

**MINUTES
OF THE
TOWNSHIP OF FRELINGHUYSEN
PLANNING BOARD
REGULARY SCHEDULED MEETING
December 1, 2008**

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

The Minutes of the December 1, 2008 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board were approved as written with a motion by Ms. Randolph, and the second being Mr. Desiderio. The official vote is recorded as follows:

Boynton – Yes	DeCarolis – Yes	Desiderio – Yes
Randolph – Yes	Young – Yes	Zilberfarb - Abstain

CALL TO ORDER – The December 1, 2008 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board was called to order by Chairman Boynton at 7:39 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,

FLAG SALUTE

ATTENDANCE:

Board Members Present

Boynton	DeCarolis	Desiderio	Eitner
Randolph	Young	Bailey (Alt #1)	

Board Members Absent

Kleber	Marie	Smith	Zilberfarb (Alt #2)
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Professionals Present

Guerin (for Golden)	Lavery
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Professionals Absent

Madden/Jay

MINUTES

September 17, 2008 Joint Meeting of Township Committee and Planning Board for the Housing Element and Fair Share Plan – Approved as written with a motion by Ms. Randolph, and the second being Mr. Desiderio. All members present in favor of approval.

November 3, 2008 Regularly Scheduled Meeting – Motion to approve the November 3, 2008 Meeting Minutes made by Ms. Randolph with minor corrections, with the second being Mr. Desiderio. All members present in favor of approval.

November 17, 2008 Joint Meeting of Township Committee and Planning Board for the Housing Element and Fair Share Plan – The motion to approve the November 17, 2008 Minutes with minor corrections was made by Mr. DeCarolis, with the second being Mr. Desiderio. All members present in favor of approval.

DEEDS

No deeds for signature.

RESOLUTIONS

No resolutions for signature.

At this time the secretary asked Chairman Boynton to deviate from the Agenda, as an applicant was present, and Mr. Guerin as representing Mr. Golden for this applicant.

COMPLETENESS

Cramer, Brian P. – Block 801, Lot 13 – Variance - Application received October 27, 2008. Original subdivision approved December 1, 2005. Applicant seeking variance relief for steep slopes.

Mr. Robert Guerin, Guerin & Vreeland, present for the Board. Mr. Brian Cramer, applicant present.

Chairman Boynton asked for any comment from Mr. Guerin. Mr. Guerin indicated his report states, for Completeness purposes, the Application has conformed with all requirements.

There being no further discussion, or questions, by the Board. A motion was made by Mr. Desiderio, with the second being Ms. Randolph to deem the application Complete. The official vote is as follows:

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

Application deemed Complete.

Mr. Lavery advised the Applicant to advertise and notice for the January 5, 2009 Regularly Scheduled Meeting.

FINAL MAJOR SITE PLAN

McEvoy/Johnsonburg Inn – Site Plan – App. #06-08 - Block 1001, Lot 2 – *No new information submitted as of December 1, 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 not advertised for the December 1, 2008 Regularly Scheduled Meeting. Applicant’s attorney has been advised to advertise for the January Meeting.*

COMPLETENESS

Angeleri - Block 1201, Lot 17.06 - Minor Subdivision – After discussion, as there were numerous waivers being requested for Completeness purposes, a motion was made by Mr. DeCarolis, with the second being Ms. Randolph, to deem the application Incomplete. The official vote is recorded as follows:

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

Application deemed Incomplete.

Johanson, Nancy – Block 104, Lot 11 – Minor Subdivision – Application deemed Incomplete at the November 3, 2008 Regularly Scheduled Meeting. No new information received as of December 1, 2008.

Cramer, Brian P. – Block 801, Lot 13 – Variance – Heard earlier in the Meeting.

SUBCOMMITTEES/LIASON REPORTS

Open Space/Town Wide Survey - Robin Randolph, Chair – copy of Survey Compilation in Board Members Packets. Ms. Randolph thanked Donna Eitner, Donna Marie, Nancy Nicheloff, and Shannon Drylie for their hours spent tallying the survey. Ms. Randolph further gave a brief description of the results the Board Members were given prior to the meeting, and asked Ms. Drylie to give a copy to the other Township Boards and Commissions for their comments.

COAH – Alan DeCarolis, Chair – no new information.

Site Committee – Alan DeCarolis, Chair – Mr. DeCarolis stated he will be contacting the Site Committee members, as well as Mr. Cramer, to visit the site.

Rural Character –Robin Randolph, Chair – their was discussion regarding conforming/non-conforming lot Ordinances; and alternative energy ordinances. Ms. Randolph asked that money be budgeted for both Ordinances.

Sign Ordinance – Donna Eitner, Chair – no new information to report.

Farmland – Robert Young, Chair – there is one particular property Farmland is considering right now.

Environmental – Robin Randolph, Chair - no new information to report.

CORRESPONDENCE – The following correspondence was reviewed:

Kids Corp. II re: Outline of plan for the Green Acres Application. Kids Corp asking for letter of support from the Planning Board for their Green Acres applications. After discussion a motion was made by Mr. Desiderio, with the second being Ms. Randolph, for the Secretary to forward the request to the Township Committee. The vote is recorded as follows:

Boynton – Yes

DeCarolis – Yes

Desiderio – Yes

Eitner – Yes

Randolph – Yes

Young – Yes

Bailey – Abstain

Planning Board Office re: Official Calendar for 2009 - Proposed calendar in Board Member Packets (to be modified).

New Jersey Planner

Golden & Moran Engineering: re: Angeleri Completeness Report

Guerin & Vreeland re: Cramer Completeness Report

Warren County Planning Department re: Johanson Application

ADJOURNMENT – As there was no further business, the December 1, 2008 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board was adjourned at 8:52 p.m., with a motion by Mr. DeCarolis, and the second being Mr. Desiderio. Meeting adjourned.

Respectfully submitted,

Sharon L. Drylie
Planning Board Clerk