

**MINUTES Of the
TOWNSHIP OF FRELINGHUYSEN PLANNING BOARD
REGULARLY SCHEDULED MEETING
November 2, 2009**

The November 2, 2009 Regularly Scheduled Meeting Minutes were approved with minor corrections by a motion from Mr. Desiderio, and the Second being Ms. Randolph. The official vote is recorded as follows:

DeCarolis – Yes	Desiderio – Yes	Randolph – Yes	Young – Yes
Zilberfarb – Yes	Corvino – Yes	Barrow – Abstain	Fleno - Abstain

CALL TO ORDER – The November 2, 2009 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board was called to order at 7:35 p.m. by Vice Chairman Young.

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 Present

DeCarolis	Desiderio	Eitner
Randolph	Young	Zilberfarb
Corvino (Alt #2)		

Board Members Absent

Bailey	Barrow	Calcagne
Fleno (Alt #1)		

Professionals Present

Golden	Lavery	Jay
--------	--------	-----

At this time, the Vice Chair elected to go off the Agenda to hear the Cramer/DiCarlo application.

COMPLETENESS/FINAL

Cramer/DiCarlo – Block 801, Lot(s) 12, 13 & 13.02 – Lot Line Adjustment.

Brian Cramer (Applicant) was present at the Work Session Meeting held on October 29, 2009, and discussed the application with the Board at that time. Mrs. Cramer was present at the Regularly Scheduled Meeting, to give a synopsis of the application. The applicants are proposing a lot line adjustment on said property, which would substantially reduce the disturbance of the steep slopes previously approved; the applicants agreed there would be no further subdivisions allowed on Lot 12; all lots will now be conforming.

The Board reviewed Mr. Guerin's report dated October 21, 2009. After review a motion was made by Mr. Desiderio to deem the application Complete, Seconded by Ms. Randolph with the following waivers:

1. Locations of proposed structures showing setbacks, required distances from existing structures (Checklist Item #13);
2. Locations of septic system on Lot 12 (Checklist Item #16);
3. Percolation or permeability test results on Lot 12 (Checklist Item #26);
4. Conceptual Development Plan Lot 12 (Checklist Item #28).

The official vote is recorded as follows:

DeCarolis – Yes	Eitner – Yes	Zilberfarb – Yes	
Desiderio – Yes	Randolph – Yes	Young – Yes	Corvino (Alt #2) – Yes

A motion was made by Mr. Desiderio, Seconded by Mr. DeCarolis, to approve the application Final, subject to the following conditions set by Mr. Guerin's report dated October 21, 2009:

1. Item #4 = Discrepancy in area taken off Lot 13 and given to Lot 13.02. Applicant's surveyor making change;
2. Item #6 – No further subdivision of Lot 12;

The Meeting was opened to the Public at this time (7:45 p.m.) for comment with a Motion by Mr. DeCarolis and the second being Mr. Desiderio. As there was no Public, the Motion to close the meeting to the Public was made by Mr. DeCarolis, with the second being Mr. Desiderio.

The Official Vote is recorded as follows:

DeCarolis – Yes	Eitner – Yes	Zilberfarb – Yes	
Desiderio – Yes	Randolph – Yes	Young – Yes	Corvino (Alt #2) – Yes

Motion passes. Application approved.

CORRESPONDENCE – All correspondence was reviewed at the Work Session Meeting held on Thursday, October 29, 2009.

MINUTES

September 10, 2009 Regularly Scheduled Meeting – approved with minor corrections at the Work Session Meeting held October 29, 2009.

DEEDS

No deeds for review or signature.

RESOLUTIONS

Angeleri NW Properties – *revised* – Block 1201, Lot 17.06

Metro PCS Corp., Block 1703, Lot 4 – Preliminary & Final Major Site Plan

FINAL HEARING(S) DISCUSSION

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

SUBCOMMITTEES/LIASON REPORTS

Open Space – Robin Randolph – Reisburg application being carried.

Environmental – Patricia Fleno (absent) Mr. DeCarolis stated there has been no meetings.

Site Committee – Alan DeCarolis – No Site Committee Meetings held.

Rural Character/Sign Ordinance –Robin Randolph & Donna Eitner – The Board reviewed a Draft Ordinance presented by the Sub-Committee. There was discussion regarding size of lots allowing solar panels and wind turbines; locations; setbacks; abandonment controls; number of structures allowed; farms; inspections; etc. The following changes were made to the Draft Ordinance:

1. Page 2, Item #5: *Small Wind Energy Systems are permitted on a minimum of **ten (10)** acres as an accessory use...*
2. Page 2 & 3, Items #5 & #6: Switch the order in which the conditions appear.
3. Page 3, New Item #5b (previously #6b) to read: All ground arrays shall be setback to the minimum setback required for the prio structure associated with the underlying Zone requirements;
4. Page 3, New Item #5d (previously #6d) shall read: Ground mount systems are not permitted in the front yard.
5. Page 5, section #13, #1 shall read: *A building permit **and electrical permit shall be required**.....*

Mr. Golden and Ms. Randolph will make changes to the Draft Ordinance, and it will be presented at the next meeting.

Farmland – Robert Young. No new information.

Outdoor Boilers – Frank Desiderio. No new information.

Highlands Assessment Grant – Ms. Jay is setting up a sub-committee meeting.

ADJOURNMENT – As there was no further business, the November 2, 2009 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board was adjourned 9:01 p.m.

Respectfully submitted,
Sharon L. Drylie
Planning Board Clerk