

**MINUTES
FRELINGHUYSEN TOWNSHIP
PLANNING BOARD MEETING
October 1, 2007**

CALL TO ORDER:

The meeting was called to order at 8:05 pm by Vice Chairman, Alan DeCarolis

SALUTE TO THE FLAG & ROLL CALL:

Board Members Present:

David Boynton (8:25)	Alan DeCarolis	Frank
Desiderio	Richard Kleber	Robin Randolph
Young		Robert

Alternates Present: Lisa Pachnos Dale Durling

Board Members Absent:

Donna Marie	Emily Smith	Thomas Finn, Chr.
Professionals Present: Joseph Golden	John Madden	Michael Lavery
Engineer	Planner	Attorney
Rosalie Murray		
Board Secretary		

ANNOUNCEMENT OF PROPER NOTICE:

Announcement of Proper Notice was read.

MINUTES:

Approval of minutes of September 6, 2007 Meeting

Action: Minutes of September 6, 2007 Work Session: A motion was duly made by Robert Young, seconded by Frank Desiderio, to approve the minutes of the September 6, 2007 meeting as presented.

Motion was passed unanimously.

CLARIFICATION OF ORDINANCE #2005-13:

There was general discussion with regard to a letter of clarification requested by the company codifying the Township ordinances. It was agreed that the lot circle replaced the lot width and depth and that if the lot circle diameter did not meet 350' a variance would be required. Mr. Madden stated he would take care of the requested clarification with a hard copy letter. Mr. Desiderio raised the question as to whether the correct ordinance had been adopted.

DEEDS:

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

Warren County Planning Board letters granting conditional approval received 9-27-07. Due to a few possible items to be cleared, it was agreed that this application would be carried to the November 5, 2007 meeting.

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

Signature approval granted.

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

Deed recorded 9-20-07. There was discussion as to the procedure followed. It was proposed that detailed written procedures, with appropriate signoff forms be developed. Mr. DeCarolis requested that this matter be carried to next month to determine that all was in order.

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

Resolution approved with changes 6-4-07 – resolution awaiting signature. Mr. DeCarolis agreed to sign resolution after the meeting.

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

Resolution approved 8-6-07 – resolution signed and given to Applicant 9-12-07

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

Resolution approved with corrections 8-6-07

Corrected Resolution signed and given to Applicant 9-12-07

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

It was agreed that this application was in order.

FINAL (PUBLIC) HEARING:

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

Due to personal circumstances and the fact that additional information was needed the Board agreed to grant the applicants request for an extension without notice.

Action: A motion was duly made by Robin Randolph, seconded by David Boynton to carry the Angeleri Starr application #07-05 until next month's meeting without notice.

Roll call vote: David Boynton, Alan DeCarolis, Frank Desiderio, Richard Kleber, Robin Randolph, Robert Young, Lisa Pachnos, Dale Durling – yes

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

Due to the fact that no one representing the applicant was present the application was carried to the next meeting.

COMPLETENESS:

- There were no items for completeness.

DISCUSSION - OTHER BUSINESS:

Subcommittee Reports:

Site Committee

Rural Character

Robin Randolph reported that the Right to Farm and the Conforming/Non Conforming ordinances had been forwarded to the Township Committee and that the second readings will be occurring in October.

COAH

Mr. Madden reported that the new rules would most probably be out in December.

Conservation

Frelinghuysen Township Town Wide Survey

The Open Space committee has developed a task force and is reviewing all the suggestions submitted. It was reported that a rough draft would hopefully be ready for submission to the Planning Board for review at the November work session at the end of October.

Application Forms:

Joseph Golden

It was agreed that Joe Golden and Rosalie Murray would review the forms and present them for review and approval at the next work session.

Escrow Accounts - Balance and Replenishment Levels

Alan DeCarolis

There was lengthy discussion regarding the difficulties encountered when there was a low escrow obligation. It was agreed that maintaining a low escrow balance created accounting problems. Joe Golden reported that he would review all the information, item by item, make a recommendation, and then propose some fees for the Board's consideration.

Ordinances:

Solar Photovoltaic or Solar Thermal

Mr. William Gold, Esq.

Scheduled for November 1, 2007

CORRESPONDENCE FOR INFORMATION AND/OR POSSIBLE ACTION:

All correspondence was reviewed.

NJ Planning Officials Notice Re: NJPO Fall Training Programs

It was determined that Planning Board Members who had previously attended a training program did not have to repeat the course. Any who had not, regardless of previous board experience did.

NJ League of Municipalities Convention

Alan DeCarolis announced that anyone who wished to attend the League convention would have to submit the form to him that evening.

Board Secretary Re: Membership List update as of 10-1-07

The Board was asked to review their information for any changes or corrections. A couple of changes and a clarification were made.

RESOLUTION #07-08R:

Mr. Lavery distributed a copy of the Master Plan Resolution - #07-08R for review. A correction was made. Mr. Boynton had been present and voted for the Resolution. As a result, his name was added and Mr. Durling's name deleted.

Action: A motion was duly made by Robin Randolph, seconded by David Boynton, to approve Resolution #07-08R

Roll call vote: David Boynton, Alan DeCarolis, Frank Desiderio, Richard Kleber, Robin Randolph, Robert Young, Lisa Pachnos, Dale Durling - yes

PUBLIC PORTION

A member of the public questioned the materials stored with regard to **APPLICATION #07-07 – Alexander Corporation, Block 1101, Lot 1201, Minor Site Plan**. She was assured that there had been no change in the materials used and stored by the company – only in their storage location.

ADJOURNMENT:

There being no further business, a motion was duly made by Frank Desiderio, seconded by Robert Young, to adjourn at 9:05 pm. Motion was unanimously carried.

Respectfully submitted,

Rosalie P. Murray
Board Secretary