

**FRELINGHUYSEN TOWNSHIP LAND USE BOARD
MINUTES – April 1, 2024 REGULAR MEETING
7:00 PM**

CALL TO ORDER:

The meeting was called to order at 7:00 p.m. the Chairman, Martin Connor.

ANNOUNCEMENT OF PROPER NOTICE:

Notice of this meeting was provided by advertising in the New Jersey Herald and the Express Times, the official newspapers of the Frelinghuysen Township Land Use Board. Notice has also been posted on the Township bulletin board and the website.

FLAG SALUTE

ROLL CALL:

Present were: Martin Connor, Dan Rogers, Robert Stock, Edyta Hein, Alan DeCarolis, Lowell Forbes, Pamela Rogers, Crea Mallery, James Simonetti, and David Paust. Absent were: Christopher Stracco and Donald Soisson.

CORRESPONDENCE: None

MINUTES:

1. The minutes of the regular meeting of March 4, 2024 were approved on motion made by Mr. DeCarolis, seconded by Mrs. Hein. All were in favor.

OLD BUSINESS

RESOLUTIONS

ESCROW REVIEW

NEW BUSINESS

1. One Faith Wellness, Block 201, Lot 31.01 – Application No. 2024-01 – Route 94 – Completeness Review/Public Hearing

Mr. Selvaggi, attorney for the applicant, noted that he received the professionals reports the week before the meeting and that a number of items need to be addressed and for the benefit of both the Land Use Board and the public, respectfully requests that a more suitable location for the May meeting be found. Mr. Selvaggi will have another 10 people testifying which would place the Town Hall location over capacity. Mr. Connor stated that the May 6, 2024 Land Use Board meeting will be held at the Frelinghuysen Township Recreation Center located at 139 Lincoln Laurel Road at 7 pm. Mr. Brady stated that there will be no new notice sent out. The public is notified at this meeting of the change in venue.

Mr. Selvaggi also requested that it might be a good idea that there be a Technical Coordinating Committee meeting prior to the May 6th meeting to address the concerns of the Planner and Engineer. Mr. Brady stated that he will schedule a TCC meeting with the applicant and the town professionals via zoom prior to the May 6th meeting. Revised plans must be available at the Town Hall by April 26, 2024 which is 10 days prior to the next Land Use Board meeting.

Mr. Connor asked for a motion to change the venue of the May 6, 2024 meeting to be held at the Township Recreation Center, 139 Lincoln Laurel Road. Motion was made by Mr. Simonetti and seconded by Mr. Forbes. All were in favor of the May 6, 2024 Land Use Board meeting will be held at the Township Recreation Center.

PUBLIC PARTICIPATION:

Motion made by Mr. DeCarolis and seconded by Mr. Forbes to open the meeting to the public. A resident asked if all OSHA requirements are being met. Mr. Connor stated that this question will need to be asked at the May 6th meeting.

Mr. Dan Kohuth, Greendell Road resident, stated that the acoustics are horrible at the recreation center so is there a chance that the meeting can be held at the Frelinghuysen Township School. Mr. Connor stated that he would find out if the school is available. Mr. Brady stated that if the venue is moved to the Elementary School, new notices would go out to the public within 200 feet. If no new notice is received, the venue stays at the Recreation center.

Ms. Doreen Rutherford, Muller Road resident, asked if the DEP would be at the May 6th meeting. Mr. Connor stated no.

Mr. Rick Smith, Main Street resident, stated he has lived here his entire life and have watched many businesses attempt to come into our town and they have never been approved. He wanted to know why this business was allowed. Mr. Brady stated that the property is zoned ROM and this type of business is a conditional use in that zone so no variance is required. Mr. Smith asked when the zone was changed to ROM and Mr. Brady stated that the process of zone changes is not the Land Use Board but the Township Committee.

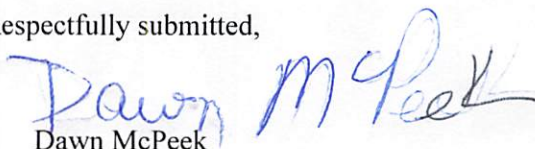
Mr. Joe Taliencio, resident of Muller Road, stated that he is very unhappy because his property is right against the Route 94 property of this application. Mr. Brady informed the public that this is not the meeting for these types of statements or questions to be asked because the applicant is not here to answer their concerns. He explained the testimony process at the May 6th meeting, which is that the applicant will have their professionals and witnesses be sworn in and testify and when that is complete, the public will be sworn in each time someone speaks prior to testimony and they can voice their comments or concerns and in turn, the applicant will have the opportunity to address them.

Motion was made by Mr. Forbes and seconded by Mr. DeCarolis to close public session. All were in favor.

ADJOURNMENT:

There being no further business, the meeting was adjourned on motion made by Mr. Rogers, seconded by Ms. Mallery. All were in favor. Meeting was adjourned at 7:31 pm.

Respectfully submitted,


Dawn McPeck