

8/31/06  
August 31, 2006  
Work Session Meeting

TOWNSHIP OF FRELINGHUYSEN  
PLANNING BOARD

MINUTES

August 31, 2006  
Work Session Meeting

The motion to approve the August 31, 2006 Work Session Meeting Minutes was made by Mr. Young at the October 2, 2006 Regularly Scheduled Meeting, with the second being Ms. Randolph. The vote is recorded as follows:

DeCarolis - Yes Marie - Yes  
Randolph - Yes Smith - Yes  
Young - Yes

Desiderio - Abstain Finn - Abstain  
Kleber - Abstain Pachnos - Abstain

CALL TO ORDER - The August 31, 2006 Work Session Meeting of the Township of Frelinghuysen Planning Board was called to order by Vice-Chairman DeCarolis.

ANNOUNCEMENT OF PROPER NOTICE - Notice of this Meeting was provided by posting notice in the Township Municipal Building in Johnsonburg, and by advertising in the Star Gazette and New Jersey Herald, the official Newspapers of the Township of Frelinghuysen, in accordance with the Open Public Meetings Act. Action may be taken at this Meeting as advertised.

FLAG SALUTE

ATTENDANCE

Board Members Present  
DeCarolis Marie Randolph Smith Young

Board Members Absent  
Boynton Desiderio Finn Kleber - Alt #1  
Pachnos - Alt #2  
Professionals  
Golden Madden

## DISCUSSION - COAH

John Kerp, Norwescap, presented an overview of NORWESCAP, which included the following information:

### NORWESCAP

- works with area Townships in satisfying their COAH obligation
- builds houses that are suitable for the area. Homes built in Johnsonburg would fit in with the historic element
- State funding is available for municipalities to purchase land to build affordable housing
- Encourages municipalities to maintain ownership of the land
- NORWESCAP leases land from municipality and gets grant money for building. NORWESCAP asks Township to absorb filing fees for storm water management, legal fees. Township Engineer to do site work, Township gets reimbursed for fees after grant money is obtained.
- NORWESCAP takes care of tenants and receives rent. The Township only owns the land.
- NORWESCAP maintains residence

### CORRESPONDENCE

1. Brenda Kleber, RMC, Township of Frelinghuysen - copy of Resolution from the Township Committee regarding the Redevelopment of the Johnsonburg Area (Res. #2006-71)

### MINUTES

1. August 3, 2006 Work Session Meeting approved read and approved by the Board. Motion by Ms. Randolph, seconded by Ms. Marie. All members present in favor.
2. August 7, Regularly Scheduled Meeting Minutes read and approved by the Board. Motion by Ms. Randolph, seconded by Ms. Marie. All members present in favor.

### DISCUSSION - DEEDS

1. DeCarolis, Block 1702, Lots 1.03, 1.04, & 1 - A ninety (90) day extension was granted to the Applicant for filing of the Deeds. No further information received as of September 25, 2006.

### DISCUSSION - RESOLUTIONS

1. Smith, Emily & Lyle - App. #04-16 - Block 701, Lot 15 – Minor Subdivision. Final approval on August 7, 2006.

2. DeCarolis, Block 1702, Lots 1.03, 1.04, & 1 - Applicant asked to be on the Agenda to speak about Resolution. Application asking for the sight triangle to be eliminated.

### DISCUSSION - FINAL HEARING

1. Angeleri/NW Properties - App #06-07 - Block 1201, Lot(s) 17.21 & 17.22 - Minor Subdivision/Variance. New plans submitted on August 24, 2006. Engineer report is in packets. A question was raised regarding the Transfer of Development Rights (1 unit) from another property in the Township. Mr. Lavery to contact Mr. Wacks to get clarification.

2. Pachia, Joseph - App #06-02 - Block 902, Lot(s) 7 & 7.03 - Minor Subdivision - Application Deemed Complete at the August 7, 2006 Regularly Scheduled Meeting. new plans submitted August 25, 2006. Engineer report to be given out at Meeting.

3. Hanula, Joseph - App. #06-04 - Block 103, Lot(s) 11.01, 11.02 - Minor Subdivision - New Plans submitted on August 21, 2006. Engineer report in packets.

#### DISCUSSION - COMPLETENESS

1. McEvoy - App #06-08 - Block 1001, Lot 2 - Deemed Incomplete at the August 7, 2006 Regularly Scheduled Meeting. New plans submitted August 18, 2006. Engineer report in packets. Completed plans to be submitted to the Board for review. To be discussed at the Regularly Scheduled Meeting on September 5, 2006.

2. Harvey\Marksboro Presbyterian Church - App. #06-05 - Block 402, Lot 5 - Minor Subdivision / Lot Line Adjustment - New plans submitted August 17, 2006. Engineer report in packets. Discussion regarding the stipulation in Deeds stating that only a single family dwelling be allowed. There was also discussion regarding a conforming Lot being made into a non-conforming lot. To be discussed at the Regularly Scheduled Meeting on September 5, 2006.

#### SUBCOMMITTEE REPORTS

ADJOURNMENT - As there was no further business, the August 31, 2006 Work Session Meeting of the Township of Frelinghuysen Planning Board was adjourned at 9:57 p.m, with a motion by Mr. Young, seconded by Ms. Smith. All members present in favor.