

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

Resolution signed 9-12-07. Driveway Maintenance Agreement requested of Mr. Kobert by Mr. Lavery. No information received. Deferred to 12-3-07 subject to escrow replenishment.

RESOLUTIONS:

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

Deferred to 12-3-07. Resolution expected from Mr. Lavery.

FINAL (PUBLIC) HEARING:

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

It was reported that the escrow account was in good order. Mr. Golden stated he would contact Mr. Benbrook regarding the hearing scheduled for 12-3-07. He also reported that in discussion with Mr. Angeleri, Mr. Angeleri indicated that he was contemplating a whole new approach.

In relation to the drainage issues which this application presents, Mr. Golden reported at length on a program on which he has been working regarding bio retention facilities which are commonly known as vegetative or rain gardens. He is in the process of formulating standard specifications which he intends to distribute to engineers and others in the area interested. Subjects such as appropriate plants, water flows, etc., would be included. He was requested to ascertain if the plants being recommended for use were native to this area.

COMPLETENESS:

APPLICATION # 07-08 – Ronald Darling, Block 602, Lots 4, Minor Subdivision

Mr. Golden reviewed the completeness report which he submitted to the Board. A common driveway appears to be an issue. A number of options for changes were discussed. Mr. Golden offered to discuss the various options with Mr. Berry, the Applicant's surveyor. It was agreed this would be fair and appropriate. Official action deferred to 12-3-07.

ORDINANCES:

SOLAR PHOTOVOLTAIC OR SOLAR THERMALS

Awaiting an ordinance being prepared by Mr. Lavery. Mr. Golden noted we must prepare screening guidelines for the solar panels.

BUDGET:

2008 Budget Request

A number of requests were made for inclusion in the budget, chief among them: a speaker system, a projector, an excel program (micro soft office), appropriation for postage, mailing, etc. for the town wide survey, (Mr. DeCarolis will check on

more prices), and provision for Ordinance review by the professionals. Mr. Finn requested that all invoices by the professionals be submitted by the end of the year to avoid carryover into the new year.

DISCUSSION - OTHER BUSINESS:

Subcommittee Reports:

Site Committee – no report

Rural Character - Robin Randolph reported that they were waiting for the attorney regarding wording on the Non-conforming and because the Right to Farm had not been advertised it was delayed. This month was the first reading and it should have its second reading next month to be passed.

COAH – no report

Conservation – no report

Frelinghuysen Township Town Wide Survey – no report

Application Forms:

Joseph Golden

Mr. Golden reported that the checklists and application forms were basically ready to move forward on an ordinance for the first of the year.

Hard Copy submission requirements for Completeness, Preliminary, and Final - size and number of applications maps were discussed. It was decided that 17 reduced size (11"x17") be supplied and five (5) full size.

A change in the Engineer's report introductory format was requested. Mr. Golden said he would work on it.

Escrow Accounts:

Balance and Replenishment levels were discussed at length. The Township Ordinance specifies replenishment is required at 30%. Action was deferred to 12-3-07.

It was decided that the Board Secretary begin handling the escrow accounts at the beginning of the year. It was also decided that the Board need not be copied re escrow notices.

The question of Municipal, Planning Board and Zoning engineer coordination was raised. It was suggested that a new Ordinance may be required or that the current Ordinance be corrected/improved.

CORRESPONDENCE FOR INFORMATION AND/OR POSSIBLE ACTION:

All correspondence was reviewed.

PUBLIC PORTION:

There were no members of the public present.

GENERAL BOARD DISCUSSION: There was lengthy discussion regarding the flow of information

between the Planning Board Engineer, the Township Engineer, and the Building Inspector, and stipulations/contingencies put into an approval which could not be monitored or enforced in the future. It was agreed that efforts would be made to avoid such problems.

EXECUTIVE SESSION:

Action: By motion made by Alan DeCarolus, seconded by Frank Desiderio, the Board adjourned to executive session at 9:25 pm for personnel matters dealing with professional reviews. Motion was approved unanimously.

Mr. Golden and Mrs. Murray left the building.

Action: By motion made by Frank Desiderio, seconded by David Boynton, the Board moved to return to public session at 10:45 pm. Motion was approved unanimously.

ADJOURNMENT:

Adjournment was at 10:46 pm

Respectfully submitted,
Rosalie Murray
Board Secretary