

FRELINGHUYSEN TOWNSHIP LAND USE BOARD
Minutes-July 12, 2021

CALL TO ORDER:

The meeting was called to order by Chairman Donald Soisson at 7:30 pm

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 bulletin board and the website. This meeting was held virtually via zoom.

ROLL CALL:

Present were: Donald Soisson, Martin Connor, Max Klein, Jessica Caruso, Lowell Forbes, Christopher Stracco, Robert Stock and Siegfried Mueller.

Absent were: James Simonetti, Nicholas Soranno, David Boynton, Edyta Martewicz and Alan DeCarolis.

Professionals present were: Michael Lavery and Joseph Golden.

CORRESPONDENCE:

The following correspondence was given to the members:

1. Letter from Warren Co. Planning Re: Conditional Approval for Staufenberger/Fitzell.

MINUTES:

The minutes of the meeting of June 7, 2021 were approved as amended on motion made by Mr. Stracco, seconded Mr. Stock. All were in favor with Mr. Forbes abstaining.

OLD BUSINESS:

The public hearing for Mr. & Mrs. Joseph Carroll, application #2021-03, Block 1601, Lot 17 was held. Mr. & Mrs. Carroll were sworn in and testified that they are seeking a variance for an accessory structure (pool) in the front yard.

The general comments from Mr. Golden's report were answered by the applicants as follows:

1. Identify the justification to allow structure in front yard: The applicants answered that the structure (the greenhouse to house the pool) and foundation are still there and there is no other place to place the pool on the property.
2. Any potential negative impacts including screening: The applicants stated that the road is overgrown and they would plant something along the road to cover the structure.

3. The structure will be less than the 18' as required. No variance required.
4. Soil permit: will not disturb greater than 5, 000 square feet.

The meeting was opened to the public for comments on this application on motion made by Mr. Forbes, seconded by Mr. Connor. All in favor:

Spoke was Mario Luciana who had two objections: 1. The structure is too high and 2. The structure will be too close to his driveway. He also had concerns that there 7 trees that are dying and will fall on his property or the greenhouse.

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

Motion was made by Mr. Forbes, seconded by Mr. Connor to approve 2 (two) variances: 1. Variance for front yard setback at 15.3' instead of the required 80' and 2. Variance to rebuild the greenhouse over the existing foundation at a height not to exceed 17.5'.

Roll Call to approve: Soisson-yes, Connor-yes, Klein-yes, Caruso-yes, Forbes-yes, Stracco-yes, Stock-yes, and Mueller-yes.

SUBCOMMITTEE REPORTS:

Open Space-no report

Farmland Preservation-no report

Environmental Commission-no report

PUBLIC PARTICIPATION:

Motion was made by Mr. Connor, seconded by Mr. Forbes to open the meeting to the public. All were in favor. There being no public participation, motion was made by Mr. Connor, seconded by Mr. Stock to close. All were in favor.

ADJOURNMENT:

There being no further business, motion was made by Mr. Forbes, seconded by Mr. Stock to adjourn the meeting. All were in favor.

Respectfully Submitted,

Brenda J. Kleber, Secretary