

FRELINGHUYSEN TOWNSHIP LAND USE BOARD
Minutes-March 7, 2022

CALL TO ORDER:

This meeting was called to order at 7:30 p.m. by Chairman Martin Connor.

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.

ROLL CALL:

Present were: Martin Connor, James Simonetti, Lowell Forbes, Christopher Stracco, Robert Stock, Siegfried Mueller, Alan DeCarolis and Amanda Schmidt.

Absent were: Donald Soisson, Max Klein, Jessica Caruso, Nicholas Soranno and Edyta Martewicz.

CORRESPONDENCE:

The following correspondence was given to the members:

1. New Jersey Planner Re: November/December issue
2. Ordinance supplement #3
3. Ordinance supplement #4

MINUTES:

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

OLD BUSINESS-none

NEW BUSINESS:

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

Appearing before the board was attorney William Haggerty of Dolan & Dolan who is representing Russ and Natalia Brag of Brag Farm Retreat who is seeking an use variance to permit a retreat center in a zone where the use is not permitted

At this time, Mr. DeCarolis, Mr. Stracco and Mr. Stock recused themselves and left the building. This left 5 members of the zoning board and the applicant will need 5 affirmative votes on all motions. Mr. Haggerty advised he would like to proceed.

Mr. & Mrs. Brag is proposing to construct a farm and retreat center with 40 cabins, a clubhouse, and a single family residence. There are 3 existing single family residences already on the property along with a horse stable, 2 barns, hay fields and a pond.

The engineer's report was reviewed. Waivers 7, 16, and 19-59 were waived.

Motion was made by Mr. Simonetti, seconded by Mr. Forbes to deem the application complete. Roll call: Mr. Simonetti-yes, Mr. Forbes-yes, Mr. Mueller-yes, Ms. Schmidt-yes and Mr. Connor-yes.

Motion was made by Mr. Forbes, seconded by Mr. Simonetti to go forward with the hearing with the caveat that the notices were delivered properly.

Russ Brag, 124 Polkville Road, Columbia, NJ was sworn in and testified that he is a contractor and intends on living on the property with his family. He has a 3 year plan to erect 32 one bedroom cabins and 8 two bedroom cabins along with a retreat center and a home. The A-frame cabins will be 500-650 square feet and include a kitchen and bathroom. Multiple wells and septic systems will be shared by more than one cabin. There will be a full time property manager on the property. Stays will be a minimum of 2 nights and up to 2 weeks. No one will be living in the cabins full time.

The meeting was opened to the Board for questions and the public.

Mr. Michael Finelli, the applicant's Engineer and Planner testified that the property is located with road frontage on Silver Lake Road and Route 94.

Ms. Jessica Caldwell, the applicant's Planner went over the positive and negative criteria.

SUBCOMMITTEE REPORTS:

1. Open Space-no report
2. Farmland Preservation-no report
3. Environmental Commission-no report

PUBLIC PARTICIPATION-none

ADJOURNMENT:

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

Respectfully Submitted,

Brenda J. Kleber, Secretary

