

06/01/06

Planning Board June 1, 2006 Work Session

## TOWNSHIP OF FRELINGHUYSEN PLANNING BOARD

### MINUTES

June 1, 2006

Work Session Meeting

A motion to approve the June 1, 2006 Work Session Meeting was made by Ms. Randolph, seconded by Mr. DeCarolis, at the June 29, 2006 Work Session Meeting. All members present were in favor.

CALL TO ORDER- The June 1, 2006 Work Session Meeting of the Township of Frelinghuysen Planning Board was called to order at 8:02 p.m. by Chairman Finn.

### ATTENDANCE

Board Members Present

DeCarolis Desiderio Finn

Kleber - Alt #1 Kuhn Marie

Pachnos - Alt #2 Randolph Smith Young

Board Members Absent

Boynton

Professionals Present

Golden

CORRESPONDENCE - All Correspondence was carried to the June 5, 2006 Regularly Scheduled Meeting, with the exception of Item 2.

1. Brenda Kleber, RMC, Township of Frelinghuysen re: Ordinance #2006-10, Geographic Information System (GIS) Updates and Maintenance.
2. Michael Lavery, Sirkis & Lavery re: Smith Application;
3. Brenda Kleber, RMC, Township of Frelinghuysen re: proposed Ordinance to dissolve the Township Zoning Board.
4. Guerin & Vreeland Engineering - re: Smith Application
5. Joseph Golden re: Riviello review letter  
Hanula review letter
6. Warren County Soil Conservation re: Catalano Application
7. Warren County Planning Department re: Catalano Application
8. Ridge & Valley Charter School re: Invitation to Graduation exercises

### MINUTES

April 3, 2006 Regularly Scheduled Meeting - after discussion, the Minutes of the April 3, 2006 Regularly Scheduled Meeting will be held for comment by Mr. Lavery.

May 1, 2006 Regularly Scheduled Meeting - Approved with minor corrections by a motion made by Ms. Randolph, seconded by Mr. Kuhn, with Mr. Young Abstaining. All other members present were in favor of approving the Minutes.

#### DISCUSSION - DEEDS and RESOLUTIONS

There were no Deeds or Resolutions for review.

#### DISCUSSION - FINAL HEARING

Smith, Emily & Lyle - App. #04-16 - Block 701, Lot 15 - Minor Subdivision. Extension granted by Applicant which will expire on July 30, 2006. Qualifying Plan submitted to Board.

#### DISCUSSION - COMPLETENESS

Riviello, Ruth - App. #05-11 - Block 1703, Lots 5, 10 & 14 and Block 1802, Lots 1, 2, & 6. - Major Subdivision. Original Conceptual Application submitted on October 28, 2005.

Mr. Golden stated the Qualifying Map does not take into account the 300' buffer, a 150' buffer is included, however it needs to be 300' for the endangered species. This needs to be on the Qualifying Map, then density transfer can be used. Applicant asked to have the 300' buffer waived, . Mr. Golden stated that in addition to this buffer, the Applicant should apply to Fish & Wildlife as well as applying for a LOI.

There was discussion regarding the activity going on the property, heavy machinery is being used. The Zoning Official will be asked to visit the property at his earliest convenience.

Hanula, Joseph - App. #06-04 - Block 103, Lot 11.01 & 11.12 - Lot Line Adjustment/Minor Subdivision.

Mr. Golden referred to the engineering report. Mr. Golden stated the applicant is creating one new lot, 11.02; the applicant is keeping lot 11 and 11.01. Lot 12 will no longer be. Mr. Golden recommended the Board ask the applicant if the property is going to be Deed restricted.

#### DISCUSSION - CONCEPTUAL/MINOR

Marksboro Presbyterian Church - App. 06-05 - Block 402, Lot 5 - Lot Line Adjustment - Representatives of the Church will be at the meeting on Monday, June 5, 2006, along with Laura Brill, who will be representing them. There was discussion regarding the driveway and the need for a Variance. The Applicant will then have to notify.

Fries, Daniel - App. #06-06 - Block 1801, Lot(s) 10, 10.01 & 10.03 - Site Plan - to be carried to Monday, June 5, 2006 Meeting.

#### SUBCOMMITTEE REPORTS

COAH - Alan DeCarolis, Chair - Mr. DeCarolis stated the committee met briefly, and are in the process of scheduling a meeting with the Deputy Mayor from Oxford Township, as they just developed their COAH plan. More information to follow.

Rural Character - David Boynton, Chair - Mr. Boynton was not present for this meeting, however, his co-committee indicated there has not been a meeting as of yet.

Conservation - Bob Young, Chair - Mr. Young indicated there has not been a meeting as of yet.

DISCUSSION - Schedule for July 2006 Meeting - There was discussion regarding the rescheduling of the July 3, 2006 Meeting,. The Secretary, as well as Mr. Boynton, indicated they would not be attending the Meeting. After further discussion, the Board decided to keep the meeting as it is scheduled now.

#### ADJOURNMENT

As there was no further business, the June 1, 2006 Work Session Meeting of the Township of Frelinghuysen Planning Board was adjourned at 8:50 p.m. by a motion by Mr. DeCarolis, seconded by Mr. Desiderio. All members present were in favor.

Respectfully Submitted,

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Sharon Drylie, Planning Board Clerk