

**TOWNSHIP OF FRELINGHUYSEN
PLANNING BOARD
MINUTES
REGULARLY SCHEDULED MEETING
November 3, 2008**

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

The Minutes of the Township of Frelinghuysen Planning Board Meeting held on November 3, 2008 were approved at the December 1, 2008 Regularly Scheduled Meeting with minor corrections, with a motion by Ms. Eitner, with the second Mr. Desiderio. The official vote is recorded as follows:

Boynton – Yes	DeCarolis – Yes	Desiderio – Yes	Eitner – Yes
Young – Yes	Bailey – Yes	Randolph – Abstained	

Minutes approved.

CALL TO ORDER – The November 3, 2008 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board was called to order by Chairman Boynton at 7:31 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 Star Gazette, official newspapers of the Township of Frelinghuysen Planning Board. As advertised, action may be taken at this meeting,

ATTENDANCE

Board Members Present

Boynton	DeCarolis	Desiderio (7:51 p.m.)	Eitner
Young	Smith	Bailey (Alt #2)	Zilberfarb (Alt. #1)

Board Members Absent

Kleber	Marie	Randolph
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Professionals

The Professionals were excused from this Meeting.

CORRESPONDENCE – The following correspondence was reviewed. Comments, if any, are italicized.

a. New Jersey Planner, September 2008

b. Kids Corporation II re: Green Acres Application – *Ms. Drylie was asked to give copies of letter request to Environmental Commission, as well as Open Space for comments on Kids Corp's request.*

c. Assemblywoman Marcia A. Karrow re: September 16th informational session on COAH (sent to Planning Board members via e-mail September 10, 2008)

d. Michael B. Lavery, Courter, Kobert & Cohen copy of letter sent to Mayor Charles regarding the Townwide Survey.

e. Zoning Board of Adjustment – copy of Resolution adopting Rules & Regulations of the Zoning Board of Adjustment.

f. Warren County Soil Conservation District re: Kids Corporation II approval for soil erosion plan

g. Warren County Department of Land Preservation re: Comprehensive Farmland Preservation Plan amendments.

h. Brenda J. Kleber, R.M.C. re: Highlands Planning Assistance Grant – *Ms. Drylie was asked to contact Ms. Jay for a quote on applying for the grants.*

i. Metropolitan Planning Organization for Northern New Jersey re: Workshop for Regional Transportation Plan

j. New Jersey Planner, October 2008

MINUTES

September 4, 2008 Regularly Scheduled Meeting – Motion to approve the September 4, 2008 Regularly Scheduled Meeting Minutes was made by Ms. Eitner, with the second being Mr. Young. The official vote is recorded as follows:

Boynton – Yes DeCarolis – Yes Eitner – Yes Young – Yes
Smith – Yes Zilberfarb – Abstain Bailey – Yes

Minutes approved.

October 3, 2008 Work Session Meeting – Meeting cancelled – no minutes.
October 6, 2008 Regularly Scheduled Meeting – Meeting cancelled – no minutes.
October 30, 2008 Work Session Meeting – Meeting cancelled – no minutes

DEEDS

Midkiff – Block 602, Lot(s) 3 & 3.03 – Lot Line Adjustment/Minor – Deeds signed by Secretary and Chairman.

RESOLUTIONS

Shonk – Block 1201, Lot 17.12 – Site Plan/Home Occupation – Application approved at July 7, 2008 Regular Meeting. Resolution signed by Secretary and Chairman after revisions.

Midkiff – Block 602, Lot(s) 3 & 3.03 – Lot Line Adj/Minor Subdivision – Application approved at July 7, 2008 Regular Meeting. Resolution signed by Secretary and Chairman after revisions.

FINAL MAJOR SITE PLAN –

McEvoy/Johnsonburg Inn – Site Plan – App. #06-08 - Block 1001, Lot 2 – *No new information submitted as of November 3, 2008 .*

James Alexander Corp. – Block 1101, Lot 12.02 – Pre Major/Final Major Site Plan – Application deemed complete at the September 4, 2008 Regularly Scheduled Meeting. Applicant has notified adjoining property owners, as well as Official Newspapers, however, the advertisement was incorrect. Applicant had been notified the application is being carried to the November 25, 2008 Work Session Meeting (December 1, 2008) Regularly Scheduled Meeting. Mr. DeCarolis had a comment regarding the proposed warehouse, stating the plans show the warehouse will be constructed on a swale, with drainpipes being placed underneath the warehouse. After discussion, the Board made the recommendation to wait for Mr. Golden’s comments on this matter.

COMPLETENESS

Angeleri - Block 1201, Lot 17.06 - Minor Subdivision – UPDATED Completeness review from Joseph Golden in Board Member packets. *Member has asked to be carried to the December 1, 2008 Regularly Scheduled Meeting.*

Johanson, Nancy – Block 104, Lot 11 – Minor Subdivision – Completeness review from Joseph Golden in Board Member packets. After review of Mr. Golden’s report, a motion to deem the application incomplete was made by Mr. DeCarolis, with the second being Ms. Smith. The official vote is recorded as follows:

Desiderio – Yes Eitner – Yes Young – Yes
Bailey – Yes Zilberfarb – Yes Boynton – Yes DeCarolis - Yes

Motion passes. Application deemed incomplete.

NEW BUSINESS

David Zilberfarb – newly appointed member of the Planning Board. Sworn in by Township Clerk. Mr. Zilberfarb will be Alternate #1. Chairman Boynton introduced Mr. Zilberfarb to the Planning Board members present, and gave a brief description of the Planning Board.

Cramer, Brian P. – NEW APPLICATION – Block 801, Lot 13 – Variance – Application received October 27, 2008. Original subdivision approved December 1, 2005. Applicant seeking variance relief for steep slopes. Application shall be on the November 25, 2008 Work Session Meeting Agenda, for the December 1, 2008 Regularly Scheduled Meeting. There was discussion regarding the possibility of a conflict with Mr. Golden performing the review on the application, as he previously had a conflict due to being part owners in the property. The Board asked Ms. Drylie to contact Mr. Robert Guerin, to be the engineer of record for this application.

SUBCOMMITTEES/LIASON REPORTS

Open Space/Town Wide Survey - Robin Randolph, Chair – Ms. Randolph was absent from the meeting.

COAH – Alan DeCarolis, Chair – Mr. DeCarolis stated there is no new information to report. Mr. Boynton reminded the members there is a Joint Meeting of the Planning Board and Township Committee on Monday, November 17, 2008, which shall be the Second Public Hearing on the Housing Element and Fair Share Plan.

Site Committee – Alan DeCarolis, Chair – No Site Inspections have been made by the Committee.

Rural Character –Robin Randolph, Chair – Ms. Randolph was absent from the meeting.

Sign Ordinance – Donna Eitner, Chair – No information at this time.

Farmland – Robert Young, Chair – Mr. Young reported the Farmland Committee is concentrating on one application for the year.

Environmental – Robin Randolph, Chair – Ms. Randolph was absent from the Meeting.

ADJOURNMENT – As there was no further business, the motion to adjourn the November 3, 2008 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board was made by Mr. Young, with the second being Ms. Eitner. All members present in favor of adjournment. Meeting adjourned at 8:14 p.m.

Respectfully submitted,

Sharon L. Drylie
Planning Board Secretary