

FRELINGHUYSEN TOWNSHIP LAND USE BOARD
Minutes-December 7, 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, Frank Desiderio, Lowell Forbes, James Simonetti, Brian Sassaman and Christopher Stracco. Alternates Cheryl Bach and Robert Stock were in attendance.

Correspondence:

The following correspondence was given to the members:

1. Code supplement no. 1
2. Warren County Planning Dept. Re: Fitzell/Staufenberger conditional approval.
3. Brady & Correale Re: Conflict Counsel

Minutes:

The minutes of the meeting of October 5, 2020 were approved as amended on motion made by Mr. Connor, seconded by Mr. Soranno. All were in favor with Mr. Desiderio, Mr. Simonetti, Mr. Stracco, Mr. Forbes, Mr. Sassaman, Ms. Bach and Mr. Stock abstaining.

Resolutions:

Resolution #2020-07 granting a conditional use variance to Steven Covacci for an accessory apartment was approved on roll call vote: Mr. Connor-yes, Mrs. Caruso-yes, Mr. Sassaman-yes, Mr. Soranno-yes, Mr. Klein-yes, Mr. Forbes-yes, Mr. Simonetti-yes and Mr. Soisson-yes. It was noted that before the vote was taken, Mayor Stracco and Committeeman Desiderio left the meeting and returned after the vote was taken.

Old Business-none

New Business:

Motion was made by Mr. Stracco, seconded by Mr. Soranno to appoint the law firm of Brady & Correale as conflict counselors for the December meeting and 2021. All were in favor.

Ruth Perretti, Application #2020-06, Block 403, Lot11 appeared before the board with a concept application proposing to use the Rydell warehouse in the Marksboro area as a multi use agricultural hub. Attorney for the applicant, Mr. William Haggerty questioned Ms. Perretti about her property which is located across the street. She has owned this property since the 1970's and is actively farmed for hay and feed for livestock and will use the organic grain grown there in the warehouse. She was approached by the Food Shed Alliance to use the space to collect and distribute farm food from local growers and use her organically grown crop. They will conduct small batch grain packaging and light processing for the Food Shed as well as custom small wholesale orders and retail. Planner Jessica Caldwell testified that the property is located in the VN1 zone and this use is permitted in this area.

Director of the Food Shed Alliance stated that the grain process is appealing and there is interested in this project.

Ms. Perretti will submit a formal application.

The Board felt that Township Committee ordinance 2020-14 regarding Stormwater management was consistent with the master plan and will recommend the passage of the ordinance. Motion was made by Mr. Desiderio, seconded by Mr. Klein to recommend the passage of the ordinance. Roll Call vote: Mr. Connor-yes, Mr. Klein-yes, Mrs. Caruso-yes, Mr. Desiderio-yes, Mr. Soranno-yes, Mr. Simonetti-yes, Mr. Sassaman-yes, Mr. Forbes-yes, Mr. Stracco-yes, Mr. Soisson-yes, Ms. Bach-yes, Mr. Stock-yes.

Report of Subcommittees:

Environmental Commission- none

Farmland Preservation- Mr. Connor reported that 7 properties are being considered for preservation. There is a \$34,000.00 balance.

Open Space-none

Public Participation:

Motion was made by Mr. Stracco, seconded by Mr. Desiderto open the meeting to the public. There being no public in attendance, motion was made by Mr. Stracco, seconded by Mr. Desiderio to close the public portion of the meeting. All were in favor.

Adjournment:

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Brenda J. Kleber, Secretary