

**FRELINGHUYSEN TOWNSHIP LAND USE BOARD**  
**Minutes-May 3, 2021**

**CALL TO ORDER:**

The meeting was called to order at 7:30 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 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, Lowell Forbes, Christopher Stracco, James Simonetti, Cheryl Bach, Robert Stock and Edyta Martewicz.

Mr. David Brady was in attendance for Mr. Lavery.

**CORRESPONDENCE:**

The following correspondence was given to the members:

1. Jan Hartley Re: Repair to septic system.
2. Nicholas & Emily Trill Re: Repair to septic system.
3. Warren Co. Planning Re: Staufenberger/Fitzell deeds.

**MINUTES:**

The minutes of April 5, 2021 were tabled for the June meeting.

**NEW BUSINESS-none**

**OLD BUSINESS:**

At this time, Mr. Boynton left the meeting as there is a conflict of interest.

Completeness was held for Ruth Perretti, application #2020-06, Block 403, Lot 11 who proposes the renovation of an existing 4,760 square foot warehouse into a multi-use agricultural hub facility including a countertop convection oven for educational purposes. It was determined that a use variance is not needed and this would be an allowable use. Motion was made by Mr. Stracco, seconded by Mr. Forbes to deem complete subject to waivers of items 22, 26, 41 and 46 in Mr. Golden's report dated May 2, 2021. All were in favor.

The minor site plan application was heard. Board attorney Mr. David Brady swore Ms. Perretti in. Mr. William Haggerty, attorney for the applicant was in attendance for the applicant. Ms. Perretti testified that she grows wheat, hay and grain on her property on Spring Valley Road which is across the street from the proposed property. There will be no more than 2-3 employees during the day and will be seasonal. Grain will be cleaned and stored on the property. There will be no truck deliveries larger than a box truck. Two times a year students will witness what it takes to grow, mill and use the grain.

The house on the property will be cleaned and renovated for renting out. The septic will be replaced.

Mr. Daniel Davies, engineer for the applicant who went over Mr. Golden's report had no objections.

Ms. Rachael Grochowski, architect for the applicant, went over the plans for the building. The stucco will be cleaned and painted. The second floor will be used for storage.

Michael Hazer, owner of River Valley Grains testified he will work with Ms. Perretti on processing at this site. He will deliver grain products in a car where he will process flour and oats. It will be packaged for delivery to restaurants, bakeries and farmer markets.

Ms. Perretti was questioned on the shed and lighting. She proposes to see if the shed can be restored for storage, otherwise, it will be torn down. There will be gooseneck lighting on the building and will have security lights. Mr. Golden will review a proposed plan on eliminating some of the lights.

The meeting was opened to the public for questions on this application on motion made by Mr. Stracco, seconded by Mr. Forbes. All were in favor.

Kristian Mangan was sworn in and stated she was concerned with the speeding traffic in Marksboro, however, she thinks this is a great project. She was told that Route 94 is a state highway and we have no jurisdiction over it.

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

Motion was made by Mr. Stracco, seconded by Mr. Forbes to approve the application conditional upon the applicant working with Mr. Golden to develop a more acceptable lighting plan for the parking lot. The two small sheds are to be removed within 60 days. As for the large shed, a report is to be given to Mr. Golden within 60 days, then within

another 60 days the applicant has to renovate it so it's safe. If removed, there is a 3 year period to rebuild in the same location and blueprint. Roll Call to approve: Mr. Soisson-yes, Mr. Connor- yes, Mr. Klein-yes, Ms. Caruso-yes, Mr. Forbes-yes, Mr. Soranno-yes, Mr. Forbes-yes, Mr. Simonetti-yes, Ms. Bach-yes, Mr. Stock-yes, Ms. Martewicz-yes.

**SUBCOMMITTEE REPORTS:**

Open Space-no report.  
Farmland Preservation-no report.  
Environmental Commission-no report.

**PUBLIC PARTICIPATION:**

Motion was made by Mr. Stracco, seconded by Mr. Soranno to open the meeting to the public. All were in favor. There being no public in attendance, motion was made by Mr. Forbes, seconded by Mr. Stracco to close the public portion of the meeting. All were in favor.

**ADJOURNMENT:**

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

Respectfully Submitted,

Brenda J. Kleber, Secretary