

FRELINGHUYSEN TOWNSHIP LAND USE BOARD
Minutes-July 10, 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, Don Soisson, Edyta Martewicz. Christopher Stracco, Daniel Rogers and Lowell Forbes.

Absent were: Justin Stanley, Robert Stock, Pamela Rogers, Nicholas Soranno,

CORRESPONDENCE: None

MINUTES:

The minutes of the regular meeting of June 5, 2023 were approved with corrections on motion made by Mr. Rogers seconded by Ms. Martewicz. All were in favor with Mr. Stracco 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.

NEW BUSINESS:

Review proposed ordinance regarding sun setting of approvals granted by the Land Use Board. Propose recommendation to the Township Committee.

Mr. Stracco stated he had no issues with the memorandum and asked for any modifications to the ordinance. Mr. Brady recommended the following changes:

1. Change from 1 year for stand-alone variance when it has a site plan associated with it should be 2 years.
2. Site plans with variances associated with them and standalone variances didn't address subdivisions and do the same thing with the subdivision as we do with the site plan and take the timeframes in the MLUL that protect the applicants from

changes in the zoning ordinance and apply that to an expiration date so if you do not get everything in order and get your plat filed or get your subdivision deeds filed in that timeframe, you lose your approval.

3. A deadline by which all work has to be completed as opposed to just starting the work.

These are his recommendations for the Board to consider. Mr. Stracco stated that the great thing about this ordinance is that it is self-policing so if we adopt the ordinance and the timeline expires and the applicant comes and states they want to pull a permit, the Construction Official should state that they received their approval "X" years ago, you're out of time and you never went in for an extension so you don't get your permit and you are going to have to go back in. Mr. Stracco does not know if it will cost the town money but a lot of towns have them and it is best practice and believes Mr. Brady's comments are appropriate. He would recommend Mr. Brady contact Mr. Beilin and go over some of his comments and come back with the results at the August meeting.

Motion to authorize Mr. Brady to work on this with Mr. Beilin, motion made by Mr. DeCarolis, seconded by Mr. Soisson. All were in favor.

Mr. Soranno arrived to the meeting at 7:22 pm.

Presentation of the Draft Open Space/Rec. Plan by Barbara Davis from the Land Conservancy. For adoption at August 7, 2023 meeting.

Barbara Davis, Vice President of the Land Conservancy of New Jersey spoke in regard to update of the Open Space/Rec. Plan. Last one she did was in 2006 and updated it in 2012. She stated the benefit to updating our plan if at any point in the next 10 years the town decides to go for funding through the Green Acres Program, the town is already in, we are approved and the application process is easy.

She then went over the steps for submitting the Open Space Plan.

1. The Open Space Plan needs to be adopted as a part of the Master Plan
2. Green Acres requires 2 public meetings, tonight being the 1st meeting and the 2nd meeting being the Township Committee Meeting on July 19th.

This will be our town's 3rd update, we are one of the first town's in Warren County to establish an Open Space Program. The Open Space Program looks at our town's goals for the program and verifies that the goals are working for the town.

She explained why the town should update the plan and what the benefits are in doing so. Mr. Connor thought it was a very thorough plan. Mr. Connor then opened the meeting to the public for any questions regarding updating the plan. There were no further questions from the public.

RESOLUTIONS:

Resolution #2023-07- Gorski Application - 1017 Route 94

Mr. Connor asked if the members had reviewed the resolution and if they had any comments.

Motion to approve memorializing resolution was made by Mr. Stracco and seconded by Mr. Rogers. All were in favor.

Mr. Connor asked for a roll call vote to approve the application with conditions. Roll call: Mr. Rogers – yes, Mr. DeCarolis – yes, Mr. Forbes – yes, Mr. Connor – yes. Mr. Soisson – yes Mr. Soranno – yes, Mr. Stock – yes, Ms. Rogers – yes, Mr. Stracco – yes and Ms. Martewicz – yes Mr. Stanley was absent. The application was approved with conditions.

PUBLIC PARTICIPATION

Crea Mallery, resident of the Township, had some questions regarding the sunseting ordinance. She spoke about Frankford Township Ordiance has a nice section in regard to fraud that she believes our ordinance should have. Mr. Brady stated he will speak with Mr. Beilin in regard to that.

Motion to close to the public made by Mr. DeCarolis, seconded by Mr. Soranno. Mr. Stracco left at 7:39 pm.

Motion made by Ms. Martewicz, seconded by Mr. DeCarolis to go into Executive Session.

ADJOURNMENT:

There being no further business, the meeting was adjourned on motion made by Mr. DeCarolis, seconded by Mr. Rogers. All were in favor. Meeting adjourned at 7:16 pm.

Respectfully Submitted,

Dawn McPeek