

FRELINGHUYSEN TOWNSHIP LAND USE BOARD
Minutes- September 14, 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 was held as a virtual meeting via zoom.

Roll Call:

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

Correspondence:

The following correspondence was given to the members:

1. Warren County Planning Dept. Re: Richard Murphy review.
2. Warren County Freeholders Re: Copy of letter to the Governor.

Minutes:

The minutes of the meeting of August 3, 2020 were approved on motion made by Mr. Connor, seconded by Mr. Soisson. All were in favor with Mr. Klein, Mr. Forbes, Mr. Simonetti, and Mr. Stracco abstaining.

Old Business-none

New Business:

Application #2020-04 is on hold for the October 5, 2020 meeting.

Application #2020-05:

Applicant Steven Covacci, Block 1302, Lot 1 came before the Board seeking a conditional use D3 variance for an accessory apartment. It is noted that Christopher Stracco left the meeting at this time due to his position as Mayor. After going over the engineer's report, motion was made by Mr. Forbes, seconded by Mr. Connor to deem the application complete. Roll call vote: Mr. Connor-yes, Mr. Klein-yes, Mr. Simonetti-yes, Mrs. Caruso-yes, Mr. Sassaman-yes, Mr. Forbes-yes, Mr. Soisson-yes.

Mr. Covacci was sworn in and testified that he purchased this 79 acre property for himself, his sister and her daughter and he would like to make the bottom part of the house an apartment for his sister and niece. The size of the apartment exceeds the town ordinances by 25%. The apartment would consist of 2 bedrooms, office/den, family room, 2 bathrooms, a broiler room and a kitchen. Upstairs (his portion) will consist of 1 bedroom, 2 bathrooms, family room/den and a kitchen which encompasses 1580 square feet. There is a loft on the upper level which will become his bedroom at a later date.

Motion was made by Mr. Connor, seconded by Mr. Klein to open the meeting to the public for questions pertaining to this application. All were in favor. In attendance was Ingrid Jansons who had no problem with the application and she just wanted to listen in. Motion was made by Mr. Klein, seconded by Mr. Forbes to close the public portion. All were in favor.

The Board had questions as to whether this is an accessory apartment or a two family house.

Motion was made by Mr. Forbes, seconded by Mr. Sassaman to approve the variance subject to the applicant removing the kitchen in the bottom part of the house and that this regulation be put in his deed. Roll call vote: Mr. Connor-yes, Mr. Klein-yes, Mr. Simonetti-yes, Mrs. Caruso-yes, Mr. Forbes-yes, Mr. Sassaman-yes, Mr. Soisson-yes.

Before he left the meeting, Mr. Stracco asked that before a resolution is passed all monies need to be paid.

Public Participation:

Motion was made by Mr. Forbes, seconded by Mr. Connor to open the meeting to the public. spoke was:

Mr. Tracy of 12 South Street, who enjoyed listening in on the meeting.

Motion was made by Mr. Forbes, seconded by Mr. Connor to close the public portion of the meeting. All were in favor.

Adjournment:

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

Respectfully Submitted,

Brenda J. Kleber, Secretary

