

FRELINGHUYSEN TOWNSHIP LAND USE BOARD
Minutes-April 4, 2022

CALL TO ORDER:

This meeting was held at the Frelinghuysen Township school and called to order by Chairman Martin Connor 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 was also posted on the bulletin board and website.

ROLL CALL:

Present were: Martin Connor, Max Klein, Jessica Caruso, James Simonetti, Lowell Forbes, Nicholas Soranno, Christopher Stracco, Edyta Martewicz, Siegfried Mueller, Alan DeCarolis and Amanda Schmidt.

Absent were: Donald Soisson and Robert Stock.

Professionals in attendance were: Engineer Joe Golden, Planner Darlene Green, and Attorney Michael Brown.

CORRESPONDENCE:

The following correspondence was given to the members:

1. Freshwater wetlands application for Block 1302, Lot 1.02
2. Warren County Planning Board Re: Brag Farm Retreat

MINUTES:

The minutes of the meeting of April 7, 2022 were approved as amended on motion made by Mr. Soranno, seconded by Mr. Forbes. All were in favor with Mr. Stracco and Mr. DeCarolis abstaining.

SUBCOMMITTEE REPORTS:

1. Open Space-no report
2. Farmland Preservation-no report
3. Environmental Commission-Environmental Impact study needed for Brag Farm

OLD BUSINESS:

Brag Farm Retreat, Application #2022-02, Block 301, Lot 18.01

Note: At this time, Committee member Christopher Stracco left the meeting along with Alan DeCarolis who had a conflict.

Appearing before the board was attorney William Haggerty. The applicant's planner, Jessica Caldwell gave a summary of her report and went over the positive and negative criteria.

The applicant's engineer, Mr. Finelli went over exhibit A2-01 where the clubhouse was relocated.

Mr. Robert Slater, Blairstown Fire Chief testified that in his opinion there appears to be no problem with the apparatus entering or exiting the site.

The meeting was opened for questions to the applicant's professionals. Spoke was: Mr. Keesser, Ms. Brill, Ms. Jensen, Mr. Wilburn, Ms. Wood, Ms. Perretti, Ms. Schoum, Ms. Mallery, Mr. Rogers, Ms. Goetz and Ms. Kablan.

The meeting was opened for public comment. Spoke was: Mr. Wilburn, Ms. Martin. Mr. Rogers, Mr. Giamburo, Ms. Rogers, Ms. Jensen, Sister MacGillis, Ms. Jensen, Ms. Celentano, Ms. Muller, Ms. Andres, Ms. Wood, Sister MacGillis, Ms. Journey, Mr. Gorski, Mr. Hartig, Ms. Mallery, Mr. Keesser, and Mr. Hauck.

Mr. Haggerty stated that this was a bi-ficated application subject to site plan conditions as follows: No buses, no wedding venues, applicant's will consult with proper fire officials, applicant's will apply for LOI and other required information, will not seek a liquor license, the club house will have a 100 person capacity, will not stay over 2 weeks, will have security guard, no limousines, no snowmobiles, no outdoor speakers, no hunting, no concerts, no campers, trails need to be marked and incorporate cabin rules.

Motion was made by Mr. Forbes to approve the application subject to conditions, seconded by Ms. Caruso. Roll call vote to approve: Mr. Forbes-yes, Mr. Simonetti-no, Mr. Klein-no, Mr. Soranno-no, Ms. Caruso-yes, Mr. Mueller-yes and Mr. Connor-no.

ADJOURNMENT:

There being no further business, motion was made at 11:55 by Mr. Forbes, seconded by Ms, Caruso to adjourn the meeting. All were in favor.

Respectfully Submitted,

Brenda J. Kleber, Secretary