

**FRELINGHUYSEN TOWNSHIP LAND USE BOARD**  
**Minutes-August 7, 2023 – REGULAR MEETING**  
**7:00 PM**

**CALL TO ORDER:**

The meeting was called to order at 7:00 p.m. by the 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.

**FLAG SALUTE**

**ROLL CALL:**

Present were: Martin Connor, Alan DeCarolis, , Edyta Martewicz. Daniel Rogers, , Lowell Forbes, Pamela Rogers, Nicholas Soranno.

Absent were: Justin Stanley, Christopher Stracco, Robert Stock, and Don Soisson

**CORRESPONDENCE:** None

**MINUTES:**

The minutes of the regular meeting of July 10, 2023 were approved with corrections on motion made by Mr. DeCarolis seconded by Mr. Soranno. All were in favor with Mr. Forbes and Ms. Rogers abstaining.

The executive session minutes of July 10, 2023 were approved on motion made by Mr. Soranno and seconded by Mr. Forbes. All were in favor with Mr. Forbes and Ms. Rogers abstaining.

**ESCROW REVIEW:**

Mr. Connor asked the Board Secretary if escrow for the Gottfried Application was verified with the CFO. Board Secretary confirmed the escrow was verified.

Mr. Stock entered the meeting at 7:16 pm.

**OLD BUSINESS:**

1. **Adoption of the Open Space/Rec. Plan update for the inclusion as an element of the Township Master Plan** – Tabled until September
2. **Ordinance to rehear, modify or vacate decisions** – There was discussion regarding this item and Mr. Brady recommended not approving this in his memo and Mr. Connor agreed.

- 3. Review of proposed ordinance regarding sun setting of approvals granted by the Land Use Board** – Mr. Brady has reached out to Mr. Beilin but has not received an update as of this meeting. This item was tabled until September.

**NEW BUSINESS:**

1. Application #2023-08 – Mills/Barone Variance Application – 185 State Park Road, Block 1803, Lot 10 – Completeness Review

Mr. Sterbenz had reviewed the application and deemed it complete. Mr. Brady advised the applicants that the notice in the paper was less than 10 days prior to the meeting and would need to be redone. The notices to people within 200' of the property were done within 10 days of the meeting and are fine. He advised them to post in the newspaper again for the September 11<sup>th</sup> Land Use Board meeting. The applicants need to supply a new certification that August's taxes were paid. This application will be placed on the September agenda for approval.

No further questions from the board members or the public. Motion to approve this application for completeness was made by Mr. DeCarolis and seconded by Mr. Forbes. All were in favor with Mr. Stock abstaining.

Mr. Stock was recused at 7:21 pm.

Mr. Brady updated the Board in a general manner in regard to litigation.

Mr. Stock re-entered the meeting at 7:24 pm. Motion was made to open the meeting to the public by Mr. DeCarolis and seconded by Mr. Forbes.

**PUBLIC PARTICIPATION - NONE**

Motion to close to the public made by Mr. Forbes, seconded by Mr. DeCarolis.

Motion made by Mr. Stock, seconded by Mr. DeCarolis to go into Executive Session. All were in favor.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned on motion made by Mr. Forbes, seconded by Mr. DeCarolis. All were in favor. Meeting adjourned at 7:50 pm.

Respectfully Submitted,

Dawn McPeck