

**TOWNSHIP OF FRELINGHUYSEN  
PLANNING BOARD MINUTES**

**WORK SESSION MEETING  
FEBRUARY 1, 2007**

**A motion to approve the February 1, 2007 Work Session Meeting Minutes was made by Mr. DeCarolis, seconded by Mr. Young, at the March 1, 2007 Work Session Meeting of the Township of Frelinghuysen Planning Board, with minor modifications. The vote is recorded as follows:**

**DeCarolis - Yes**

**Finn - Yes**

**Randolph - Yes**

**Boynton - Abstained**

**Kleber - Abstained**

**Desiderio - Yes**

**Marie - Yes**

**Smith - Yes**

**Durling - Alt #2 - Yes**

**Pachnos - Alt #1 - Yes**

**Young - Yes**

**Motion Passes**

**CALL TO ORDER** - The February 1, 2007 Work Session Meeting of the Township of Frelinghuysen Planning Board was called to order by Chairman Finn at 8:04 p.m.

**ANNOUNCEMENT OF PROPER NOTICE** - Notice of this meeting was provided by posting notice at 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, in accordance with the Open Public Meetings Act. As advertised, action may be taken at this Meeting.

**ATTENDANCE**

**Board Members Present**

DeCarolis

Desiderio

Durling - Alt #2

Finn

Marie

Pachnos - Alt #1 (8:41 p.m.)

Randolph

Smith

Young

**Board Members Absent**

Boynton

Kleber

**Professionals Present**

Madden

Mr. Lavery is excused from Work Session Meetings.

**CORRESPONDENCE**

1. New Jersey Planner - December 06-January 07 Edition
2. Warren County Planning Department re: Highlands Draft Master Plan Meeting - carried to end of the Meeting.  
(copy sent to Board Members via e-mail, as well as Regular Mail for those who do not have internet connection. Carry to February 5, 2007 Regularly Scheduled Meeting.
3. ANJEC re: Smart Growth Planning Assistance grants
4. Sirkis & Lavery - copy of letter sent to Wacks & Associates re: McEvoy Developer's

Agreement.

5. State of New Jersey Council on Affordable Housing re: Amendments to Third Round Rules - being carried to February 5, 2007 Regularly Scheduled Meeting..
6. Richard Keiling re: Pachia Application extended to May 7, 2007 Meeting - Being carried to February 5, 2007 Regularly Scheduled Meeting..
7. Maser Consulting - copy of Highlands Draft Master Plan Report - carry to Monday February 5, 2007 Regularly Scheduled Meeting.
8. State of New Jersey Highlands Water Protection & Planning Council - re: Highlands Water Protection and Planning Act Exemptions & Waivers.
9. Goldshore, Cash & Kalac, P.C. - An analysis of the Draft Highlands Regional Master Plan

## **MINUTES**

**January 4, 2007 Reorganization/Regularly Scheduled Meeting** - Mr. Young stated the discussion regarding the Hanula subdivision is mission. Chairman Finn asked the Board if it was appropriate to approach the estate of Mr. Hanula with regard to the Farmland Preservation. Minutes to be carried to Monday, February 5, 2007 Meeting to ask Ms. Drylie and Mr. Lavery.

## **DISCUSSION - DEEDS**

No Deeds for review.

## **DISCUSSION - RESOLUTIONS**

**Stanley - #07-01R - Use Variance - Block 1301, Lot 10** - corrected Resolution not received as of January 26, 2007.

**Burns - #07-02R - Interpretation - Block 301, Lot 1** - corrected Resolution not received as of January 26, 2007.

**McEvoy/Johnsonburg Inn - Block 1001, Lot 13** - corrected Resolution not received as of January 26, 2007.

## **DISCUSSION - FINAL**

**McEvoy/Johnsonburg Inn - App #06-08 - Block 1001, Lot 2 - Major Site Plan/Minor Sub/Variance** - Preliminary Approval granted November 6, 2006. Report from Maser Consulting and Golden & Moran in Members packets.

Mr. Finn stepped down from the dais, as well as Mr. Desiderio. There was discussion regarding revisions to the property plans, specifically relating to the change of the parking lot location, which would remove many retention walls; also discussion regarding a hedge row along the driveway.. There will now be a wall between the parking lot and the septic system. The plans further change the kitchen location, which will now be moved to the rear of the building.

Mr. Finn and Mr. Desiderio returned to the dais.

**Pachia, Joseph - App. #06-02 - Block 902, Lot(s) 7 & 7.03 - Minor Subdivision** - Extension granted to Board until the May 7, 2007 Regularly Scheduled Meeting. Mr. Lavery to address the extension on Monday, February 5, 2007.

**Rogers, Richard - App. #07-01 - Block 1401, Lot 9 - Minor Subdivision** - New plans

received on 1/16/07. Review Report in Members packets from Golden & Moran Engineering.

**Rogers, Richard - App. #07-02 - Block 1501, Lot 13 - Minor Subdivision** - New Plans received on January 16, 2007, as well as a Wetlands map received on January 22, 2007. Review Report in members packets from Golden & Moran Engineering.

There was discussion regarding a site meeting with the applicant. One of the discussions at the site meeting pertained to a conservation easement on one of the subdivisions. There was also discussion regarding moving the density from the property with the field and rock outcropping to the property across the street.

#### **DISCUSSION - NEW APPLICATIONS**

No new applications submitted.

#### **DISCUSSION - HIGHLANDS MASTER PLAN**

Discussion regarding the County Meeting on the Highlands Master Plan. A motion was made by Ms. Pachnos, seconded by Mr. Desiderio, for Ms. Drylie to send a letter to the Township Committee, asking Committeemen to attend the Highlands Master Plan Meeting hosted by David Dech, Warren County Planner. All members present in favor.

#### **PUBLIC COMMENT**

Mr. Loren Greco, Greendell Road, Frelinghuysen Township - asked the Board about the hedges on Main Street, specifically relating to the site distance, and when the problem will be resolved? Mr. Greco was advised the County met, and a plan will be submitted for the curb and sidewalk to extend to the end of Route 661.

After further discussion, Mr. Durling made a motion, with the second being Ms. Marie, that a new letter of concern about the site distance at the entrance to Town Hall's driveway, along with a copy of the original letter from the Planning Board be sent to the Township Committee. All members present in favor of sending the letter. After further discussion, the Board decided for Mr. Finn to compose the letter on behalf of the Planning Board.

Mr. Finn asked for Mr. Desiderio, as Assistant Road Superintendent, to also send a letter regarding the site distance issue.

#### **ADJOURNMENT**

As there was no further business, a motion was made by Mr. DeCarolis, seconded by Mr. Desiderio, to adjourn the February 1, 2007 Work Session Meeting of the Township of Frelinghuysen Planning Board at 9:03 p.m. All members present in favor of adjournment.

Respectfully submitted,

Sharon L. Drylie  
Planning Board Clerk