

FRELINGHUYSEN TOWNSHIP LAND USE BOARD
Minutes-May 6, 2024 – REGULAR MEETING
7:00 PM

CALL TO ORDER:

The meeting was called to order at 7:01 p.m. the Chairman, Martin Connor. This meeting was held at the Frelinghuysen Recreation Center, 139 Lincoln Laurel Road.

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, James Simonetti, Pamela Rogers, Edyta Hein and David Paust. Absent was: Christopher Stracco

Mr. Brady explained to the members and the public that the applicant is not present because the reports by the Township professionals were not received until May 5th and 6th. The applicant has requested a TCC meeting prior to the June 3, 2024 meeting. The June 3, 2024 will also be held at the Frelinghuysen Township Recreation Center.

Mr. Connor spoke about the flyer that some township residents received in regard to the cannabis warehouse. He wanted the public to know that it was presented as coming from the Land Use Board, however, it was not and some information in the flyer was completely false. The flyer was not sanctioned by the Land Use Board.

CORRESPONDENCE:

1. Frelinghuysen Township Board of Education Resolution – Carried to June 3, 2024 Meeting
2. Frelinghuysen Township Environmental Commission Letter – Carried to June 3, 2024 Meeting

MINUTES:

The minutes of the regular meeting of April 1, 2024 were approved on motion made by Ms. Hein and seconded by Mr. Rogers. All were in favor.

NEW BUSINESS:

1. **One Faith Wellness, Block 201, Lot 31.01, Application No. 2024-01 – Route 94 – Public Hearing** – Carried to the June 3, 2024 meeting.

PUBLIC PARTICIPATION – On motion made by Mr. Forbes and seconded by Mr. DeCarolis, the meeting was opened to the public.

Mr. Joe Talercio, 22 Muller Road was sworn in and asked if moving the meeting location matters in anyway or has negative effect on the residents. Mr. Brady explained that if we did not move the meeting, there would be nothing accomplished by having the applicant here if they were not prepared.

Attorney from Dolan and Dolan representing Mr. Kirk Perez, asked if the applicant has been deemed complete. Mr. Brady explained that the plans have been changed drastically and these are revised plans. Attorney, asked who to direct OPRA requests to and what the capacity of the room at the rec center is.

Resident at 139 South Street asked Mr. Connor what exactly was false in the flyer that he spoke about in the beginning of the meeting. Mr. Brady stated the board cannot speak on that since the applicant is not present. The resident asked then why was it brought up and Mr. Brady stated to make the public aware it was not sanctioned by the Land Use Board.

Kim Neuffer, President of the Board of Education, wanted to read the Resolution adopted by the BOE, but Mr. Brady stated that she would have to return to the next meeting when the applicant is present if she wanted it to be made public.

Howard Ryan, Stone Bridge Road, began to address the board members regarding the oath that they have taken just like he had done at the Township Committee meeting and Mr. Connor stopped him and stated he will not do the same theatrics he did at the Committee meeting. Mr. Paust stated he believed Mr. Ryan should be allowed to speak. Mr. Connor asked for a roll call vote on whether Mr. Ryan should be allowed to continue:

Roll call: Mr. Rogers – yes, Mr. DeCarolis – no, Mr. Forbes – yes, Mr. Connor – no, Mr. Soisson – no, Mr. Stock – no, Ms. Rogers – yes, Ms. Hein – no, Mr. Simonetti – yes, Mr. Paust - yes and Ms. Mallery – no. Mr. Stracco was absent. Resident is denied and asked to take a seat.

Nick Soranno, 77 Lincoln Laurel Road, proceeded to give the residents his resume and time he spent on the Land Use Board. He gave the public his reason why he voted the way he did in regard to the Veda Farms application. Mr. Soranno then continued to speak about how he was “downgraded” from Land Use Board member in 2023 to an alternate after 6 years and was told by the Mayor it was due to the other board members not liking him. Mr. Soranno then began to berate Mr. Stock, Land Use Board member, in regard to his personal lawsuit against Veda Farms calling the entire board “hypocrites”. Mr Soranno warned public to be careful of retaliation by the town. Mr. Soranno then spoke directly to Mrs. Hein and stated, “Edyta, vote with your heart when the times comes”. Mr. Soranno was directed his time was up and he needed to have a seat.

Kirk Perez begins to speak, however, Mr. Brady advised that as he is represented by an attorney, the attorney will speak on his behalf. Mr. Perez is then asked to have a seat by Mr. Haggerty, his attorney, from Dolan and Dolan.

Dave Togno, 20 year resident of Frelinghuysen, spoke in regard to how the town got to the situation that we are at now in regard to the topic at hand. Continued to speak about the definition of the word "right" and how the residents are not being represented properly by the people who sit on the town committees. Continued to speak about the survey done by the Township Committee. Mr. Brady stopped him and let him know that business of the Township Committee is not topic at the Land Use Board meeting and the cannabis topic cannot be discussed until the applicant is present. Mr. Togno made it a point to interrupt Mr. Brady and tell Mr. Brady, "I won't stop, you work for me". Implores the committee to represent their residents and vote against this application.

Ed Remia, asked if everything that Mr. Togno stated would be part of the minutes when they are published. Mr. Connor reminds him that every meeting is recorded and can be OPRA'd. He asked again why the applicant was not there and Mr. Brady again explained the circumstances of late reports received from the town professionals. Mr. Remia asked how many times an applicant can postpone meetings. Mr. Brady answered his question. Mr. Remia asked why the application was not dated and Mr. Brady explained that the application was via email and the email is dated which makes the application valid. Questions the ownership of the property now versus when the property was bought at auction. Mr. Brady will make note of it and look into it.

Mr. Simonetti objects to Mr. Remia's topic as it is beginning to go into the area that cannot be discussed without the applicant present. Mr. Remia is asked to have a seat.

Mr. Hocking, South Street resident, asked with any application that comes before the Land Use Board, as long as the applicant has done what is expected based on town ordinances etc., does the Land Use Board have any grounds to deny an application. Mr. Brady explains as long as all has been complied with state laws and town ordinances, the applications would be approved.

Mr. Connor collected the microphone and asked for a motion to close public session and at that time one of the State Policemen that were there to keep order at the meeting, walked up and took the microphone from Mr. Connor and gave it to another member of the public to speak.

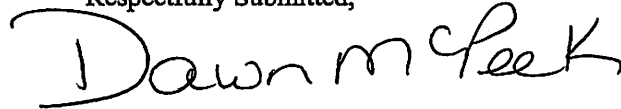
Sister Miriam MacGillis, Founder of Genesis Farm, spoke about the starving people of our planet and how she does not understand how that can be with the abundance of food our planet produces.

Mr. Connor asked for motion to close public session. Motion made by Mr. DeCarolis, seconded by Mrs. Hein. All were in favor.

ADJOURNMENT:

There being no further business, the meeting was adjourned on motion made by Mr. Stock, seconded by Mr. Rogers. All were in favor. Meeting adjourned at 8:45 pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Dawn McPeck". The signature is written in dark ink and is positioned to the right of the typed name.

Dawn McPeck