

**TOWNSHIP OF FRELINGHUYSEN**

**PLANNING BOARD  
WORK SESSION MEETING**

**May 3, 2007**

**I. CALL TO ORDER**

**ANNOUNCEMENT OF PROPER NOTICE** – Notice of this meeting was provided by advertising in the New Jersey Herald and Star Gazette, official newspapers of the Township of Frelinghuysen Planning Board, as well as posting notice in the Township Municipal Building in Johnsonburg. As advertised, action may be taken at this meeting.

**II. ATTENDANCE**

**Board Members Present**

Boynton	DeCarolis	Desiderio (8:26pm)	Durling – Alt #2
Kleber	Marie (8:06pm)	Pachnos – Alt #1	
Randolph	Smith	Young	

**Board Members Absent**

Finn

**Professionals**

Golden

Mr. Lavery is excused from Work Session Meetings

Mr. Madden is excused from Work Session Meetings on the first Thursday of the month.

**IV. CORRESPONDENCE**

The following correspondence was reviewed at the meeting:

1. Warren County Soil Conservation re: Darling Bl. 602, Lot 4.04
2. Warren County Soil Conservation re: Finn Bl. 801, Lot 9
3. Warren County Clerk re: Boynton amended plats being filed.
4. New Jersey Planner – March/April 2007 Edition
5. Escrow Account and Vendor History printout – for Chair review

The following correspondence will be carried to the Regular Meeting of May 7, 2007:

1. Michael B. Lavery – copy of letter sent to Robert Benbrook re: WNW Properties Deed review.
2. Planning Board Office – copy of letter sent to Robert Benbrook re: NW Properties
3. Planning Department, Count of Warren re: Public Hearing for comments on the proposed revision to Warren County Development Review Regulations.

4. Planning Board Office – copy of letter sent to Pacchia Bl902, Lot 7
5. Planning Board Office – copies of letters sent to Rogers re: Bl. 1501, Lot 13; Bl. 1401, Lot 9; Bl. 301, Lot 14; and Bl. 301, Lot 17. ***Escrows not replenished as of May 3, 2007. No formal action to be taken on applications.***
6. Planning Board Office – copies of updated Application Checklists. ***Joe Golden provided updated checklists for board review.***
7. Joseph Pacchia re: Bl. 902, Lot 7 – Letter requesting six month extension on application.
8. Brenda Kleber, R.M.C. – Right to Farm Ordinance
9. Joseph Golden, Golden & Moran – revised report for Bl. 1201, Lot(s) 17.21 & 17.22 – Angeleri/Starr subdivision. ***Number of engineer items not satisfied. Deeds & plans not consistent. Revision date on plans not correct.***

## **V. MINUTES**

1. March 29, 2007 Work Session Meeting – A motion was made by Mrs. Pachnos, seconded by Mr. Boynton to approve the minutes with clarification on Ordinance 2007 which was included in board member packets without a cover letter. The ordinance sent via e-mail on March 29, 2007 contained incorrect information.

2. April 2, 2007 Regularly Scheduled Meeting – held to May 7, 2007 Regular Meeting.

## **VI. DISCUSSION - DEEDS**

1. Catalano, Bl. 801, Lot(s) 13, 13.01 & 13.02 – Awaiting professional approval.
2. Bongiovanni/McEvoy, Bl. 1001, Lot 2 – Awaiting professional approval. Engineer requested four clean copies of deeds.
3. North Warren Properties, Bl. 1201, Lots 17.21, 17.21A & 17.22 – Number of items not satisfied. Deeds & plans not consistent. Revision date on plans not correct.
4. Greene, Bl. 701, Lot 3.02 – Awaiting Chair and Secretary signatures.

## **VII. DISCUSSION – RESOLUTIONS**

1. Rogers/Peaceful Valley Farms – Minor Subdivision – App. 07-02 – Bl. 1501, Lot 13. ***Escrow not replenished as of May 3, 2007. No formal action to be taken.***
2. McEvoy/Johnsonburg Inn – Major Site Plan – App. 06-08 – Bl. 1001, Lot 2. Held to Regular Meeting of May 7, 2007.

## **VIII. DISCUSSION – FINAL HEARING**

1. Pacchia – Bl. 902, Lot(s) 7 & 7.03 – Minor Subdivision- App. #06-02  
(Extension granted to Board until May 7, 2007 Regularly Scheduled Meeting. Letter received granting six month extension. Held to May 7, 2007 meeting.

## **IX. DISCUSSION – COMPLETENESS**

1. Richard Rogers, Jr. – Minor Subdivision – Bl. 301, Lot 17 –  
Application deemed Incomplete at the March 5, 2007 Regularly Scheduled Meeting. New plans submitted April 26, 2007. Escrow not replenished. No

discussion held.

2. Richard Rogers, Jr. – Minor Subdivision – Bl. 301, Lot 14 – Application deemed Incomplete at the March 5, 2007 Regularly Scheduled Meeting. New plans submitted April 26, 2007. Escrow not replenished. No discussion held.
3. Angeleri/Starr – Minor Subdivision – Bl. 1101, Lot 7 – Application received March 8, 2007. Deemed Incomplete at the April 2, 2007 Regularly Scheduled Meeting. New plans submitted to engineer May 2, 2007. Will be held for discussion at the Regularly Scheduled Meeting of May 7, 2007. Site Committee to walk property on May 7, 2007 at 4:00 pm.

**X. DISCUSSION – MASTER PLAN**

Board to review pp. 101-115 for May 7, 2007 Regularly Scheduled Meeting.

**XI. POLICIES AND PROCEDURES**

Carried to May 7, 2007 Regularly Scheduled Meeting.

**XII. DISCUSSION – SUBCOMMITTEES**

Conservation – has not met

C.O.A. H. – on hold

Rural Character – awaiting approval of proposal

**XIII. DISCUSSION – PLANNING BOARD LETTER TO HIGHLANDS COUNCIL**

Engineer and Planner drafting a letter for Board review at the May 7, 2007 Regularly Scheduled Meeting. Letter to include highlights of Township accomplishments in land/water quality and preservation.

**XIV. ADJOURNMENT**

As there was no further business, the April 3, 2007 Work Session Meeting of the Township of Frelinghuysen Planning Board was adjourned with a motion by Mrs. Pachnos, seconded by Mr. Boynton. All Members present in favor of adjournment.

Respectfully submitted,  
Robin Randolph – Planning Board Member

