

**MINUTES
Of The
TOWNSHIP OF FRELINGHUYSEN PLANNING BOARD
WORK SESSION MEETING**

October 29, 2009

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

The October 29, 2009 Work Session Meeting Minutes were approved as written with a motion by Mr. Desiderio, and the Second being Mr. DeCarolis. The Official Vote is recorded as follows:

DeCarolis – Yes	Desiderio – Yes	Randolph – Yes	Young – Yes
Barrow – Yes	Corvino – Yes	Zilberfarb – Abstain	

CALL TO ORDER – The October 29, 2009 Work Session Meeting of the Township of Frelinghuysen Planning Board was called to order by Vice Chairman Young at 7:36 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,

ATTENDANCE PLANNING BOARD:

Board Members Present

DeCarolis	Desiderio	Eitner
Randolph	Young	
Barrow	Corvino (Alt #2)	

Board Members Absent

Bailey	Zilberfarb	Calcagne	Fleno
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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

- a. **New Jersey Planner** – Summer 2009 Edition
- b. **Brenda J. Kleber, Township Clerk re:** Ordinance 2009-18 amending Section 501D pertaining to sizes of Accessory structures.
- c. **New Jersey Planner** – September/October 2009 Edition
- d. **Maser Consulting, Darlene Jay** – Genesis Farms Zoning Amendment Request Review

MINUTES

September 10, 2009 Regularly Scheduled Meeting – Approved with minor corrections by a motion from Mr. DeCarolis, and the second being Ms. Randolph. The vote is recorded as follows:

Desiderio – Yes	Barrow – Yes	Randolph – Yes	Eitner - Yes
Young – Abstain	Corvino – Yes	DeCarolis - Yes	

DEEDS

No deeds for review or signature

RESOLUTIONS

Angeleri NW Properties – revised – Block 1201, Lot 17.06 – approved for signature.

Metro PCS Corp., Block 1703, Lot 4 – Preliminary & Final Major Site Plan – approved for signature.

Reisburg/Township of Frelinghuysen – Minor Subdivision – Block 103, Lot 3 – Application taken off Agenda per Ms. Randolph pending further information.

FINAL HEARING(S) DISCUSSION

McEvoy/Johnsonburg Inn – Site Plan – App. #06-08 - Block 1001, Lot 2 – no new information submitted as of September 28, 2009.

COMPLETENESS DISCUSSION

Cramer/DiCarlo – Block 801, Lot(s) 12, 13 & 13.02 – Lot Line Adjustment (Maser Consulting report in application packet; as well as Completeness Report from Robert Guerin, Guerin & Vreeland).

Brian Cramer, Applicant, present.

Mr. Golden recused himself from this application. Mr. Robert Guerin, Guerin & Vreeland will be representing the Board at the Regularly Scheduled Meeting on November 2, 2009.

Mr. Cramer stated the application is for a lot line adjustment on three lots located at the corner of Ackerson Road and County Road 519. The application shall eliminate the encroachment on the steep slopes, which was previously approved by the Board. All lots will now be conforming lots, as the application is proposing the lot areas to be as follows: Lot 12 – 24.7 acres; Lot 13 – 7.06 acres; Lot 13.02 – 7.55 acres.

Ms. Randolph asked if there would be a shared driveway for all three lots, and will the driveway be changing. Mr. Cramer answered no. There was discussion pertaining to deed restricting Lot 12 to further subdivisions, whereas Mr. Cramer answered that would not be a problem.

Mr. Cramer also stated he would be out of Town for the Regularly Scheduled Meeting, however, his wife would be present if there were any questions.

After further discussion, the application to be placed on the Agenda for the Regularly Scheduled Meeting.

SUBCOMMITTEES/LIASON REPORTS

Open Space – Robin Randolph – no new information to report.

Environmental – Patricia Fleno – Ms. Fleno was absent from the meeting

Site Committee – Alan DeCarolis – no applications for a site visit.

Rural Character/Sign Ordinance – Robin Randolph & Donna Eitner – Wind Turbine Ordinance. There was lengthy discussion with regard to the placement of solar panels and wind turbines; setbacks; size; area of properties where they can be placed; abandonment of wind turbines, etc. After discussion, to be placed on the Regularly Scheduled Meeting Agenda.

Farmland – Robert Young – no new information

Outdoor Boilers – Frank Desiderio – no new information

Highlands Assessment Grant – Ms. Jay setting up a meeting with the Sub-Committee

ADJOURNMENT – As there was no further business, the October 29, 2009 Work Session Meeting of the Township of Frelinghuysen Planning Board was adjourned at 9:28 p.m. All members present in favor of adjournment.

Respectfully submitted,

Sharon L. Drylie
Planning Board Clerk