

**MINUTES
OF THE
TOWNSHIP OF FRELINGHUYSEN PLANNING BOARD
REGULARY SCHEDULED MEETING**

December 7, 2009

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

The Minutes of the December 7, 2009 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board were approved with minor corrections with the motion by Mr. Desiderio, and the second being Mr. Young. The official vote is recorded as follows:

DeCarolis – Yes	Randolph – Yes	Young – Yes	Zilberfarb – Yes
Barrow – Yes	Fleno – Yes	Corvino – Yes	Bailey – Abstain
Calcagne – Absent	Eitner - Absent		

CALL TO ORDER – The December 7, 2009 Regularly Scheduled Meeting

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 Express Times, official newspapers of the Township of Frelinghuysen Planning Board. As advertised, action may be taken at this meeting,

FLAG SALUTE

ATTENDANCE PLANNING BOARD:

Board Members Present

DeCarolis	Desiderio	Randolph
Young	Zilberfarb	Barrow
Fleno (Alt #1)	Corvino (Alt #2)	

Board Members Absent

Bailey	Eitner	Calcagne
--------	--------	----------

Professionals Present

Golden	Lavery	Jay
--------	--------	-----

CORRESPONDENCE – The following correspondence was reviewed:

Independence Township – copy of e-mail sent to Township Committee regarding the Highlands Act. There was discussion regarding *opting In or Out* of the Planning or Preservation areas of the Highlands.

The New Jersey Planner – November 2009

MINUTES

November 2, 2009 Regularly Scheduled Meeting – The Minutes of the November 2, 2009 Planning Board Regularly Scheduled Meeting were approved with minor corrections by a motion by Mr. Desiderio, and the second being Ms. Randolph. The official vote is recorded as follows:

DeCarolis – Yes	Desiderio – Yes	Randolph – Yes	Young – Yes
Zilberfarb – Yes	Corvino – Yes	Barrow – Abstain	Fleno – Abstain

Motion passes.

October 29, 2009 Work Session Meeting- The Minutes of the October 29, 2009 Planning Board Work Session Meeting were approved with minor corrections with a motion by Mr. Desiderio, and the second being Mr. DeCarolis. The official vote is recorded as follows:

DeCarolis – Yes
Barrow – Yes

Desiderio – Yes
Corvino – Yes

Randolph – Yes
Zilberfarb – Abstain

Young – Yes
Fleno – Abstain

Minutes approved.

DEEDS

No deeds for review or signature

RESOLUTIONS

Cramer/DiCarlo – Block 801, Lot(s) 12, 13 & 13.02 – Application was approved at the November 2, 2009 Regularly Scheduled Meeting. The Resolution was approved with the following changes: page 3, Motion to approve ~~variance~~ **subdivision**:

In favor: Vice Chairman Young; Mr. DeCarolis; Mr. Desiderio; Ms. Fleno; Ms. Randolph; Mr. Zilberfarb, Mr. Corvino

Opposed: None
Abstain: Barrow, Fleno

Absent: Chairman Bailey; Mr. Calcagne; Ms. Eitner

Mr. Lavery to send Resolution to Ms. Drylie via e-mail to change the official vote to reflect the above. Once changed, Ms. Drylie to have Vice Chairman Young sign the Resolution.

FINAL HEARING(S)

McEvoy/Johnsonburg Inn – Site Plan – App. #06-08 - Block 1001, Lot 2 – no new information submitted as of December 5, 2009. Ms. Drylie to send a copy of the Preliminary Final Site Plan Resolution to Mr. Lavery via e-mail or facsimile.

COMPLETENESS

There were no new applications submitted.

SUBCOMMITTEES/LIASON REPORTS

Open Space – Robin Randolph. Awaiting Environmental Assessment Reports with regard to the Reisburg property.

Environmental – Patricia Fleno. Ms. Fleno was absent from the last Environmental Meeting.

Site Committee – Alan DeCarolis no new applications for site committee visit.

Rural Character/Sign Ordinance –Robin Randolph & Donna Eitner– Wind Turbine Ordinance. A Draft Solar/Wind Turbine Ordinance was sent via e-mail to Board Members by Mr. Golden, dated December 4, 2009. Ms. Randolph addressed the changes the Board requested Mr. Golden make to the previous Draft Ordinance. There was discussion regarding buffering of solar panels in back yards (100%); the maximum size of solar panel arrays; specifics of front yard setbacks, and if variances were needed for front yards. Ms. Drylie was asked to poll the Board if the members felt a Variance would be needed for a front yard array, instead of the property owner coming before the Board to present their case as to a hardship for not placing it in the rear yard. The results of the poll are as follows:

DeCarolis – No
Barrow – No

Desiderio – No
Fleno – No

Young – No
Corvino - No

Zilberfarb – No

There was discussion as to the placement of wind turbines on properties; front yard setbacks for large pieces of property.

Mr. Golden was asked to make recommended changes to the Draft Ordinance and have it ready for the Work Session Meeting to be held on December 29, 2009.

Farmland – Robert Young – there have been no meetings, however, there may be a few landowners backing out due to the appraisal process. The landowner wants to preserve the land with the Township, they need to sign an agreement

with the Township that if they opt not to accept the contract, they must pay half the cost of the appraisal.

Outdoor Boilers – Frank Desiderio – nothing to report.

The Professionals and Ms. Drylie were advised there would be discussion regarding their reappointments at the Work Session Meeting on December 29, 2009. Ms. Drylie will be *Rice Noticed* by Mr. Lavery's office prior to the Meeting. The Professionals need not be *Rice Noticed* as they are not employees of the Township.

PUBLIC COMMENT

The meeting was opened to the Public by Vice Chairman Young at 9:19 p.m., by a motion by Mr. DeCarolis, and the second being Mr. Desiderio. As there was no Public present, the meeting was closed to the Public by Vice Chairman Young at 9:19 p.m. by a motion by Mr. Desiderio, and the second being Mr. DeCarolis.

ADJOURNMENT

As there was no further business, the December 7, 2009 Regularly Scheduled Meeting of the Township of Frelinghuysen Planning Board was adjourned at 9:20 p.m.

Sharon L. Drylie
Planning Board Clerk