

**TOWNSHIP OF FRELINGHUYSEN
PLANNING BOARD**

MINUTES

JANUARY 31, 2008 WORK SESSION MEETING

A motion to approve the January 31, 2008 Work Session Meeting Minutes was made by Mr. Desiderio, seconded by Mr. DeCarolis, at the February 4, 2008 Regularly Scheduled Meeting. The vote is recorded as follows:

Boynton - Yes	DeCarolis - Yes	Desiderio - Yes	Eitner - Yes
Kleber - Yes	Marie - Yes	Randolph - Yes	Smith - Yes
Young - Abstain	Ponczek - Yes		

Motion passes.

CALL TO ORDER: The January 31, 2008 Work Session Meeting of the Township of Frelinghuysen Planning Board was called to order by Chairman Boynton at 7:30 p.m.

ANNOUNCEMENT OF PROPER NOTICE: Notice of this Meeting was provided by posting notice in the Township Municipal Building in Johnsonburg, as well as 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.

ATTENDANCE:

Board Members Present

Boynton	DeCarolis	Desiderio	Eitner
Kleber	Marie	Randolph	Smith
Ponczek- Alt #1 (7:34 p.m)			

Board Member Absent

Young	Pachnos - Alt #2
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Professionals Present

Madden (7:45)

Professionals Absent

Golden	Lavery (excused from Work Sessions)
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CORRESPONDENCE

All items correspondence was reviewed at the Meeting. There was discussion regarding the Third Round COAH Rules, which depicts four units equal one affordable housing obligation. Discussion regarding developers fees. The following items are to be carried to the February 4, 2008 Regularly Scheduled Meeting:

- a. State of New Jersey Council on Affordable Housing re: COAH's Third Round Rules;
- b. Golden & Moran Engineering re: Johnsonburg Inn Revised Subdivision Plat Review
- c. Brenda J. Kleber, R.M.C. re: COAH Fees

MINUTES

The January 7, 2008 Reorganization Meeting Minutes were approved by a motion by Mr. DeCarolis, seconded by Ms. Marie. The vote is recorded as follows:

Boynton - Yes	DeCarolis - Yes	Desiderio - Yes	Eitner - Yes
Kleber - Yes	Marie - Yes	Randolph - Yes	Smith - Yes
Ponczek - Yes			

Minutes are to be corrected and added to February 4, 2008 Regularly Scheduled Meeting Agenda for final approval.

DEEDS

Rogers/Peaceful Valley Farms, Block 1501, Lot 13 - App. #07-02 - Minor Subdivision - Extension granted January 7, 2008 for sixty days to expire March 7, 2008.

Rogers, Richard Jr., Block 301, Lot 17 - App. #07-03 - Minor Subdivision - Ready for signature.

Rogers, Richard Jr., Block 301, Lot 14 - App. #07-04 - Minor Subdivision - Extension granted January 7, 2008 for sixty days to expire March 7, 2008.

RESOLUTIONS

Greene, Edward & Darlene, Block 701, Lot 3.02 - Amendment to previous resolution relating to deed restriction. Mr. Lavery to bring to February 4, 2008 Regularly Scheduled Meeting.

FINAL HEARING

Darling, Ronald - Block 602, Lot 4 - App. #07-08 - Minor Subdivision/Variance - Notice is carried to the February 4, 2008 Regularly Scheduled Meeting.

Mr. DeCarolis stated the Site Committee went to the property. The property is as it is reflected on the plans. The only issue to the plan is the shared driveway. There was discussion regarding road frontage. Mr. Madden stated the Board could request a planning variance, which would be needed to show safe access, emergency vehicle turn around.

There was discussion regarding a driveway maintenance agreement. Mr. Boynton asked if the Board remembers including a standard Driveway Maintenance Agreement with the Driveway Ordinance. After discussion, the Board recollected the Township Attorney had it taken out of the Ordinance at the Township Committee.

Mr. DeCarolis stated there is a possibility of the Applicant subdividing the remainder and creating another shared driveway. This driveway would be side-by-side to the existing flag stem, and is an example of poor planning. Mr. DeCarolis asked the Board to have the applicant use the original stem, and not make a new one.

Mr. Madden encouraged the Board to have the applicant deed restrict the remainder to a one lot subdivision. Mr. Madden advised the Board to ask for the one driveway to allow access on the existing.

After discussion, Application to be placed on February 4, 2008 Regular Meeting Agenda for Final Hearing.

Durling - Block 1501, Lot 6.10 - App. #1501, Lot 6.10 - Minor Subdivision - Mr. Durling sent a letter to the Board amending his application, as well as advising the Board he would be Noticing for the March 3, 2008 Regularly Scheduled Meeting. The Board amended the application, and the application will be on the March 3, 2008 Regularly Scheduled Meeting for Final Hearing.

ORDINANCES

a. Solar Photovoltaic/Solar Thermals - to be carried to February 4, 2008 Regularly Scheduled Meeting.

b. Driveway Maintenance Agreement - As spoken about in Darling application, standard Driveway Maintenance Agreement was taken out of Ordinance per Edward Wacks, Township Attorney.

SUBCOMMITTEES

a. Site Committee - No new information to report.

b. Rural Character - No new information to report.

c. COAH - To be addressed February 4, 2008.

d. Town Wide Survey - Ms. Randolph stated an introductory paragraph has been drafted by Ms. Pachnos. More information to follow.

ADJOURNMENT

As there was no further business, a motion to adjourn the January 31, 2008 Work Session Meeting was made by Mr. Desiderio, seconded by Ms. Smith. All members present were in favor. Meeting adjourned at 9:04 p.m.

Respectfully Submitted,

Sharon L. Drylie
Planning Board Secretary