etc., the request is denied by the Zoning Official, due to the Zone the property is in. Sister Miriam further stated she had been in contact with Mr. Madden, Maser Consulting, to discuss her request.

After further discussion, it was asked of Sr. Miriam to place money in an escrow account, in order for the Professionals to look into the request of a zoning change and submit reports to the Board. Sr. Miriam indicated she would contact Ms. Drylie with regard to an escrow account. Once the account has been opened, Ms. Drylie will notify the Professionals to commence with the work to be done.

MINUTES

July 30, 2009 Work Session Meeting –approved as written.

August 2, 2009 Regularly Scheduled Meeting - approved as written

DEEDS

Cramer, Brian – Block 801, Lot 13 – reviewed by Mr. Lavery and Mr. Guerin under separate cover, and approved. Awaiting signature by Chair and Secretary.

RESOLUTIONS

Angeleri NW Properties –

FINAL HEARING(S) DISCUSSION

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

Metro PCS Corp. Preliminary & Final Major Site Plan – PB#09-01 – Block 1703, Lot 4 – 130 Heller Road.

Present for application: Joseph O’Neill, Esq., Garofalo & O’Neill, Esqs. Attorney for Applicant; Syed Mujtaba, Radio Frequency Engineer, for Applicant; Terrence R. Lulay, Professional Engineer, for applicant; Ronald Reineresen, Licensed Planner, Pennoni & Associates, for applicant. All witnesses were accepted experts for the application.

Mr. DeCarolis stepped down as he is the property owner.

There was discussion on the following:

- a. The coverage area of the proposed site;
- b. The height of the monopole which will hold the antennae;
- c. Area of coverage for the site (less than 10 percent);
- d. Mounting of antennae;
- e. Cabinets which will hold cables
- f. Battery back-up to the sytem;
- g. Lighting for the site;

After discussion (of which a full transcript is made part of the official file), a motion was made by Mr. Barrow, that the application meets the conditional use standards, as set forth in Section 600 of the Township Ordinances, with the second being Ms. Randolph.

The official vote is recorded as follows:

Desiderio – Yes	Zilberfarb – Yes	Calcagne – Yes	Barrow – Yes
Randolph – Yes	Corvino – Yes	Bailey – Yes	

Motion passes.

A motion was made to approve the application for Preliminary and Final Site Plan subject to the review of all documentation submitted to Mr. Golden, as well as the conditions set forth in the prior Resolution memorialized September 7, 2000, and any other items listed in Mr. Golden’s report(s) submitted on this matter, by Mr. Desiderio, with the second being Mr. Barrow. The official vote is recorded as follows:

Zilberfarb – Yes	Calcagne – Yes	Barrow – Yes	Randolph – Yes
Corvino – Yes	Bailey – Yes	Desiderio – Yes	

Application approved.

COMPLETENESS DISCUSSION

Reisburg/ Township of Frelinghuysen – Minor Subdivision – Block 103, Lot 3 – Ms. Randolph presented the application for the Reisburg property. Ms. Randolph received written consent to present the application on Mr. Reisburg’s behalf.

Ms. Randolph stated a minor subdivision is being applied for on the property. The lot being created in the rear of the property, which also backs up to the Paulinskill River, shall be Open Space, used for passive/active recreation. Mr. Desiderio asked about a proposed parking lot being created on the proposed lot. There was also discussion as to an access strip (driveway) on the property, and if the State would allow a driveway access permit; an easement being asked of Mr. Reisburg for access; Professional review of the subdivision, and the escrow money to be deposited to the Secretary.

CORRESPONDENCE – The following correspondence were reviewed:

Planning Board Office - copies of letters sent to Brenda J. Kleber, R.M.C. Township of Frelinghuysen re: Ordinance #2009-14 Affordable Housing Trust Fund Spending Plan; Ordinance # 2009-13 Prior Round & Third Round COAH Obligations; and Ordinance #2009-11 Amending Ordinance #2005-12.

Planning Board Office - copy of letter sent to Sr. Miriam MacGillis, Genesis Farms responding to their request of a meeting to discuss a zoning amendment.

SUB COMMITTEES/LIASON REPORTS

Open Space – Robin Randolph

Environmental – Patricia Fleno

COAH – Alan DeCarolis, Frank Desiderio

Site Committee – Alan DeCarolis,

Rural Character/Sign Ordinance –Robin Randolph & Donna Eitner – Wind Turbine Ordinance

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 September 10, 2009 Regularly Scheduled Meeting was adjourned at 9:40 p.m., with a motion by Mr. DeCarolis, and the second being Mr. Barrow. All members present in favor of adjournment.

Respectfully submitted,

Sharon L. Drylie
Planning Board Clerk