

FRELINGHUYSEN TOWNSHIP LAND USE BOARD
Minutes-December 4, 2107

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

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
Frank Desiderio
Donna Eitner
Lowell Forbes

Max Klein
James Simonetti
Donald Soisson
Christopher Stracco
Robert Young

Absent were:

Jessica Caruso, Scott Hendricks, Brian Sassman and Nicholas Sorranno

Correspondence:

The following correspondence was given to the members:

1. New Jersey Planner-September/October issue
2. Joseph Golden Re: Request for reappointment

Minutes:

The minutes of the meeting of November 6, 2017 were approved as amended on motion made by Mr. Stracco, seconded by Mr. Connor. All were in favor with Mr. Soisson and Mr. Young abstaining.

Resolutions:

The resolution for Albanese Solutions, application #2017-04, Block 801, Lot 10.01 was approved as amended on motion made by Mr. Stracco, seconded by Mr. Desiderio. Roll

call vote: Mr. Connor-yes, Mr. Desiderio-yes, Mrs. Eitner-yes, Mr. Forbes-yes, Mr. Klein-yes, Mr. Soisson-abstain, Mr. Simonetti-yes, Mr. Stracco-yes, Mr. Young-abstain.

New Business:

The 2018 budget request will remain the same as last year in the amount of \$6,000.00 (\$4450 for O/E and \$1550 for S&W) on motion made by Mr. Desiderio, seconded by Mr. Stracco. All were in favor.

Subcommittee reports:

Open Space-no report

Farmland Preservation-no report

Environmental Commission-no report

Site Plan-no report

Old Business:

The Barbara Kulicke application continued. It was noted that Mr. Desiderio and Mr. Stracco left the building. Mr. Klein left the dais and sat in the audience. Attorney Mr. Keiling presented a well report from the Warren County Health Department which made reference to a tenant to whom he spoke to. It was stated that there is a separate electric meter for the apartment and main house along with two separate entrances. Ms. Kulicke reported that she contacted Shirley Fiessler, and their conversation was that as family they didn't use the apartment but rented the apartment out to a farmer.

Mr. Keiling brought up that they will move the driveway in order to accommodate neighbor Mr. Kuhn..

The meeting was opened to the public and spoke was:

Max Klein who is familiar with the property as he has lived there since 1970. Before Mrs. Kulicke purchased the property investors owned it and they rented it as a single family. He was not familiar with when the septic and well was upgraded.

Christopher Kuhn advised that he lives on Block 201, Lot 8.01 purchased his property In December 2014 and was concerned about the driveway which Mr. Keiling took care of. His final point is that he believes this is pre-existing and that section 600 satisfies the conditions. He asked that the 2 on site parking areas be entered on the map and put in the deed.

The meeting was closed to the public on motion made by Mr. Simonetti, seconded by Mr. Forbes. All were in favor.

The meeting was opened to the Board members and Mr. Forbes said that the map shows two double doors and asked the prospective buyer if they are keeping it. Mr. Jackson said that they are keeping the double doors as its a safety concern.

Mr. Keiling asked that a letter be drafted to Mr. Jackson's lender advising them that the accessory apartment was approved. Motion was made by Mr. Forbes, seconded by Mr. Simonetti authorizing the secretary to prepare the letter. All were in favor.

Motion was made by Mr. Simonetti, seconded by Mr. Forbes to accept the application as a pre-existing, nonconforming accessory apartment subject to the removal of the 3rd kitchen and add the other items brought up. Roll call vote to approve: Mr. Connor-yes, Mr. Forbes-yes, Mrs. Eitner-yes, Mr. Soisson-abstain, Mr. Young-abstain.

Adjournment:

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

Respectfully Submitted

Brenda J. Kleber, Secretary