

FRELINGHUYSEN TOWNSHIP LAND USE BOARD
Minutes-November 6, 2017

Call to order-The meeting was called to order at 7:30 by Vice Chairman Martin Connor.

Flag Salute

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:

Martin Connor	Max Klein	Brian Sassman
Frank Desiderio	James Simonetti	
Donna Eitner	Christopher Stracco	
Lowell Forbes	Scott Hendricks	

Absent were:

Donald Soisson	Jessica Caruso	Nicholas Soranno	Robert Young
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Professionals: Larry Cohen (filling in for Mike Lavery) and Joseph Golden

Correspondence:

The following correspondence was given to the members:

1. New Jersey Planner: Re: May/June issue
2. New Jersey Planner: Re: July/August issue
3. Frelinghuysen Zoning Officer Re: Golden Organic Farms zoning denial

Minutes:

The minutes of the meeting of June 3, 2017 were approved with changes on motion made by Mr. Simonetti, seconded by Mr. Forbes. All were in favor with Mr. Stracco and Mrs. Eitner abstaining.

At this time, Mr. Cohen swore in the two new members: Mr. Scott Hendricks and Mr. Brian Sassman.

Applications:

Application #2017-02 (Nature Conservancy, Block 1201, Lot 11). Appearing on behalf of Nature Conservancy was Scott Sherwood who stated that they would like to place a 36 x 72 sign which would serve as an entrance sign to the Johnsonburg Swamp Preserve located at the end of Old Stage Road. Mr. Golden went over the engineer's report and stated that they need to show the sign on the survey. It was suggested that the size of the sign be reduced to compliance of the ordinances to 16 square feet and that he go back to the zoning office and let him make a determination.

Application #2017-03 (Est. of Barbara Kulicke, Block 201, Lot 8.10). Appearing for the estate was attorney Richard Keiling. It was noted at this time, that Mr. Klein who is an adjacent landowner and Mr. Hendricks who had been represented by Mr. Keiling at one time recused themselves. Also, Mr. Desiderio and Mr. Stracco left the table. Mr. Keiling stated that he would like a determination for a rental unit which existed before the adoption of the land use code.

Mr. Keiling brought forth Fredricka Kulicke who was sworn in and testified that this property consists of 8 acres with 2 driveways. The property was purchased in 1977 by her mother and renters were in the home at that time.

Open to the public. Motion was made by Mr. Simonetti, seconded by Mrs. Eitner to open the meeting to the public. All were in favor.

Rosemary Popa, 906 Route 94 bought her home on Lincoln Laurel Road in 1966 and it is her understanding the Mrs. Kulicke's home was a 2 family home.

John Jackson, prospective purchaser stated that the septic system has been checked out for a 4 bedroom house.

Entered into evidence was the following exhibits:

A1-Deed dated 3/10/1977

A2-Survey map

A3 copy of income tax form (2015)

Motion was made by Mr. Simonetti, seconded by Mrs. Eitner requesting that additional information be provided as follows:

Property record card, septic information from the county, photographs, additional witnesses and the year the land use codes began in Frelinghuysen. All were in favor.

Application #2017-04 (Albanese Solutions, Block 801, Lot 10.01). The applicant requests approval for a home occupation business. Mr. Golden read his report and recommended that this application be deemed complete. Mr. Andrew Albanese, owner, was sworn in testified that he lives in the home with his wife and 2 children and needs an official office for his engineering business. He has 8 employees but none at his home office. The home is 2076 square feet and the office will be 176 square feet or 6.3% of the overall house.

Motion was made by Mr. Desiderio, seconded by Mrs. Eitner to approve the application. Roll call vote: Mr. Desiderio-yes, Mr. Stracco-yes, Mr. Klein-yes, Mrs. Eitner-yes, Mr. Forbes-yes, Mr. Simonetti-yes, Mr. Sassman-yes, Mr. Hendricks-yes, Mr. Connor-yes.

Public Participation-none

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