

FRELINGHUYSEN TOWNSHIP LAND USE BOARD
Minutes-September 11, 2023 – REGULAR MEETING
7:00 PM

CALL TO ORDER:

The meeting was called to order at 7:00 p.m. by the Chairman Martin Connor.

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 on the Township bulletin board and the website.

FLAG SALUTE

ROLL CALL:

Present were: Martin Connor, Alan DeCarolis, Edyta Martewicz. Daniel Rogers, Lowell Forbes, Pamela Rogers, Nicholas Soranno, Christopher Stracco, Robert Stock, and Don Soisson

Absent were: None

CORRESPONDENCE: None

MINUTES:

The minutes of the regular meeting of August 7, 2023 were approved on motion made by Mr. DeCarolis seconded by Mr. Forbes. All were in favor with Mr. Soisson, Mr. Stock and Mr. Stracco abstaining.

Mr. Connor told the board that Mr. Stanley has resigned from the Land Use Board due to personal reasons.

ESCROW REVIEW:

Mr. Connor asked the Board Secretary if escrow for the Barone/Mills Application was verified with the CFO. Board Secretary confirmed the escrow was verified.

OLD BUSINESS:

1. **Adoption of the Open Space/Rec. Plan update for the inclusion as an element of the Township Master Plan** – There was discussion regarding the updated plan and all were in agreement to recommend this to the Township Committee to be added to the Master Plan.

Motion to open the discussion to the public was made by Mr. DeCarolis and seconded by Mr. Stock. No comments from the public. Motion to close the public session made by Mr. Forbes and seconded by Ms. Martiewicz.

Motion was made to adopt the Open Space/Rec. Plan into the Town's Master Plan by Mr. Stracco seconded by Mr. Forbes. All were in favor.

NEW BUSINESS:

1. Application #2023-08 – Mills/Barone Variance Application – 185 State Park Road, Block 1803, Lot 10 – Public Hearing

The applicants, Elyse Barone and Kendall Mills were sworn in by Mr. Brady. Mr. Mills discussed that the variance they are seeking is to remove existing detached garage and rebuild it exactly where it is now. Mr. Connor read the comments from Mr. Sterbenz's email where he stated he felt that the rebuilt garage could be moved out of the right-of-way. Members asked being that the one section of the garage is a little over a foot into the right-of-way, can they rebuild the garage by moving that section back over onto their property. Mr. Mills stated that he does not believe it can be done due to cost and by moving the garage out of the right-of-way it would infringe on their well and for those reasons Mr. Mills disagreed with Mr. Sterbenz's comments. The applicants advised the members that the road is actually on their property.

Motion to open to the public for comment made by Mr. Forbes, seconded by Mr. Stock. No public comments so a motion was made by Mr. Stracco to close public session, seconded by Mr. Forbes.

Motion was made by Mr. Stracco, seconded by Mr. Forbes to approve the variance with the rebuilt garage staying within the right-of-way. Roll call: Mr. Rogers – yes, Mr. DeCarolis – yes, Mr. Soranno – yes, Mr. Forbes – yes, Ms. Martiewicz – yes, Mr. Connor – yes, Mr. Stracco – yes, Mr. Soisson – yes, Mr. Stock - yes.

The variance was approved. Mr. Brady will prepare the Resolution which will be placed on the October meeting for approval.

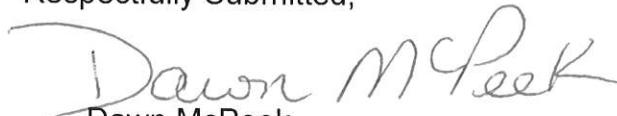
Mr. Stracco and Mr. Stock recused themselves from the meeting at 7:24 pm.

Motion made by Mr. Forbes, seconded by Mr. Soranno to go into Executive Session to discuss litigation.

ADJOURNMENT:

There being no further business, the meeting was adjourned on motion made by Mr. DeCarolis, seconded by Mr. Rogers. All were in favor. Meeting adjourned at 7:40 pm.

Respectfully Submitted,


Dawn McPeck