

FRELINGHUYSEN TOWNSHIP LAND USE BOARD
Minutes-February 3, 2020

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

Announcement of proper notice-Notice of this meeting was provided by advertising in the New Jersey Herald and the Express Times, the official newspaper 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: Don Soisson, Martin Connor, Lowell Forbes, Max Klein, Donna Eitner, Christopher Stracco, Frank Desiderio, Nicholas Soranno, Brian Sassaman and James Simonetti.

Absent was: Jessica Caruso.

Correspondence:

The following correspondence was given to the members:

1. New Jersey Planner Re: November/December issue.
2. 2020 Land Use Board appointments.
3. Maser Consulting Re: 2020 contract.
4. Lavery, Selvaggi, Abromitis & Cohen Re: 2020 contract

Minutes:

The minutes of the meeting of January 6, 2020 were approved on motion made by Mr. Stracco, seconded by Mr. Desiderio. All were in favor with Mr. Simonetti and Mr. Soranno abstaining.

Old Business:

The Summary of variance requests was approved on motion made by Mr. Stracco, seconded by Mr. Desiderio. Roll call vote: Connor-yes, Desiderio-yes, Eitner-yes, Forbes-yes, Klein-yes, Sassaman-yes, Simonetti-yes, Soranno-yes, Stracco-yes, Soisson-yes.

New Business:

Application #2020-01 for Alan DeCarolis, Block 1802, Lot 3: Attorney William Haggerty appeared before the Board on behalf of Mr. DeCarolis asking for an interpretation as to whether the home on the property is considered a home or a trailer as trailers are not

permitted in the township. It is noted that Mayor Stracco and Committeeman Desiderio left the building. As per the resolution from the Board of Adjustment in 1991, once the owner, Stella Brzozowski passed away the trailer needed to be removed, however, in 2008 a tree fell on the trailer destroying it. When the home was replaced it was replaced by a single family home as per the paperwork supplied by Mr. Haggerty.

The meeting was opened to the public to speak only on this application on motion made by Mr. Simonetti, seconded by Mrs. Eitner to open the meeting to the public:

Spoke was Jeff Smolha who stated that the trailer is to be removed as per the resolution and should of been stated so in her will. Mr. Lavery stated that if it wasn't in the deed it couldn't be held against the purchaser. Mr. Smolha mentioned the flooding in his mother's basement and was told to see the township about it.

Mr. Soranno made a motion, seconded by Mr Forbes to vote tonight but was withdrawn and another motion was made by Mr. Forbes, seconded by Mr. Sassaman to have the application revised, the building permits from 2008 and the building inspector clarify, in writing, as to his determination that this is a single family dwelling. Roll call vote: Connor-yes, Forbes-yes, Klein-yes, Simonetti-yes, Sassaman-yes, Eitner-yes, Soranno-yes, Soisson-yes.

Joseph Toscano informally appeared before the board regarding his business on Route 519. Currently, the business has been an auto repair and he would like to do auto body work. He was told that the Board can not give advisory opinions and he needs to go see the zoning officer.

The Board members were given an updated code book.

Report of Subcommittees:

Open Space-no report

Environmental Commission- they are currently working on a management agreement for the Forest Preserve. Mr. Connor requested copies of all applications for the commission.

Farmland Preservation- the Gang property was completed, there are 5 properties pending and the board is reaching out to 13 farms for interest.

Public Participation:

Ruth Perreti inquired about an use variance for property on Route 94 that she would like to purchase to use to mill organic grain. She will contact the secretary.

Adjournment:

There being no further business, the meeting was adjourned on motion made by Mr. Connor, seconded by Mr. Forbes. All were in favor.

Respectfully Submitted,

Brenda J. Kleber, Secretary