

**TOWNSHIP OF FRELINGHUYSEN
PLANNING BOARD**

MINUTES

**NOVEMBER 17, 2008
JOINT MEETING OF THE
TOWNSHIP OF FRELINGHUYSEN PLANNING BOARD
AND TOWNSHIP OF FRELINGHUYSEN
TOWNSHIP COMMITTEE**

**PUBLIC HEARING
HOUSING ELEMENT & FAIR SHARE PLAN
*(The following are Minutes for the Planning Board Only.
For Township Committee Minutes, please see the Township Clerk)***

The Minutes of the November 17, 2008 Joint Meeting of the Township of Frelinghuysen Planning Board and Township Committee were approved with minor corrections at the December 1, 2008 Regularly Scheduled Meeting of the Planning Board, with the motion being Mr. DeCarolis, the second being Mr. Desiderio. Official vote is recorded as follows:

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

Minutes approved.

CALL TO ORDER – The Joint Meeting of the Township of Frelinghuysen Planning Board and Township Committee was called to order by Mayor Charles at 7:30 p.m. Planning Board Chairman David Boynton, called the Planning Board Meeting to order at 7:31 p.m.

ANNOUNCEMENT OF PROPER NOTICE – Read by Township Clerk, Brenda J. Kleber, R.M.C.

ATTENDANCE (Planning Board)

Board Members Present

Chairman Boynton	DeCarolis	Desiderio
Eitner	Kleber	Randolph (7:36 p.m.)
Smith	Bailey(Alt #2) (7:41 p.m.)	Zilberfarb (Alt. #1)

Board Members Absent

Marie

Professionals Present

Golden

Jay

Selvaggi (for Lavery)

Ms. Jay was asked by Mayor Charles to give an outline of the Housing Element and Fair Share Plan, along with any changes made since the September 17, 2008 Joint Meeting of the Planning Board and Township Committee.

Ms. Jay stated there were minor changes to the plan, which in part were due to a twenty-page Checklist sent by the State. There was also new information added to the plan referencing subdivisions within the Township.

Ms. Jay advised the Public and Township Boards that one proposed area to meet the Township's obligations will be located on the Township owned property at 730 Route 94. This property has the potential of being one-hundred-percent developed as Affordable Housing, with a non-profit agency, which would in turn not use any taxpayer money. The Township would give, or donate, a portion of the property to the non-profit. Said property could have ten (10) family units developed on the property, as well as a group home on the site.

Also, the Development Fee Ordinance is in the Plan. This Fee, which is 2 ½% of the equalized assessed value for non-residential, would either be placed in a Township account for future Affordable Housing units, or it would go to the State, should the Fee Ordinance not be adopted. The Residential Development Fee is 1 ½%, and again, would either be for the Township or the State.

Mayor Charles asked if there was a motion to open the Meeting to the Public. Mr. Desiderio made the motion to open the meeting to the public, with Mr. Durling being the second. All members present in favor of opening the meeting.

Nick Pachnos, South Street - Mr. Pachnos stated it seems like there is a potential for more changes from the State. Why wouldn't the Township wait instead of filing now? Mayor Charles answered a plan must be sent to the State by December 31, 2008. There will be a review period by the State, and then the Plan will be sent back to the Township. At which time, the Township will again have a public review period.

Fran Muller, Muller Road – Mrs. Muller asked about the 10 family units on Route 94, and what the units would look like. Mr. Golden advised the building typologies have not been chosen yet.

Mayor Charles asked if there were any other questions from the Public. As there were none, the motion to close the meeting to the Public was made by Mr. Desiderio, with the second being Mr. DeCarolis. All members present in favor. Meeting closed.

The motion to approve the Resolution adopting the Housing Element and Fair Share Plan, an element of the Township of Frelinghuysen Master Plan, was made by Ms. Eitner, with the Second being Mr. Young. The official vote is recorded as follows:

DeCarolis – Yes	Eitner – Yes	Kleber – Yes	Randolph – Yes
Smith – Yes	Bailey – Yes	Young – Yes	Zilberfarb – Yes
Boynton – Yes	Desiderio – Yes	DeCarolis – Yes	

Motion passes.

Chairman Boynton asked if Mr. Zilberfarb should have voted on the Plan, as he is a new member of the Planning Board. Ms. Drylie advised the Board that Mr. Zilberfarb had a copy of, and reviewed, the Housing Element and Fair Share Plan prior to the Meeting.

Motion to adjourn the Township of Frelinghuysen Planning Board portion of the Joint Meeting of the Township of Frelinghuysen Planning Board and Township Committee made by Mr. Young at 8:05 p.m., with Mr. Bailey being the second. All members present in favor of adjournment.

Meeting adjourned at 8:05 p.m.

Respectfully submitted,

Sharon L. Drylie