

**MINUTES
FRELINGHUYSEN TOWNSHIP
PLANNING BOARD WORK SESSION
Thursday, November 1, 2007**

CALL TO ORDER:

The meeting was called to order at 8:00 pm by Chairman, Thomas Finn.

ROLL CALL:

Board Members Present:

:	David Boynton	Alan DeCarolis	Frank Desiderio
	Donna Marie	Robin Randolph	Emily Smith

Alternates Present: Robert Young (8:07) Thomas Finn, Chr.
Lisa Pachnos Dale Durling

Professionals Present: Joseph Golden (excused at 9:50) Rosalie Murray
Engineer Board Secretary

ANNOUNCEMENT OF PROPER NOTICE:

Announcement of Proper Notice was read.

MINUTES:

Approval of minutes of October 1, 2007 Meeting

Action: Minutes of October 1, 2007 Meeting: A motion was duly made by David Boynton, seconded by Robin Randolph, to approve the minutes of the October 1, 2007 Meeting as presented. David Boynton, Alan DeCarolis, Frank Desiderio, Robin Randolph, Robert Young, Lisa Pachnos, Dale Durling – yes. Donna Marie, Emily Smith, Thomas Finn – abstain.

DISCUSSION:

Solar Photovoltaic or Solar Thermal Ordinance- Mr. William Gold, Esq.

Mr. William Gold, an attorney and solar advocate, discussed a solar ordinance which he had prepared in an effort to assist communities in their efforts to adopt solar friendly ordinances. He discussed at length the obstacles associated with the installation of solar panels and ways in which they could be avoided, thus making the requirement for installation simply the necessity of obtaining a permit.

CLARIFICATION OF ORDINANCE #2005-13

There was discussion of the ordinance submitted as the "correct" one, but it was agreed that it was not, indeed, correct. The Chair tabled the discussion to the November 5th, 2007 meeting and requested that the Board members be prepared to discuss solutions to the problem. The Chair emphasized that all documents be sent with a dated cover letter which states the purpose of the transmittal so there is a clear documentation trail. The Chair stated that there has been too much hand delivered information.

DEEDS:

APPLICATION # 06-08 – Bongiovanni/McEvoy, Block 1001, Lot 2

October 23, and October 30, 2007 letters from Warren County were received stating all conditions for approval had been satisfied and the application had been approved. Mr. Golden stated that the descriptions have been modified so that complete new deeds would be needed with revised descriptions and secondly, as a final condition of our preliminary approval, a final revised set of plans which would have to be verified as correct and that five sets of them be provided so that we have approved, signed, sets on hand for construction, etc. It was decided that once the plans were reviewed and found correct, and five sets of the correct plan provided, the deeds would be signed without further action by the Board.

APPLICATION # 07-01 – Rogers, Block 1401, Lots 9, 9.03, & 9.04

Deed recorded 9-20-07. There was discussion as to the procedure followed. Mr. Golden said that an e-mail had been sent by the applicant's attorney stating that everything had been approved when it had not. The Board Secretary was not apprised of any of these events. It was agreed that the Board Secretary would prepare written procedures so that there would be no future errors.

APPLICATION # 07-02 – Rogers/Peaceful Valley Farms, Block 1501, Lot 13

Resolution signed 10-1-07. Mr. Golden reported he had received those deeds but has not begun to review them as yet. In addition he has not received any revised plans.

APPLICATION # 07-03 - Richard Rogers, Jr. Block 301, Lot 17, Minor Subdivision

Resolution signed 9-12-07. Engineer's review enclosed with correspondence information.

He is awaiting response to his comments.

APPLICATION # 07-04 - Richard Rogers, Jr., Block 301, Lot 14, Minor Subdivision

Resolution signed 9-12-07. Mr. Golden discussed at length problems associated with the driveways and the joint maintenance agreements for the future. Mr. Golden stated that his concerns have been submitted to the applicant and his attorney and that he is waiting for a response.

FINAL PUBLIC HEARING:

APPLICATION #07-07 – Alexander Corporation, Block 1101, Lot 1201, Minor Site Plan

Mr. Golden reported that the applicant had provided everything that had been asked and

that the application is basically ready for approval.

APPLICATION # 07-05 - Angeleri Starr, Block 1101, Lot 7, Minor Subdivision

Mr. Golden stated that he has not received a revised set of plans as yet.

COMPLETENESS:

- There were no items for completeness.

DISCUSSION - OTHER BUSINESS:

Subcommittee Reports:

Site Committee – no report

Rural Character -

Robin Randolph reported that the Twp Committee had their second reading on the non-conforming ordinance. One suggestion had been made and was being sent to Mr. Lavery for Monday's meeting.

COAH – discussion to be carried to 1-5-07

Conservation – no report

Frelinghuysen Township Town Wide Survey –

Robin Randolph distributed a copy of the draft to the board members. She reported that all suggestions submitted were carefully considered. The survey was thoroughly reviewed by the Board with one change - the deletion of question number nine regarding six acre lots.

Action: A motion was duly made by Frank Desiderio, seconded by Emily Smith, to approve Frelinghuysen Survey of residents with the corrections of eliminating question number nine (9) and readjusting the numbers.

Roll call vote: David Boynton, Alan DeCarolis, Frank Desiderio, Donna Marie, Robin Randolph, Emily Smith, Robert Young, Lisa Pachnos, Dale Durling, Thomas Finn – yes.

Application Forms:

Joseph Golden reported that he had revised the application forms and suggested that we coordinate with the Zoning Board of Adjustment. It was agreed that the request for a social security number be deleted. Mr. Golden reviewed the forms with the Board. There was discussion as to the size of the plans submitted, and the question as to how many full size sets were needed. It was suggested that five sets of the standard size be required and the balance be submitted in 11" by 17" size. It was agreed that this be put on the November 5th agenda.

Escrow Accounts: Balance and Replenishment Levels

Mr. Golden reviewed application fees of other communities. There was general discussion of the information and the fees to be required. It was agreed that the Board review the suggested amounts and that the matter be placed on the agenda for the December meeting. There was lengthy discussion regarding the method being used to track escrows. Mr. Boynton questioned why the Board Secretary was not overseeing the escrows Mr. Golden stated that the Board Secretary in all his other communities handled the escrow accounts and questioned why the responsibility had been delegated to the Deputy Clerk. Mr. Finn stated he did not know and that it was not a Board decision. Mr. Finn requested that Mr. Boynton speak to the mayor, indicating we wished to streamline the process, and that the responsibility be that of the Planning Board Secretary. Mr. Boynton agreed to do so. There was general consensus that the procedures and the escrow amounts should be improved. Chairman Finn asked that Board members give these issues some thought and be prepared to discuss them at the meeting on November 5th.

Ordinances:

Solar Photovoltaic or Solar Thermal

Master Plan:

Mr. Desiderio reported that he had obtained figures for printed copies of the Master Plan. They would cost \$10.45 per copy, printed and bound.

CORRESPONDENCE FOR INFORMATION AND/OR POSSIBLE ACTION:

All correspondence was reviewed.

State of NJ Highlands Council Ltr dated 10-10-07 Re: Grant Program

It was agreed that the COAH letter be carried to the November 5th meeting. In addition, it was agreed that Warren County Soil Erosion Control Plan approvals need not be forwarded to the Board – only disapprovals.

E-mail dated 10-31-07 Re: CLARIFICATION OF ORDINANCE #2005-13

There was lengthy discussion of the information which was needed in order to clarify this issue. It was agreed that any possible information regarding this matter be obtained. It was agreed, also, that George Boesze, Zoning Officer, be placed on the agenda.

PUBLIC PORTION:

There was no public participation.

EXECUTIVE SESSION:

It was decided that the executive session for professional reviews would be held at the last work session for the December meeting which would be November 29th.

ADJOURNMENT:

There being no further business, a motion was duly made by Robert Young, seconded by Robin Randolph, to adjourn at 10:45 pm. Motion was unanimously carried.

Respectfully submitted,

Rosalie Murray
Planning Board Secretary