

**MINUTES OF THE
TOWNSHIP OF FRELINGHUYSEN
PLANNING BOARD
WORK SESSION MEETING
December 29, 2008**

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

The motion to approve the December 29, 2008 Work Session Meeting Minutes of the Township of Frelinghuysen Planning Board was made by Mr. Desiderio, with the second being Mr. Young. The official vote is recorded as follows:

Bailey – Abstain	DeCarolis – Yes	Desiderio – Yes	Eitner – Abstain	Kleber –
Abstain Randolph –Yes	Smith – Abstain	Young – Yes	Zilberfarb - Yes	

CALL TO ORDER – The December 29, 2008 Work Session Meeting was called to order by Chairman Boynton 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 Star Gazette, official newspapers of the Township of Frelinghuysen Planning Board. As advertised, action may be taken at this meeting,

ATTENDANCE:

Board Members Present

Boynton	DeCarolis	Desiderio	Randolph
Young (7:44 p.m.)	Zilberfarb (Alt. #2)		

Board Members Absent

Eitner	Kleber	Smith	Bailey (Alt #1)
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Professionals Present

Golden	Guerin
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Professionals Absent

Lavery (Mr. Lavery is excused from Work Session Meetings)

Madden/Jay

At this time, Ms. Drylie asked Chairman Boynton to deviate from the Agenda, as Mr. Guerin was representing the Board for the Cramer Application.

Cramer, Brian– Block 801, Lot 13 – Variance - Application received October 27, 2008. Original subdivision approved December 1, 2005. Applicant seeking variance relief for steep slopes. Application deemed Complete at the December 1, 2008 Regularly Scheduled Meeting. Mr. Cramer was present to address any questions the Board may have.

Mr. DeCarolis stated he met with the Applicant at the property. Mr. DeCarolis stated the proposed new location of the home makes sense. The proposed driveway would make a minimal cut in the steep slopes on the property.

Mr. Guerin stated the applicant is disturbing areas of 25% slopes; the plans show a building footprint of 60' x 90'; he did not know if septic testing has been done. There was also a question regarding page two (2) of the previously approved subdivision, third paragraph, which indicates approval must be granted by the governing body. Ms. Drylie was asked to contact Mr. Lavery so he can address this issue at the Regularly Scheduled Meeting on January 5, 2009.

FINAL MAJOR SITE PLAN –

McEvoy/Johnsonburg Inn – Site Plan – App. #06-08 - Block 1001, Lot 2 – No new information submitted as of December 29, 2008 .

James Alexander Corp. – Block 1101, Lot 12.02 – Pre Major/Final Major Site Plan – Application deemed complete at the September 4, 2008 Regularly Scheduled Meeting. Applicant had not advertised for the December 1, 2008 Regularly Scheduled Meeting. Consent for extension of time received by Planning Board Office. Extension expires March 2009. **Applicant has advertised for the January 5, 2009 Regularly Scheduled Meeting.** No new information to report.

COMPLETENESS

Angeleri - Block 1201, Lot 17.06 - Minor Subdivision – Application deemed Incomplete at the December 1, 2008 Regularly Scheduled Meeting. New plans received by Planning Board Office December 18, 2008. Mr. Golden stated the information requested has been provided.

Johanson, Nancy – Block 104, Lot 11 – Minor Subdivision – Application deemed Incomplete at the November 3, 2008 Regularly Scheduled Meeting. New plans received December 1, 2008. Completeness Report II provided by Mr. Golden. Mr. Golden’s recommendation is to deem the Application Incomplete. One pertinent issue he had was the slopes were not depicted on the plans. Mr. Young recommended the Site Committee visit the property.

CORRESPONDENCE – The following correspondence was reviewed:

- a. **State of New Jersey Department of Transportation** – re: Block 1101, Lot 12.01 – James Alexander Corp.
- b. **The Nature Conservancy** – re: Green Acres Public Hearing
- c. **Warren County Planning Department** – re: Development Review Checklist Update
- d. **Township of Frelinghuysen Planning Board Office** – re: 2009 Calendar & Budget
- e. **Township of Frelinghuysen Planning Board Office** – copy of Public Notice sent to Official Newspapers regarding Reorganization Meeting on January 5, 2009.
- f. **Golden & Moran Engineering** – re: Johanson Block 104, Lot 11 – Completeness Report II – December 18, 2008.
- g. **Star Ledger Article, December 24, 2008** – COAH: No Housing Deadline Extension

MINUTES

a. **December 1, 2008 Regularly Scheduled Meeting** - Motion to approve the December 1, 2008 Regularly Scheduled Meeting Minutes as written made by Ms. Randolph, with the second being Mr. Desiderio. The official vote is recorded as follows:

Boynton – Yes	DeCarolis – Yes	Desiderio – Yes	Randolph – Yes
Young – Yes	Zilberfarb - Abstain		

DEEDS

No deeds for signature.

RESOLUTIONS

No resolutions for signature.

SUBCOMMITTEES/LIASON REPORTS

- Open Space/Town Wide Survey** - Robin Randolph, Chair –
- Site Committee** – Alan DeCarolis, Chair
- Rural Character** –Robin Randolph, Chair
- Sign Ordinance** – Donna Eitner, Chair
- Farmland** – Robert Young, Chair
- Environmental** – Robin Randolph, Chair
- Outdoor Boilers** – New committee needed – Sample Ordinances were given to Board Members for their review.

ADJOURNMENT- There being no further business, the December 29, 2008 Work Session Meeting of the Township of Frelinghuysen Planning Board was adjourned with a motion by Mr. Desiderio, and the second being Mr. DeCarolis. All members present in favor of adjournment. Meeting adjourned at 9:11 p.m.

Respectfully submitted,

Sharon L. Drylie
Planning Board Clerk