

FRELINGHUYSEN TOWNSHIP LAND USE BOARD
Minutes-April 5, 2021

CALL TO ORDER:

The meeting was called to order at 7:35 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 newspapers of the Frelinghuysen Township Land Use Board. Notice has also been posted on the Township bulletin board and the website. This meeting was held virtually via zoom.

ROLL CALL:

Present were: Donald Soisson, Martin Connor, Max Klein, Jessica Caruso, David Boynton, Nicholas Soranno (arriving at 7:52), Lowell Forbes, Christopher Stracco, Cheryl Bach, Robert Stock and Edyta Martewicz.

Absent was James Simonetti.

CORRESPONDENCE:

The following correspondence was given to the members:

1. Staufenger/Fitzell Re: Copy of letter to W.C. Planning.
2. W.C. Planning Re: Conditional use for Staufenger/Fitzell.
3. W.C. Planning Re: Exemption for Gorski's.
4. New Jersey Planner Re: January/February issue.

MINUTES:

The minutes of the meeting of March 1, 2021 was approved as amended on motion made by Mr. Klein, seconded by Mr. Boynton. All were in favor with Mr. Stracco, Mr. Boynton and Mr. Forbes abstaining.

NEW BUSINESS-none

OLD BUSINESS:

The completeness for Ruth Perretti, application #2020-06, Block 403, Lot 11 came before the Board. It was noted that due to a conflict of interest, Attorney David Brady filled in for Mr. Lavery. This application was heard in December as a concept to establish a grain warehouse.

The application was deemed incomplete as Mr. Golden needs a detailed narrative for the proposed and permitted uses on motion made by Mr. Connor, seconded by Mr. Forbes. All were in favor with Mr. Stracco, Mr. Boynton and Mr. Soranno abstaining.

At this time, Mr. Stracco and Mr. Boynton left the meeting as the next application is a variance.

The hearing was held for John and Linda Gorski, application #2021-02, Block 403, Lot 5. The Gorski's attorney William Haggerty outlined the application stating that in 2011 a variance was approved for a split zone lot. The Gorski's would like to relocate the primary house from the VN1 zone to an AR6 zone. The dwelling house is being moved behind the apartment building which becomes an accessory structure in the front yard requiring a variance. The home would be located 63 feet further back on the property than in the 2011 application and be located in the AR6 zone.

Laura Brill, professional planner & surveyor, was sworn in and testified that the difference between the 2011 application and now is the 63 feet. Site improvements would be adding approximately 16 trees acting as a buffer. The septic would be a big improvement as there is now a cesspool.

The meeting was opened to the Board members. Mr. Connor related that there is no significant changes from the 2011 resolution. The meeting was opened to the public for this application. There being no audience in attendance, motion was made by Mr. Soranno, seconded by Mr. Forbes to close to the public. All were in favor.

Motion was made by Mr. Connor, seconded by Mr. Soranno to approve the application. Roll call vote to approve: Soisson-yes, Connor-yes, Mr. Klein-yes, Ms. Caruso-yes, Mr. Soranno-yes, Mr. Forbes-yes, Ms. Bach-yes, Mr. Stock-yes, Ms. Martewicz-yes.

SUBCOMMITTEE REPORTS:

Open Space and Farmland Preservation- Mr. Connor reported that Murlan Farm consisting of 224 acres along with Hidden Woods consisting of 117 acres has been preserved.

Environmental Commission-no report

PUBLIC PARTICIPATION:

Motion was made by Mr. Forbes, seconded by Mr. Soisson to open the meeting to the public. All were in favor. There being no public in attendance, motion was made by Mr. Soranno, 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 by Mr. Klein, seconded by Mr. Connor to adjourn the meeting. All were in favor.

Respectfully Submitted,

Brenda J. Kleber, Secretary