

**FRELINGHUYSEN TOWNSHIP LAND USE BOARD**  
**Minutes-June 5, 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, Pamela Rogers, Don Soisson, Nicholas Soranno, Edyta Martewicz. Christopher Stracco, Daniel Rogers, Lowell Forbes and Robert Stock.

Absent were: Justin Stanley,

**CORRESPONDENCE:** None

**MINUTES:**

The minutes of the regular meeting of May 1, 2023 were approved on motion made by Mr. DeCarolis seconded by Mr. Soranno. All were in favor with Mr. Stock and Mr. Stracco abstaining.

The minutes of the special meeting of May 22, 2023 were approved on motion made by Mr. Soranno seconded by Ms. Martewicz. All were in favor with Mr. Stock, Mr. Forbes and Mr. Stracco abstaining.

**ESCROW REVIEW:**

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

Mr. Stracco and Mr. Stock recused themselves from the meeting at 7:02 pm.

**RESOLUTIONS:**

**Resolution #2023-06 – Dunlop Application – 100 Greendell Road**

Michael Selvaggi, attorney for Mr. and Mrs. Dunlop spoke about an issue that came up with a section of the driveway that is more than 8% grade and needs to be paved per the town ordinance, however, they are seeking a design waiver for this.

Kelly O'Such from ENLP Engineers was sworn in and deemed an expert. He explained they are seeking 2 design waivers. 13.16A states no portion of the driveway shall exceed a 17% slope which it exceeds. 13.16P states when a driveway exceeds an 8% grade it requires paving. He went over the plans that show the driveway and shows each part of the driveway that exceeds the slopes. The driveway was originally constructed in 2002 to preserve the farmland. To meet the slope requirements it would be necessary for the driveway to meander into the farmland and take away some farmland and require retaining walls, etc., which would be a detriment to the farmland preservation. He believes the waivers seem to be justified and the first 125 feet of the driveway will be paved. Mr. O'Such believes the town's concerns have been met and supports the design waivers.

Mr. Forbes, Mr. DeCarolis and Mr. Connor did visit the site and believe the owners will take care of the driveway. No further questions from the members or the town's Planner.

Some additional corrections to the resolution were gone over with the town attorney and a motion was made to adopt the memorializing resolution with changes by Mr. Forbes, seconded by Mr. Soranno. All members were in favor.

Mr. Stracco and Mr. Stock re-entered the meeting at 7:20 pm.

**OLD BUSINESS:** None

**NEW BUSINESS:**

**Gorski Application No. 2023-02 – 1017 Route 94, Block 403, Lot 5 – Completeness Review and Public Hearing**

Michael Selvaggi, attorney for the Gorski's, stated the application is for a small addition to the home and a reconstruction of a garage that used to be on the property and was taken down with their last application to the town. They will need 2 bulk variances, one is for the principal building side yard setback that the town zoning ordinance requires 30 feet and they are proposing 8 feet and the garage is an accessory building which requires 15 foot setback and they are at 12.3 feet.

Mr. John Gorski, owner of the property, was sworn in and stated that they want to add 6 feet to the kitchen and add a mudroom, all will be in a single story. The garage will be

added and will be 16 feet high to accommodate cars. The current apartment above the existing garage is vacant and they would like to rent it out or have a family member move in. No questions from the members.

Laura Brill, Planner, was sworn in and accepted as an expert. She confirmed that this property is not a split lot. The applicant is looking for a C-1 variance with all negative and positive criteria being met.

Mr. Selvaggi spoke to the Board's planner in regard to all concerns in their report and that they will be met. The Board's Engineer went over minor items that need to be addressed. These items will be listed as conditions of approval

Motion to approve application with conditions was made by Mr. Stracco and seconded by Mr. Soranno.

Mr. Connor asked for a roll call vote to approve the application with conditions. Roll call: Mr. Rogers – yes, Mr. DeCarolis – yes, Mr. Forbes – yes, Mr. Connor – yes. Mr. Soisson – yes Mr. Soranno – yes, Mr. Stock – yes, Ms. Rogers – yes, Mr. Stracco – yes and Ms. Martewicz – yes Mr. Stanley was absent. The application was approved with conditions.

#### **PUBLIC PARTICIPATION**

No public participation.

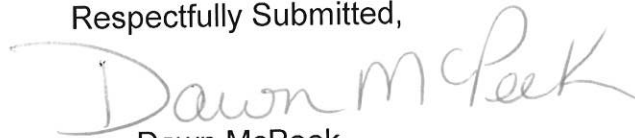
#### **SUBCOMMITTEE REPORTS**

1. Open Space - None
2. Farmland Preservation - None
3. Environmental Commission - None

#### **ADJOURNMENT:**

There being no further business, the meeting was adjourned on motion made by Mr. DeCarolis, seconded by Ms. Martewicz. All were in favor. Meeting adjourned at 7:16 pm.

Respectfully Submitted,

  
Dawn McPeek