

**MINUTES
FRELINGHUYSEN TOWNSHIP
PLANNING BOARD MEETING
Monday, November 5, 2007**

ALL TO ORDER:

The meeting was called to order at 8:10 pm by Chairman, Thomas Finn

SALUTE TO THE FLAG & ROLL CALL:

Board Members Present:

Alan DeCarolis Frank Desiderio Richard Kleber

Donna Marie Robin Randolph Emily Smith

Robert Young Thomas Finn, Chr.

Alternates Present: Lisa Pachnos Alt #1 Dale Durling Alt #2

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 the minutes of the November 1, 2007 Meeting. The Board Secretary was requested to condense the minutes and resubmit them at the November 29th meeting.

PRESENTATION:

RECREATION PLANS – Paul Sterbenz, Maser Consulting

Mr. Paul Sterbenz gave a comprehensive overview of the recreation plans being considered by the Township and delineated the steps taken to arrive at the present point, phase one of the construction, which is estimated at \$1,600,000 using Green Acres guidelines. Mr. Sterbenz described in detail the anticipated facilities and answered questions presented by the Board and members of the public.

DEEDS:

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

Awaiting final professional reviews.

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

Resolution signed 10-1-07. In professional review.

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

Resolution signed 9-12-07. In professional review.

APPLICATION # 07-04 - Richard Rogers, Jr., Block 301, Lot 14, Minor Subdivision
Resolution signed 9-12-07. In professional review.

RESOLUTIONS:

Resolution # 07-02R – Donna Marie, Block 301, Lot 1 Interpretation

Donna Marie and Alan DeCarolis recused themselves from the discussion. Mr. Lavery spoke in detail as to the fact that the Planning Board does not have any powers in this matter – the only Board that has the authority to make the determination is the Zoning Board. After discussion it was concluded that Mr. Boesze would have to enforce the 1991 resolution. At conclusion of the discussion Ms. Marie and Mr. DeCarolis resumed their seats at the diaz.

FINAL (PUBLIC) HEARING:

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

Request to carry without further notice was granted.

Action: A motion was duly made by Alan DeCarolis, seconded by Robert Young to carry the Angeleri Starr application #07-05 until next month's meeting without notice. The motion was carried unanimously. Mr. Golden reported he was scheduled to meet with the applicant.

APPLICATION #07-07 – Alexander Corporation, Block 1101, Lot 12.01, Minor Site Plan

Mr. David Robinson was sworn in as representative for the applicant. There was brief discussion in which questions of minor issues were answered.

Action: A motion was duly made by Frank Desiderio, seconded by Donna Marie, that Application #07-07, Blk 1101, Lot 12.01 be approved with minor corrections showing the ballards on the detail.

Roll call vote: Alan DeCarolis, Frank Desiderio, Richard Kleber, Donna Marie, Robin Randolph, Emily Smith, Robert Young, Lisa Pachnos, Thomas Finn - yes

COMPLETENESS:

- There were no items for completeness.

DISCUSSION - OTHER BUSINESS:

Subcommittee Reports:

Site Committee – no report

Rural Character – Robin Randolph reported that the Twp Committee reviewed the Ordinance at their last meeting and there was a question which was to be answered by M. Lavery who expected to call in reply on 11-6-07.

COAH – Mr. Madden reported that draft regulations were expected in December but expressed doubt they would be received.

Conservation – no report

Frelinghuysen Township Town Wide Survey – There was general discussion as to the budget required for the mailing. Alan DeCarolis volunteered to obtain costs which would also include an accompanying cover letter. Lisa Pachnos volunteered to write a cover letter for the survey. It was the consensus of the Board that surveys such as this serve as excellent planning tools.

Application Forms:

Joseph Golden

Hard Copy submission requirements for applications were discussed. Mr. Golden reviewed a few remaining changes to be made on the application forms. Item 13, which requires 17 copies of the forms, check lists, etc. was discussed. The first question was were 17 copies necessary and secondly, would the Board consider 11" x 17" for certain Board members as opposed to everyone getting full sized. There was discussion on the subject and Mr. Golden agreed to bring a sample 11"x17" plat to the next meeting. No decision was reached.

Escrow Accounts:

Balance and Replenishment Levels

Mr. Finn requested input from the Board attorney, Mr. Lavery, what is necessary, from a legal perspective, regarding escrow replenishment. Mr. Lavery stated that the CFO and Board Secretary must work together on escrow activities and normally the Board Secretary sends out the notices. Mr. Lavery stated a ten day rule would be a good idea but a reasonable time to replenish would be necessary. Mr. Golden referenced the proposed fees he has submitted in which the replenishment levels were to be at \$1,000 or \$1500. It was the consensus of the Board that the Board Secretary handle the escrow accounts. It was also agreed that the increased fees would be reviewed and that escrow accounts be examined the morning of the Thursday work session meeting to allow adequate time for listing on the agenda of the official Monday meeting. It was agreed that the new rules be placed on the application and that the application be put on the web site.

Action: A motion was duly made by Dale Durling, seconded by Donna Marie, that a letter be sent to the Township Committee requesting that the Board Secretary be in charge of escrow accounts.

Roll call vote: Alan DeCarolis, Frank Desiderio, Richard Kleber, Donna Marie, Robin Randolph, Emily Smith, Robert Young, Lisa Pachnos, Dale Durling, Thomas Finn – yes.

Ordinances:

Solar Photovoltaic or Solar Thermal

Mr. Lavery agreed to review the information provided by Mr. Gold and prepare a Solar Ordinance for the Township. There was a unanimous vote in support of an Ordinance. The Secretary was requested to contact Bill Gold requesting an electronic copy be sent to Mr. Lavery.

CORRESPONDENCE FOR INFORMATION AND/OR POSSIBLE ACTION:

All correspondence was reviewed.

State of NJ Highlands Council Ltr dated 10-10-07 Re: Grant Program

Mr. Madden agreed to contact the Highlands Council, obtain information, and report back to the Board.

Freylinghuysen Municipal Clerk Ltr dated 11-5-07 Re: Ordinance #2005-13

There was lengthy discussion relating to the many versions of the ordinance in existence. There were no tapes or minutes of the meeting in which the ordinance was formulated. Mr. Golden requested a copy of the correct ordinance to have on file when reviewing applications. Robin Randolph provided her copy of the ordinance with notes which was copied for the Board for review. It was concluded by the Board that this, indeed, was the correct version but that Section 4 was missing from the version which had been forwarded to the Township Clerk. The Board Secretary was directed to retype the Ordinance with the corrections and send it with a cover letter to the Township Clerk.

PUBLIC PORTION:

There were no members of the public present.

EXECUTIVE SESSION:

There was no executive session held.

ADJOURNMENT

There being no further business, a motion was duly made by Frank Desiderio, seconded by Emily Smith, to adjourn at 11:07 pm. Motion was unanimously carried.

Respectfully submitted,

Rosalie Murray
Planning Board Secretary