

**FRELINGHUYSEN TOWNSHIP LAND USE BOARD**  
**Minutes-June 7, 2021**

**CALL TO ORDER:**

The meeting was called to order at 7:30 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 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, Christopher Stracco, James Simonetti, Robert Stock and Siegfried Mueller.

Absent were: Lowell Forbes and Edyta Martewicz.

Professionals present were: Joseph Golden, Michael Lavery and David Brady.

**CORRESPONDENCE:**

The following correspondence was given to the members:

1. Letter from Mayor Stracco Re: LUB future meetings.

**MINUTES:**

The minutes of the meeting of April 5, 2021 were approved on motion made Mr. Connor, seconded by Mr. Stock. All were in favor with Mr. Boynton, Mr. Stracco and Mr. Mueller abstaining.

The minutes of the meeting of May 3, 2021 were approved on motion made by Ms. Caruso, seconded by Mr. Klein with Mr. Boynton and Mr. Mueller abstaining.

**RESOLUTIONS:**

The resolution (#2021-04) approving the bulk variance, bulk variance and minor site plan application for John and Linda Gorski for Block 403, Lot 5, was approved. Roll call vote: Mr. Soisson-yes, Mr. Connor-yes, Mr. Klein-yes, Ms. Caruso-yes, Mr. Soranno-yes, Mr. Simonetti-yes, Mr. Stock-yes, Mr. Boynton-abstain, Mr. Stracco-yes and Mr. Mueller-abstain.

The resolution (#2021-05) approving the minor site plan application for Ruth Perretti, Block 403, Lot 11 was approved as amended on motion made by Mr. Stracco,

seconded by Mr. Connor. Roll call vote: Mr. Soisson-yes, Mr. Connor-yes, Mr. Klein-yes, Ms. Caruso-yes, Mr. Soranno-yes, Mr. Simonetti-yes, Mr. Boynton-abstain, Mr. Stracco-yes, Mr. Stock-yes and Mr. Mueller-yes.

**OLD BUSINESS:**

The July meeting is to held July 5th and since its a holiday weekend, the meeting will be held July 12th.

**NEW BUSINESS:**

Mr. & Mrs. Joseph Carroll, application #2021-03, Block 1601, Lot 17 came before Board seeking a variance for an inground pool in the front yard.

There was discussion on the existing greenhouse which is nonconforming as it is in the front yard. Their intent is to locate the pool within the greenhouse.

Mr. & Mrs. Carroll were sworn in and testified that they will rebuild the greenhouse to house the pool.

Motion was made by Mr. Stracco, seconded by Mr. Stock to deem the application complete with item #1, on the engineers report, being complied with, item #2 will be waived subject to potential condition of approval, item #8 has been complied with. Items 9, 10, & 12 the applicant will provide the appropriate survey, per our ordinances showing the appropriate setbacks of the structure from the road with the appropriate setback lines and any other requirements that our ordinance requires. Item #14 is irrelevant as the applicant has indicated they are not intending to ask for approval of the structure itself unless or until they receive a bulk variance, however, if the applicant changes their mind, per Mr. Golden report, they will have to provide elevations and the building height although they have testified that the height will be 18 feet or less. All were in favor.

**PUBLIC PARTICIPATION:**

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

Spoke was Mr. Mario Luciani, who had several objections. He was told that this meeting was only for completeness and would have to wait for the July meeting to voice his objections.

The public portion of the meeting was closed.

**SUBCOMMITTEE REPORTS:**

Open Space-no report

Farmland Preservation-no report  
Environment Commission-no report

**ADJOURNMENT:**

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

Respectfully Submitted,

Brenda J. Kleber, Secretary