

FRELINGHUYSEN TOWNSHIP LAND USE BOARD
Minutes-March 4, 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, Alan DeCarolis, Daniel Rogers, Lowell Forbes, Robert Stock, Don Soisson, Crea Mallery, Christopher Stracco, and James Simonetti, Pamela Rogers, Edyta Hein and David Paust. Absent were: NONE

CORRESPONDENCE: Mr. Connor spoke about the letter received from Warren County Planning Department in regard to One Faith Wellness application deemed incomplete.

MINUTES:

The minutes of the regular meeting of February 5, 2024 were approved on motion made by Mr. Stock seconded by Mr. Rogers. All were in favor with Mrs. Hein abstaining.

RESOLUTION

1. **Resolution No. 2023-11 – Van Grouw Estate**

Mr. Brady explained to the Board the reason for this resolution which is mainly for documentation to be attached to a deed in regard to a Last Will and Testament. There was no subdivision process needed as it was for new lot numbers only.

Motion to approve the resolution was made by Mr. Stracco and seconded by Mr. DeCarolis. All were in favor.

NEW BUSINESS:

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

Appearing before the Board was attorney Michael Selvaggi of Lavery, Selvaggi, Abromotis & Cohen, P.C. He stated that he was hoping to have the needed waivers mentioned in the Finelli Engineer's completeness review letter approved at this meeting and his office will work with his client to clear up all other corrections mentioned in the same letter. He is projecting all corrections would be made in time for the April 1, 2024 Land Use Board meeting in order to have a Public Hearing and Completeness Review. Mr. Forbes asked if the board could be provided 15 large copies of the revised plans when completed as the smaller plans were very hard to read. Mr. Selvaggi stated that would not be a problem.

Motion to approve the application waivers recommended in the engineering report with the remainder of the corrections in the same report also being completed was made by Mr. Stracco and seconded by Mr. Forbes.

Mr. Connor asked for a roll call vote to approve the application waivers. Roll call: Mr. Rogers – yes, Mr. DeCarolis – yes, Mr. Forbes – yes, Mr. Connor – yes. Mr. Soisson – yes, Mr. Stock – yes, Mr. Stracco – yes, Mrs. Hein – yes and Ms. Rogers – yes.

2. Benbrook Minor Subdivision

Mr. Brady reminded the board that this was Application No. 2019-02 submitted in May of 2019 and a concept hearing in June of 2019. The next item received was a new application No. 2020-04 for the same minor subdivision in October 2020. The application was deemed incomplete by the Board at that time.

Mr. Brady stated that the applicant is asking if the incomplete application No. 2020-04 can be reactivated without having to submit a new application fee. Mr. DeCarolis stated he believed the applicant should have to start from the beginning with a new application and application fee because it has been a very long time and most board members were not present for incomplete application. Mr. Brady recommended that the application be re-activated with no new application fee, however, they would need to update escrow funds, submit new plans and Mr. Good advised that the applicant would need to meet current storm water regulations. Mr. Brady stated he will advise the applicant of the Board's decision to reactivate Application No. 2020-04, however, that if nothing is received from the applicant by May 1st, Application No. 2020-04 will be dismissed by the Board. All Board members were in agreement with Mr. Brady's recommendations.

PUBLIC PARTICIPATION - None

ADJOURNMENT:

There being no further business, the meeting was adjourned on motion made by Mr. Stracco, seconded by Mr. DeCarolis. All were in favor. Meeting adjourned at 7:40 pm.

Respectfully Submitted,

Dawn McPeck