

FRELINGHUYSEN TOWNSHIP LAND USE BOARD
Minutes-March 4, 2019

Call to order-The meeting was called to order at 7:30 p.m. by Chairman Don Soisson.

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 in the Municipal Building in Johnsonburg, New Jersey. As advertised, action may be taken at this meeting.

Roll Call:

Present were:

Don Soisson, Martin Connor, Max Klein, Lowell Forbes, Frank Desiderio, Christopher Stracco, Jessica Caruso, and James Simonetti.

Absent were: Donna Eitner, Nicholas Soranno and Brian Sassaman.

Professionals in attendance were: Joseph Golden and Michael Selvaggi.

Correspondence:

The following correspondence was given to the members:

1. New Jersey Planner-November/December issue.
2. Blairstown Township Re: Ordinance #2019-02.
3. Capricorn Engineering Re: septic system alteration.

Minutes:

The minutes of the meeting of January 7, 2019 were approved with corrections on motion made by Mr. Connor, seconded by Mr. Forbes. All were in favor with Mr. Simonetti abstaining.

Resolutions:

Resolution #2019-03 approving the application of Ronald Darling, owner of Block 902, Lot 3.01, for a bulk variance pursuant to N.J. S.A. 40:55D-70(c) was made by Mr. Forbes, seconded by Mr. Stracco. Roll call vote to approve: Mr. Connor-yes, Mr. Klein-yes, Mr. Forbes-yes, Mr. Desiderio-yes, Mr. Stracco-yes, Mrs. Caruso-yes, Mr. Simonetti-abstain,
Mr. Soisson-yes.

New Business:

Benny Perez appeared before the board seeking a variance to construct a 240 square foot addition and a 160 square foot deck in the side yard setback for Block 1001, Lot 5. It was noted by the board attorney, Mr, Selvaggi that the newspaper advertisement and notice to the surrounding property owners had been complied with. The engineers report recommended that the application be deemed complete.

The site committee report was read into the record. Mr. Perez testified he would like to enlarge his kitchen area and due to the shape of the property the setback would violate the left setback by 6.5 feet. Mr. Perez's hardship is that the property's well is located on the right side of the house.

The meeting was opened to the public for questions on the application and there being no audience, the meeting was closed.

Motion was made by Mr. Stracco to approve as a hardship application recognizing that the applicant has a very limited area to expand his dwelling and that the lot is non-conforming and there are inherent problems with the lot which prohibits an expansion to the right part of the lot including a concrete chimney, the well and parking area. This was seconded by Mr. Forbes. All were in favor.

An ordinance (#2019-02) from the Township Committee requiring submission of foundation location survey in certain instances was approved by the Board.

Old Business:

The summary of variance requests was approved on motion made by Mr. Stracco, seconded by Mr. Forbes. All were in favor. This report will be given to the township committee.

Report of Subcommittees:

Open Space-no report.

Environmental Commission-no report.

Farmland Preservation Committee-no report.

Site Review Committee-report given for Mr. Perez.

Public Participation:

Motion was made by Mr. Stracco, seconded by Mr. Desiderio to open the meeting to the public. All were in favor. There being no public, the public portion was closed on motion made by Mr. Connor, seconded by Mr. Forbes. All were in favor.

Adjournment:

Motion was made by Mr. Desiderio, seconded by Mr. Forbes to adjourn the meeting. All were in favor.

Respectfully Submitted,

Brenda J. Kleber, Secretary