

FRELINGHUYSEN TOWNSHIP LAND USE BOARD
Minutes-July 6, 2020

Call to order: Chairman Donald Soisson called the meeting to order at 7:30 p.m.

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 and on the Township website. Due to the COVID-19 virus, this meeting will be a virtual meeting via zoom.

Roll Call:

Present were: Donald Soisson, Martin Connor, Max Klein, Jessica Caruso, Lowell Forbes, Christopher Stracco, James Simonetti, Brian Sassaman and Nicholas Soranno. Absent were Frank Desiderio and Donna Eitner.

Correspondence:

The following correspondence was given to the members:

1. Warren County Planning Director Re: Transportation plan
2. NJDEP Re: General permit for septic system

Minutes:

The minutes of the meeting of June 1, 2020 were approved as amended on motion made by Mr. Connor, seconded by Mr. Klein. All were in favor.

New Business:

Application #2020-03 for Richard Murphy, Block 301, Lot 6 was heard. It was noted that Christopher Stracco left the meeting. Completeness was held. Sworn in were the property owner, Richard Murphy and Planner & Land surveyor Laura Brill. Mr. Murphy was represented by his attorney Mr. Anthony Cassese. Ms. Brill testified that she made an error by putting the figure 60' as the side yard instead of 40' and 20' as the rear yard setback instead of 75'. These will be corrected. Mr Golden went over his report and recommended that it be deemed complete. Motion was made by Mr. Soranno, seconded by Mr. Connor to deem the application complete. All were in favor.

Held next was the variance part of the application. Mr. Cassese stated that the plan required a conditional use variance and it conforms to the town's ordinances. The issue is the 3 houses on the smaller lot of 27 acres instead of the 253 acres. The property consists of an historical farmhouse, a smaller farmhouse and a cottage. Mr Murphy testified that there was a farmhand in the cottage in the past and that the historic farmhouse is being stablized. Mr. Murphy also reported that he is willing to provide an

annual certification confirming compliance with the condition of approval, as per Mr. Golden's report. Mr. Cassese went over the positive and negative criteria. Motion was made by Mr. Connor, seconded by Mr Sassaman to approve the application as presented. Roll call vote: Mr. Soisson-yes, Mr. Connor-yes. Mr. Klein-yes, Mr. Forbes-yes, Mrs. Caruso-yes, Mr. Simonetti-yes, Mr. Sassaman-yes, Mr. Soranno-yes.

Report of Subcommittees-none

Public Participation:

Motion was made by Mr. Klein, seconded by Mr. Soranno to open the meeting to the public. All were in favor.

In attendance was Beau Parker who attended the meeting in order to earn a badge. Motion was made by Mr. Klein, seconded by Mr. Forbes to close the public portion of the meeting. All were in favor.

Adjournment:

There being no further business, motion was made Mrs. Caruso, seconded by Mr. Forbes to adjourn the meeting. All were in favor.

Respectfully Submitted,

Brenda J. Kleber, Secretary