

FRANKFORD TOWNSHIP LAND USE BOARD
APRIL 26, 2017 – 7:00 P.M.
MINUTES OF THE REGULAR MEETING

CALL TO ORDER:

The meeting was called to order by the Chairman, Jay Romania, by announcing that notice appeared in the New Jersey Herald and the New Jersey Sunday Herald in accordance with the requirements of The Open Public Meetings Act.

Flag Salute

ATTENDANCE:

Those Present were: Dr. Castimore, Mrs. Tufaro, Mr. Risdon, Mr. Dolan, Mr. Romania, Mr. Wingle, Mr. Pierson, Mr. Kobis and Mr. Delima. Also present were Mr. Collins, the Board Attorney.

Those absent: Mr. Gstattenbauer (excused), Mrs. Albanese (excused), Mr. Hahn, and Mrs. French (excused).

MINUTES

The Minutes of the March 22, 2017 Land Use Board Regular Meeting were reviewed. A Motion was made by Dr. Castimore and seconded by Mr. Delima to approve the Regular Meeting Minutes of the Land Use Board for March 22, 2017. All were in favor, except Mr. Romania and Mr. Wingle, who abstained. The Motion was carried.

BOARD BUSINESS

Green Ordinance Committee: Nothing to Report.

COAH Committee: Nothing to Report.

Open Space Committee for Updates to LUB: Nothing to Report.

Master Plan Committee: Nothing to Report

PUBLIC:

A Motion was made by Dr. Castimore and seconded by Mr. Delima to open this meeting to the public. All were in favor. The Motion was carried.

There being no public participation, a Motion was made by Dr. Castimore and seconded by Mr. Delima to close this matter to the public. All were in favor. The Motion was carried.

ZONING OFFICER'S AGENDA

The Zoning Report dated April, 2017 was reviewed. No formal action was taken.

RESOLUTIONS

David and Kelly Nogueroles – LUB 17-05 – 35 Lakeview Point Avenue – Block 174, Lot 1 – “C” & “D” Variances:

The Resolution was reviewed. A Motion was made by Mr. Dolan and seconded by Mr. Pierson to approve the Resolution for David & Kelly Nogueroles for a “C” & “D” Variance. Roll Call:

YES: 5 Tufaro, Dolan, Pierson, Kobis, Delima

NO: 0

ABSTAIN: 0

The Motion was carried.

Dana and Kenneth French – LUB 17-04 – 232 Mattison Reservoir Avenue – Block 42, Lot 6.02 – “D” Variance:

The Resolution was reviewed. A Motion was made by Mr. Delima and seconded by Mr. Dolan to approve the Resolution for Kenneth and Dana French for a “D” Variance. Roll Call:

YES: 5 Tufaro, Dolan, Pierson, Kobis, Delima

NO: 0

ABSTAIN: 0

The Motion was carried.

NEW APPLICATIONS

Michael Czaplinski – LUB 17-07 – 17 Wykertown Road – Block 26, Lot 12.01 - Interpretation:

Appearing before the board was the applicant, Michael Czaplinski, and his wife, Karen Czaplinski. Mr. and Mrs. Czaplinski were sworn in by the board attorney.

Mr. Collins asked Mr. and Mrs. Czaplinski to explain why they are before the board. He indicated that this is a “B Interpretation” for a Temporary Permit for a temporary trailer on the property due to a fire. He further stated that they should keep in mind that they cannot have any variances; therefore, they have to place the temporary trailer at a place that is inside all the setbacks required by the ordinance.

Mr. Czaplinski indicated that their home was destroyed from a fire. The insurance company would like to place a mobile home on the property temporarily while they rebuild. There is a garage on the property that is still standing. He indicated that there is an existing driveway on the property that goes to the existing garage and the house. The house is to left. They are proposing to put the mobile home next to the garage on the right hand side on the driveway. This will be easy accessibility to wheel the mobile home in and remove. This will not be an eyesore to anyone. He further indicated that you will not be able to see it from the road. The mobile home will be located within the required setbacks as indicated by the board attorney. The location of the mobile home is accessible to all the utilities on the property. The Zoning Officer, Sharon Tufaro, indicated that the required setbacks are for a home, which would be a front yard setback

BOARD BUSINESS CONT.

Invoices:

A Motion was made by Mr. Dolan and seconded by Mr. Delima to approve the April, 2017 Invoices on the Bill list attached hereto and made a part hereof. Roll Call:

YES: 8 Castimore, Tufaro, Risdon, Dolan, Romania, Pierson, Kobis, Delima

NO: 0

ABSTAIN: 0

The Motion was carried.

Return of Escrow:

Sharon & Richard Tufaro – LUB 17-03 – A letter was received from the applicants indicating that they would like a refund of the balance of their escrow money. The board secretary indicated that she has checked with the Board Attorney and Board Engineer and there are no outstanding invoices or work to be done.

A Motion was made by Mr. Dolan and seconded by Dr. Castimore to return the balance of the escrow funds in the amount of \$405.00 to the applicants Sharon and Richard Tufaro under application number: LUB 17-03. Roll Call:

YES: 7 Castimore, Risdon, Dolan, Romania, Pierson, Kobis, Delima

NO: 0

ABSTAIN: 1 Tufaro

Digital Sign at Yetter's Diner:

Not discussed.

Branchville Firehouse Bagel – Phase II of Site Plan:

Mr. Collins indicated that there was no request for a hearing this evening. The board secretary indicated that Mr. Pellow asked for this to be placed on the agenda, however, he is not here this evening. The reason for this is the purchaser requested parking in the rear as it is shown on the site plan. According to Mr. Pellow, Mrs. Yarosz indicated that there was a Phase I and a Phase II on the original site plan. They never received a Final Site Plan on Phase II, which is the back parking area, which still needs to meet the requirements of the approved Preliminary Site Plan. Mrs. Tufaro indicated that there were a few items that were not completed from the original site plan, one being the dumpster enclosure, which should also be done.

BOARD BUSINESS CONT.

Correspondence:

The correspondence was reviewed.

A discussion was held with regard to Roseline Farm & Bakery with regard to the site plan approval through the County Planning Board.

A Motion was made by Mr. Risdon and seconded by Mr. Delima to have the board secretary write a letter to the County Planning Board that the Frankford Township Land Use Board support's the applicant's request for County Approvals. All were in favor. The Motion was carried.

ADJOURN:

A Motion was made by Mr. Risdon and seconded by Mr. Delima, to adjourn the meeting. All were in favor. The Motion was carried.

Respectfully submitted,

SHARON M. YAROSZ
Land Use Administrator