

08/03/06

Work Session Meeting

August 3, 2006

TOWNSHIP OF FRELINGHUYSEN
PLANNING BOARD

MINUTES

AUGUST 3, 2006

WORK SESSION MEETING

A motion to approve the August 3, 2006 Township of Frelinghuysen Work Session Minutes was made by Ms. Randolph at the August 31, 2006 Work Session Meeting, seconded by Ms. Marie. All Members present were in favor. MINUTES APPROVED.

CALL TO ORDER - Vice Chairman DeCarolis called the August 3, 2006 Work Session Meeting to order at 8:02 p.m.

ANNOUNCEMENT OF PROPER NOTICE

ATTENDANCE

Board Members Present

Boynton DeCarolis Desiderio Finn (8:04)

Pachnos - Alt #2 Randolph Smith Young

Board Members Absent

Marie Kleber - Alt #2

Professionals Present

Madden Golden

CORRESPONDENCE

The following correspondence was reviewed by the Board:

1. Copy of letter from NJPO regarding Certification Classes
2. Copy of letter from Secretary Drylie regarding Certification Classes
3. New Jersey Planner
4. Copy of resignation letter from George Kuhn
5. Morris Land Conservancy re: Hanula Subdivision

DISCUSSION - DEEDS (8:10 p.m.)

DeCarolis - Block 1702, Lots 1.03, 1.04 & 1 - Applicant requested a 90-day extension on the Deeds. Will be carried to Monday, August 7, 2006 Regularly Scheduled Meeting.

DISCUSSION - FINAL HEARING

8:06 p.m.)

Hanula, Joseph - App. #06-04 - Block 103, Lot(s) 11.01 & 11 - Minor Subdivision - Mr. Golden referred to his report, as well as the Site Committee Meeting at the location. Mr. Golden recommended the Board ask for a Site Distance Easement for an additional right of way, should the road be straightened out in the future. Mr. Madden commented the Board cannot ask for land that is not part of the subdivision. Application to be on for Final on Monday, August 7, 2006.

(8:12 p.m.)

Smith, Emily & Lyle - App. #04-16 - Block 701, Lot 15 - Minor Subdivision - Extension granted by Applicant which will expire on September 30, 2006. Township Committee passed an Ordinance grandfathering the Application to four-acre zoning.

DISCUSSION COMPLETENESS

(8:14 p.m.)

Angeleri/NW Properties - App. #06-07 - Block 1201, Lots 17.21 & 17.22 - Minor Subdivision - Mr. Golden was asked to review his comment report. Mr. Golden stated there are density credits resulting from previous subdivisions. The Applicant is asking for a Flag Lot, however, none are allowed in the Zone, and also a farm lane is not allowed for a driveway. There was discussion regarding an easement which was previously established, however it does not cover all of the steep slopes on the property. Application will be on for Completeness on Monday, August 7, 2006.

(8:16 p.m.)

Pacchia, Joseph - App. #06-02 - Block 902, Lot(s) 17.01 & 17.03 - Minor Subdivision - Application previously deemed Incomplete at the April 3, 2006 Regularly Scheduled Meeting. Mr. Golden stated the application now has two lots plus a remainder. The Applicant is leaving Lot 7, which has a return for access. The Applicant would have to come back with a driveway plan. Chairman Finn asked if the road would go through the wetland buffer; Mr. Golden answered the plan now shows the buffer going across the road which was cut in. There was discussion regarding the water, which was thought to be for the existing house, and if it is, there has to be an easement provided for the well. Also, an LOI needs to be applied for. Lot 7.04 is now keeping all of the structures; there is a discrepancy regarding the adjoining property owners, which needs to be clarified.

Application to be for Completeness only on Monday August 7, 2006.

(8:32 p.m.)

McEvoy/Johnsonburg Inn - App. #06-08 - Block 1001, Lot 2 - Major Site Plan/Minor Sub/Variance - Chairman Finn recused himself and left the dais, as he is within 200' of the property line. Mr. Golden was asked to address his report. Mr. Golden reported the existing right of way goes through the building (Inn). Lot 3 - no information is supplied. The area of the property needs to be supplied, both before and after the subdivision. There is no survey signature on the plat, and the Zoning Tables need to reflect the bulk requirements.

Other information is needed before Completeness, therefore the Application will be deemed Incomplete

at the Regularly Scheduled Meeting on Monday, August 7, 2006.

CONCEPTUAL APPLICATIONS

(8:45 p.m.)

Fries, Daniel - Ap. #06-06 - Block 1801, Lot(s) 10/10.01 & 10.03 - Major Site Plan -
Dennis Keenan, French & Perillo present for application.
Melinda & Dan Fries, applicants, present.

Mr. Keenan stated there were two main issues the last time the application was before the Board. One was the application was crossing three separate lots, the second was the application had over one-acre of disturbance. These matters are now being rectified by combining the lots with the County and preparing Deeds to show this, and there is now less than one-acre of disturbance.

There was still a question as to whether or not an application would be needed for the Planning Board, as the structure is going to be used for agricultural purposes. It was asked if the applicant would be able to attend the Regularly Scheduled Meeting on August 7, 2006 so that Mr. Lavery would be able to give legal answers regarding the proposed application. Mrs. Melinda Fries, and Mr. Keenan will be attending the Meeting.

(8:58 p.m.)

Burns, Michael - App. #06-09 - Block 301, Lot 17.01 - Site Plan/Variance - Mr. Boynton stepped down for the application. Michael Burns present for the application.

Mr. Burns stated the property is five-acres, and is the site of the proposed Vineyard Assembly of God Church, which was in the final process of getting Major Site Plan Approval. Mr. Burns is proposing a low-key storage area for his employees. The structure proposed will be 60' x 70', one story. There will be no office within the structure. There was discussion regarding the design for the outside of the structure, proposed landscaping, the need for a septic system, parking, lighting, etc. Mr. Finn asked for a poll of the Board to see if the Applicant should make a formal Application. The vote is recorded as follows:

DeCarolis - Yes Young - Yes Smith - Yes Randolph - Yes
Pachnos - Yes Desiderio - Yes

Applicant will submit a formal application.

SUBCOMMITTEE REPORTS

(9:11 p.m.)

ADJOURNMENT - A motion to adjourn the August 3, 2006 Work Session Meeting of the Township of Frelinghuysen Planning Board was made by Mr. Young, seconded by Mr. DeCarolis at 10:56 p.m. All members present were in favor.

Respectfully Submitted,

Sharon Drylie
Planning Board Clerk