

**Frelinghuysen Township Land Use Board
Minutes of December 5, 2016**

CALL TO ORDER-The meeting was called to order at 7:30 p.m.

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.

ATTENDANCE:

Members present-

Donna Eitner	Alan DeCarolis	Christopher Stracco
Martin Connor	Don Soisson	Russell Walters
Lowell Forbes	Max Klein	James Simonetti

Members absent-

Jessica Caruso	Howard Jungkind	Nicholas Soranno
Robert Young		

Land Use Professionals

Michael Lavery	Darlene Green	Joseph Golden
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MINUTES- The minutes of the meeting of November 7, 2016 were approved on motion made by Mr. Stracco, seconded by Mr. Connor. All were in favor with Mrs. Eitner abstaining.

CORRESPONDENCE-the following correspondence was reviewed:

- a. The New Jersey Planner-September/October issue
- b. Joseph Golden-Request for reappointment
- c. Maser Consulting-Rates for 2017

APPLICATIONS:

a. Countryside Landscape & Nursery Supply (application #2016-02). Resolution Approving preliminary and final major site plan approval with variances was approved on motion made by Mr. Stracco, seconded by Mr. DeCarolis. The motion was then amended on motion made by Mr. Stracco, seconded by Mr. DeCarolis to approve the resolution as amended such that the inspection fee will be submitted to the applicant on an annual basis as a continuing condition of their approval. Roll call vote to approve: Mr. Connor-yes, Mr. Klein-yes, Mr. Forbes-yes, Mr. Soisson-yes, Mr. Walters-yes, Mr. Simonetti-yes, Mr. Stracco-yes, Mr. DeCarolis-yes, Mrs. Eitner-yes.

B. James Alexander Corporation (application #2016-03). Resolution approving an amended preliminary and final major site plan approval was approved on motion made by Mr. Simonetti, seconded by Mr. Connor. Roll call vote to approve: Mr. Connor-yes, Mr. Klein-yes, Mr. Forbes-yes, Mr. Soisson-yes, Mr. Walters-yes, Mr. Simonetti-yes, Mrs. Eitner-yes, Mr. Stracco-abstain and Mr. DeCarolis-abstain.

C. Joseph Zurovchak (application #2016-05) is carried to the February 6, 2017 as the applicant did not send certified letters.

MASTER PLAN REEXAMINATION PUBLIC HEARING-The Subcommittee met with the planner and recommended to the Board that this be adopted. Motion was made by Mr. DeCarolis, seconded by Mr. Stracco to open the meeting to the public for discussion of the Master Plan Reexamination. There being no public participation, motion was made by Mr. DeCarolis, seconded by Mr. Connor to approve and adopt the Master Plan reexamination and forward to the Township Committee. Roll call vote to adopt: Mr. Connor-yes, Mr. Klein-yes, Mr. Forbes-yes, Mr. Soisson-yes, Mr. Walters-yes, Mr. Simonetti-yes, Mr. Stracco-yes, Mr. DeCarolis-yes, Mrs. Eitner-yes.

OLD BUSINESS-the 2017 budget was set at \$4,450.00.

BOARD REPORTS:

Open Space-none

Farmland Preservation-none

Environmental Commission-none

Township Committee-none

PUBLIC PARTICIPATION-Motion was made by Mr. DeCarolis, seconded by Mr. Stracco to open the meeting to the public. Spoke was:

Tammy Beckenthal who asked if conservation easements come from the Land Use Board and asked if it could be required to be on each resolution. She also asked who enforces the easements. She was told that easements are on their deeds and can be found at the county office.

Motion was made by Mr. Stracco, seconded by Mr. DeCarolis to close to the public. All were in favor.

EXECUTIVE SESSION-none

ADJOURNMENT-Motion was made by Mr. Stracco, seconded by Mr. Forbes to adjourn the meeting at 8:45 p.m. All were in favor.

Respectfully Submitted,

Brenda J. Kleber, Interim Secretary