

TOWNSHIP OF FRELINGHUYSEN  
MINUTES  
WORK SESSION MEETING  
NOVEMBER 2, 2006

A motion to approved the November 2, 2006 Work Session Meeting Minutes of the Township of Frelinghuysen Planning Board, with minor modifications, was made by Mr. Young, seconded by Ms. Marie, at the November 30, 2006 Work Session Meeting. The vote is recorded as follows:

Boynton - Yes	DeCarolis - Yes	Desiderio - Yes	Durling - Yes
Kleber - Yes	Marie - Yes	Pachnos - Yes	Young - Yes

CALL TO ORDER - The November 2, 2006 Work Session Meeting of the Township of Frelinghuysen Planning Board was called to order by Chairman Finn at 8:01 p.m.

ANNOUNCEMENT OF PROPER NOTICE - Notice of this meeting was provided by posting notice on the Township Municipal Building in Johnsonburg, and by advertising in the New Jersey Herald and Star Gazette in accordance with the Open Public Meetings Act. Action may be taken at this meeting as advertised.

ATTENDANCE

Board Members Present

Boynton	DeCarolis	Desiderio	Durling - Alt #2
Finn	Kleber	Marie	Pachnos - Alt #1
Randolph	Smith	Young	

Board Members Absent

Professionals Present

Golden Owens (for Madden)

Professionals Absent

Lavery (Mr. Lavery does not attend Work Session Meetings)

CORRESPONDENCE

All correspondence was reviewed by the Board.

RESOLUTIONS

- a. Smith, Lyle & Emily - Bock 701, Lot 15 Minor Subdivision - To be carried to the November 6, 2006 Regularly Scheduled Meeting.
- b. North Warren Properties - Block 1201, Lot(s) 17.21 & 17.22 - Minor Subdivision/Variance - Resolution not received as of November 2, 2006.

## DEEDS

No Deeds for signature.

## DISCUSSION - FINAL HEARING

8:08 p.m.

a. Pacchia, Joseph - Block 902, Lot(s) 7 & 7.03 - Minor Subdivision - Extension granted to Board until the February, 2007 Meeting.

8:10 p.m.

b. McEvoy - Block 1001, Lot 2 - Major Site Plan/Minor Subdivision - Paul McEvoy & Joseph McEvoy present for Application. Chairman Finn and Mr. Desiderio recluse themselves.

Mr. Golden was asked to review his report. Mr. Golden stated the application was deemed Complete at the last Regularly Scheduled Meeting. New plans show the Applicants are to eliminate the Johnsonburg Inn and leave the Johnsonburg Hotel, which leaves enough room for a driveway.

Issues still in need of discussion:

- Septic system in the rear of the building
- Parking lot shown is 10 feet above the first floor elevation
- Retaining walls
- Fences for screening

Mr. Golden stated his concern is the 10 foot rise for the parking lot. There was discussion with regard to Preliminary Approval, and not Final Approval. Mr. Golden stated if the Board grants Preliminary Approval, there may still be a problem at the end of the Final Hearing with the proposed septic system.

Mr. Boynton asked what type of lighting would be used. Would the lighting be cast down, and if there would be panels to keep the lighting on the property, so as not to disturb other residents.

Ms. Randolph asked the Applicants if they would approach the owner of the 'mustard colored house' to see if it could be used for parking. The Applicants said they would look into it.

After further discussion with regard to screening, lighting, and the septic design, it was decided the Application would be on the November 6, 2006 Regularly Scheduled Meeting Agenda for Preliminary Final Approval.

Mr. Finn and Mr. Desiderio returned to the Dais.

## COMPLETENESS

8:45 p.m.

Omnipoint Communications - Block 1201, Lot 2 - Pre Major/Final Major Site Plan - Deemed Incomplete at the October 2, 2006 Regularly Scheduled Meeting. No new information received.

8:46 p.m.

Mr. Boynton left the Meeting, as he could not hear the following applications.

#### DISCUSSION - VARIANCE

8:47 p.m.

Stanley - Block 1301, Lot 10 - Affidavit of Service and Certified Receipts received from Houston & Palmer on October 13, 2006.

Discussion regarding the Creamery on Route 519; the driveway entrance on the North side of the property.

There was discussion as to whether the property is in the Commercial Zone of the Property. Mr. Golden answered no, however there was a discrepancy with the date on the Official Zoning Map of the Township and the Ordinance which refers to this Map. Secretary to speak with Township Clerk with regard to this matter.

Application on for Monday, November 6, 2006 Regularly Scheduled Meeting for Final.

#### INTERPRETATION

9:10 p.m.

Burns, Michael - Block 301, Lot 1 - Variance Interpretation -

To be on Monday, November 6, 2006 Regularly Scheduled Meeting when Mr. Lavery is present.

#### DISCUSSION

##### SUBCOMMITTEES

COAH - Mr. DeCarolis, Chair - stated that the sub-committee has contacted the State COAH requesting they attend the November 30, 2006 Work Session Meeting.

Conservation Subdivisions - Mr. Young, Chair - will present the Board with information at the next Work Session Meeting.

Rural Character - Ms. Randolph, Chair - there are incentives for Main Street residents with three separate options, including competitive rates for Home Equity Loans and loan packages. Ms. Randolph handed the Board a package from First Hope Bank. The Board was asked to review the information for discussion at the Regularly Scheduled Meeting on Monday, November 6, 2006.

#### ADJOURNMENT

As there was no further business, the November 2, 2006 Work Session Meeting of the Township of Frelinghuysen Planning Board was adjourned at 9:31 p.m. with a motion by Mr. DeCarolis, seconded by Mr. Desiderio. All in favor of adjournment.

Respectfully Submitted,

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Sharon L. Drylie  
Planning Board Clerk