

**MINUTES  
TOWNSHIP OF FRELINGHUYSEN  
PLANNING BOARD  
WORK SESSION MEETING  
July 30, 2009**

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

The Minutes of the July 30, 2009 Work Session Meeting of the Township of Frelinghuysen Planning Board were approved as written by a Motion by Mr. DeCarolis, and the second being Mr. Desiderio, during the September 10, 2009 Regularly Scheduled Meeting. The official vote is recorded as follows:

<b>Randolph – Yes</b>	<b>Young – Abstain</b>	<b>Zilberfarb – Yes</b>	<b>Calcagne – Yes</b>
<b>Barrow – Yes</b>	<b>Corvino – Yes</b>	<b>DeCarolis – Yes</b>	<b>Desiderio – Yes</b>
<b>Bailey – Yes</b>			

**Motion Passes.**

**CALL TO ORDER** – The July 30, 2009 Work Session Meeting was called to order by Chairman Bailey 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, 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**

Bailey	DeCarolis	Desiderio
Randolph	Zilberfarb	Eitner
Barrow	Corvino (Alt #2)	

**Board Member Absent**

Young	Fleno	Calcagne
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**Professionals Present**

Golden	Jay
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Mr. Lavery is excused from Work Session Meetings.

**CORRESPONDENCE** – The following correspondence was reviewed:

**New Jersey Planner –**

*Following carried to Regularly Scheduled Meeting 8/3/09*

**Brenda J. Kleber, R.M.C. Township of Frelinghuysen regarding three (3) Ordinances:**

*Land Development Ordinance (Section 501E) – regarding Accessory Structures Ordinance*

*#2009-13 – COAH Compliance with the Municipality’s prior round and third Round Affordable Housing obligations;*

*Ordinance #2009-14 – Affordable Housing Trust Fund Spending Policy*

**Michael B. Lavery - Courter, Kobert & Cohen** – copy of letter sent to Edward Wacks, Township Attorney, regarding height limitations for accessory structures.

**Joseph Golden** – Golden & Moran Engineering re: James Alexander Corp. Compliance Review Report #1

**Joseph Golden** – Golden & Moran Engineering re: Metro PCS Completeness Report (with Application in Board Member Packets

**Darlene Jay, Maser Consulting** – re: Metro PCS Application (with Application in Board Member packets)

**Darlene Jay, Maser Consulting** – re: Minutes of June 29, 2009 Highlands Public Information Session

**Press Release** – Keep It Green – June 25, 2009

**\$400 Million Bill to Preserve Land Clears Assembly** – Star Ledger, June 26, 2009

**Carried to Regularly Scheduled Meeting 8/3/09 Genesis Farms** – re: Request for rezoning  
**Cramer Ecological Services, LLC** – re: Block 1501, Lot 7 Statewide General Permit 8 Application (Wetlands)  
**Warren County Planning Department** – re: Block 1703, Lot 4 – PB Application 09-01 – Metro PCS  
**Warren County Planning Department** – re: Block 402 Lot(s) 4 & 5 – Marksboro Presbyterian Church – Application removed by Applicant.  
**Warren County Planning Department** – re: Block 104, Lot 11 – Johanson – Dismissed without prejudice by Planning Board.

#### **MINUTES**

**June 1, 2009 Regularly Scheduled Meeting** –The Minutes of the June 1, 2009 Regularly Scheduled Meeting were approved with a minor correction by a motion by Mr. DeCarolis, and the second being Ms. Eitner. Board Members present in favor of approving the minutes, with Ms. Randolph abstaining.

#### **DEEDS**

No deeds submitted for signature as of July 22, 2009.

**RESOLUTIONS** – no resolutions for signature.

#### **FINAL HEARING(S) DISCUSSION**

**McEvoy/Johnsonburg Inn – Site Plan – App. #06-08 - Block 1001, Lot 2** – no new information submitted as of July 22, 2009..

#### **COMPLETENESS DISCUSSION**

**Metro PCS Corp. Preliminary & Final Major Site Plan – PB#09-01 – Block 1703, Lot 4 – 130 Heller Road.**

Mr. Golden was asked to review his completeness report. Mr. Golden stated the applicant is proposing an antenna on an existing tower (180' monopole). The application meets all of the conditions of the Township Ordinance. There is no site plan needed; and all the details conform. There was discussion regarding the safety of the monopole, and that a structural integrity report is to be submitted to the Township by January 10<sup>th</sup> of each year.

Ms. Randolph added it was refreshing to see a complete application.

Application to be on the Agenda for the Regularly Scheduled Meeting on Monday, August 3, 2009.

**Reisburg/ Township of Frelinghuysen – Minor Subdivision – Block 103, Lot 3 –**

Ms. Randolph stepped down to present the application. Ms. Randolph gave a brief background on the property. There was discussion regarding the following:

1. Parking for visitors;
2. A wall on Route 94 which would need to be removed;
3. Access for emergency vehicles;
4. Structures on the property
5. Presenting the application on behalf of the property owner

Ms. Randolph to try and contact Mr. Lavery prior to his leaving for vacation to discuss the presentation of the application. Discussion carried to the Regularly Scheduled Meeting on Monday, August 3, 2009.

#### **SUBCOMMITTEES/LIASON REPORTS**

- a. **Open Space** – Robin Randolph
- b. **Environmental** – Patricia Fleno
- c. **COAH** – Alan DeCarolis, Frank Desiderio
- d. **Site Committee** – Alan DeCarolis,
- e. **Rural Character/Sign Ordinance** –Robin Randolph & Donna Eitner – Wind Turbine Ordinance
- f. **Farmland** – Robert Young
- g. **Outdoor Boilers** – Frank Desiderio
- h. **Highlands Assessment Grant** – Ms. Jay asked to discuss the Highlands Assessment Grant with the Board.

At the Township Meeting it was decided not to sign the Resolution presented due to the wording in the Resolution. After further discussion, a motion was made by Ms. Randolph, with the second being Mr. Barrow, to change the wording in the Resolution presented to the Township Committee to be as follows: "Resolution for Highlands Modules 1 & 2"; remove the term "in favor of opting in." All members present in favor of modifying the Resolution. Ms. Jay to contact Eileen Swann, to see if this would be acceptable.00

**ADJOURNMENT** – As there was no further business, the July 30, 2009 Work Session Meeting of the Township of Frelinghuysen Planning Board was adjourned with a motion by Ms. Eitner, and the second being Mr. Barrow. All members present in favor of adjournment. Meeting adjourned at 8:42 p.m.

Respectfully Submitted,

Sharon L. Drylie  
Planning Board Clerk