

FRELINGHUYSEN TOWNSHIP LAND USE BOARD
Minutes-October 5, 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, Jessica Caruso, Nicholas Soranno and Christopher Stracco.

Absent were: Frank Desiderio, Lowell Forbes, Brian Sassaman and James Simonetti.

Correspondence:

The following correspondence was given to the members:

1. NJ Dept. of Environmental Protection Re: Freshwater Wetlands General Permit.

Minutes:

The minutes of the meeting of September 14, 2020 were approved as amended on motion made by Mr. Connor, seconded by Mrs. Caruso. All were in favor with Mr. Stracco and Mr. Soranno abstaining.

Resolutions:

The resolution granting a variance for Steven Covacci will be amended and brought up at the next meeting. It was noted that Mayor Christopher Stracco left the meeting. Mr. Lavery reported that Mr. Covacci sent him a letter and requested two changes to the resolution. In the September meeting there was a deed restriction that if there is a change of ownership the downstairs kitchen would be removed. He asked that the kitchen be allowed to remain. He also asked that it be modified to state that the home would be a single family home instead of an accessory apartment.

Old Business-none

New Business:

Mayor Stracco returned to the meeting.

Robert Benbrook, application #2020-04, Block 1201, Lot 17.06 came before the Board seeking a minor subdivision for 2 lots located in the VN-1 zone. One lot would be 1 acre and the other would be 1.6 acres.

The engineer's report was reviewed for completeness. A stormwater management and a development plan needs to be done before the subdivision. Mr. Benbrook stated that he is marketing these lots and when a developer purchases them they will need to complete the stormwater and developer plan. Mr. Golden brought forth an unsigned resolution that stated there needs to be a drain pipe installed that will be under Route 661 (Ramsey Road). Mr. Benbrook stated that the township regraded the rec field so the drain would stop when it comes to the field, however, Mr. Benbrook claimed there is no water in the swale.

It was decided to deem the application incomplete on motion made by Mr. Soranno, seconded by Mr. Connor. All were in favor.

Report of Subcommittees-none

Public Participation:

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

Mr. & Mrs. Gorski who stated a number of years ago they applied for a variance to move their house to the rear of the property causing the garage/apartment to be located in the front. Mr. Gorski lost his job so they dropped the plan and now want to proceed and need to know what they need to do. Mr. Lavery advised they need to start over and to file a new application.

Peter Lubrecht wanted to clarify some items that were said by Mr. Benbrook. Mr. Lavery advised that he will need to wait for the next meeting as the applicant has left the meeting.

Paul Buttgereit asked if there is anything they can do to be heard.

Adjournment:

There being no further business, motion was made by Mr. Stracco, seconded by Mr. Klein to adjourn the meeting.

Respectfully Submitted,

Brenda J. Kleber, Secretary

