

PLANNING BOARD

MINUTES

JANUARY 3, 2011

REORGANIZATION MEETING

7:30 P.M.

CALL TO ORDER:

The secretary called the meeting to order at 7:33 p.m., and read the Notice of Meeting Announcement.

ROLL CALL:

Present: Mrs. Michele Rankin, Mr. Ed Bucceri, Mr. Ron Quade, Mr. Jim Shepard, Mr. Victor Matthews, Mr. Ed Mainardi, Jr., Mr. Barry Brantner, Mr. Wayne Croteau, Mrs. Nancy LaReau (arrived at 7:39 p.m.), Mr. Jeff LoPrete, Mr. Steve Ransome, Stuart R. Koenig, Attorney; Mr. R. Henry Huelsebusch, Engineer; Mrs. Maureen D. Como, Secretary

Absent: Mr. Rizzo and Mrs. Roller

REORGANIZATION OF 2011 PLANNING BOARD:

The secretary asked for nominations for Planning Board Chairman for 2011. Mr. Quade nominated Steve Ransome as Chairman. Mr. Matthews seconded the motion. There being no further nominations, the motion was carried. Mr. Ransome abstained.

The secretary asked for nominations for Vice-Chairman for 2011. Mr. Brantner nominated Mr. Quade as Vice-Chairman. Mr. Shepard seconded the motion. There being no further nominations, the motion was carried.

APPOINTMENTS:

CONSENT AGENDA: All matters listed below marked with an asterisk (*) were considered routine in nature and were enacted upon by one motion. There was no separate discussion of these items unless a Planning Board member or citizen requested, in which event the item(s) would be removed from the Consent Agenda and considered in its normal sequence of the agenda.

- Resolution 11-1 Resolution Designating Appointments
- Resolution 11-2 Planning Board Secretary
- Resolution 11-3 Planning Board Subdivision and Site Plan Committee
- Resolution 11-4 Technical Coordinating Committee
- Resolution 11-5 Official Newspaper
- Resolution 11-6 Individual Notification Fees
- Resolution 11-7 2011 Meeting Dates

Vice-Chairman Quade moved Resolutions 11-1 through 11-7, seconded by Mr. Mainardi, and so carried.

- Resolution 11-8 Authorizing the Award of Professional Services Contract for Stuart Koenig, Esq. of the firm Stickel, Koenig and Sullivan

Vice-Chairman Quade moved Resolution 11-8, seconded by Mrs. Rankin, and so carried.

- Resolution 11-9 Authorizing the Award of Professional Services Contract for Planning Board Engineer

Vice-Chairman Quade moved Resolution 11-9, seconded by Mr. Brantner, and so carried.

MINUTES:

The minutes of the December 6, 2010 meeting were approved as presented, on motion by Mr. Bucceri, seconded by Vice-Chairman Quade, and so carried.

SECRETARY'S REPORT:

The secretary wished the Planning Board members a Happy New Year.

OLD BUSINESS:

There was no Old Business to come before the Board.

NEW BUSINESS:

There was no New Business to come before the Board.

PUBLIC HEARING:

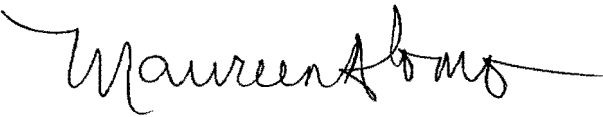
Chairman Ransome opened the public hearing. There being no one who wished to be heard, the public hearing was closed.

ADJOURNMENT:

The meeting adjourned at 7:41 p.m., on motion by Mr. Brantner, seconded by Mrs. Rankin, and so carried.

Respectfully submitted,

Approved February 7, 2011



Maureen D. Como
Planning Board Secretary

PLANNING BOARD

MINUTES

FEBRUARY 7, 2011

8:00 P.M.

CALL TO ORDER:

Chairman Ransome called the meeting to order at 8:01 p.m., and the secretary read the Notice of Meeting Announcement.

ROLL CALL:

Present: Mrs. Michele Rankin, Mr. Robert Rizzo, Mr. Ed Bucceri, Mr. Ron Quade, Mrs. Roller, Mr. Jim Shepard, Mr. Victor Matthews, Mr. Barry Brantner, Mr. Wayne Croteau, Mr. Jeff LoPrete, Mr. Steve Ransome, Stuart R. Koenig, Attorney; Mr. R. Henry Huelsebusch, Engineer; Mrs. Maureen D. Como, Secretary

Absent: Mr. Mainardi and Mrs. LaReau

MINUTES:

The minutes of the January 3, 2011 Reorganization meeting were approved as presented, on motion by Mr. Shepard, seconded by Mr. Bucceri, and so carried.

SECRETARY'S REPORT:

The secretary informed the Planning Board members of the following:

- ✚ The secretary welcomed Mr. Rizzo to the Planning Board.
- ✚ The secretary had forwarded an email regarding a workshop on Complete Streets to be held on March 31st at Waterloo Village. Vice-Chairman Quade is attending. The secretary requested if anyone else would be interested in attending.

OLD BUSINESS:

a. Nancy Johanson, Johanson Estate LLC – PB007/10 – MINOR SUBDIVISION

35 Split Rock Road, Block 10701 Lot 7

65 Split Rock Road, Block 10701 Lot 3

R-261 Zone

Currently Lot 3 contains 53.53 acres and Lot 7 contains 10.46 acres; the minor subdivision will relocate the lot line between the two lots, annexing 3.53 acres to Lot 3 from Lot 7. The proposed Lot 3 will then contain 56.92 acres and proposed Lot 7 will contain 6.40 acres; bulk variance for shared driveway access; rear yard variance and combined side yards.

T.C.C. REPORT OF JANUARY 31, 2011 FOR COMPLETENESS

After reviewing the T.C.C. Report of January 31, 2011, Chairman Ransome requested a motion of completeness. Mr. Shepard made a motion to deem the application complete, seconded by Mrs. Roller, and carried on a roll call vote of 9-0.

Mr. Matthews stepped down for the KIJ Mgt., LLC/Calvary Presbyterian Church application

NEW BUSINESS:

a.KIJ MGT, LLC/Calvary Presbyterian Church of N.J., Inc. – PB015/10

429 Rockaway Valley Road

Block 30102 Lot 1.03

BP Zone

Preliminary and Final Site Plan Approval

T.C.C. REPORT OF JANUARY 31, 2011 FOR COMPLETENESS

After reviewing the T.C.C. Report of January 31, 2011, and a discussion regarding waiving the fees for the church, Chairman Ransome requested a motion on Checklist Item 2 – fees. Vice-Chairman Quade made a motion to not waive the fees on the application, seconded by Mrs. Roller, and carried on a roll call vote of 8-1. Chairman Ransome cast the dissenting vote.

Vice-Chairman Quade made a motion to deem the application incomplete, seconded by Mr. Shepard, and carried on a roll call vote of 9-0.

Mr. Matthews returned to the dais for the Kern application.

a. Steven Kern – Sutters Estates – Phase III – PB001/11

28 Miller Drive
Block 10201 Lot 1.01
R-261 Zone

Major Preliminary Subdivision

T.C.C. REPORT OF JANUARY 31, 2011 FOR COMPLETENESS

Chairman Ransome noted for the record that the applicant was not present at the meeting.

The secretary informed the Board members that the incomplete items had been brought up to completeness regarding the preliminary. Mr. Shepard made a motion to deem the preliminary subdivision complete, seconded by Mrs. Roller, and carried on a roll call vote of 8-1. Vice-Chairman Quade cast the dissenting vote.

b. Steven Kern – Sutters Estates – Phase III – PB002/11

28 Miller Drive
Block 10201 Lot 1.01
R-261 Zone

Major Final Subdivision

T.C.C. REPORT OF JANUARY 31, 2011 FOR COMPLETENESS

The secretary informed the Board members that the incomplete items had been brought up to completeness regarding the final. Engineer Huelsebusch informed the Board that he had reviewed the final plat, and Checklist Items 30, 31 and 33 are complete to his satisfaction. Mr. Shepard made a motion to deem the major final subdivision complete, seconded by Mrs. Rankin, and carried on a roll call vote of 8-1. Vice-Chairman Quade cast the dissenting vote.

PUBLIC HEARING:

Chairman Ransome opened the public hearing. There being no one who wished to be heard, the public hearing was closed.

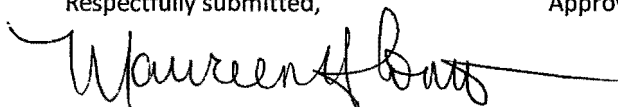
ADJOURNMENT:

The meeting adjourned at 8:26 p.m., on motion by Mr. Brantner, seconded by Vice-Chairman Quade, and so carried.

Respectfully submitted,

Approved

March 7, 2011



Maureen D. Como
Planning Board Secretary

PLANNING BOARD

MINUTES

MARCH 7, 2011

8:00 P.M.

CALL TO ORDER

Chairman Ransome called the meeting to order at 8:02 p.m., and the secretary read the Notice of Meeting Announcement.

FLAG SALUTE:

The flag salute was held.

ROLL CALL:

Present: Mrs. Michele Rankin, Mr. Rob Rizzo, Mr. Ed Bucceri, Mr. Ron Quade, Mrs. Marjorie Roller, Mr. Jim Shepard (arrived at 8:03 p.m.), Mr. Victor Matthews, Mr. Ed Mainardi, Jr., Mr. Barry Brantner, Mr. Wayne Croteau, Mr. Jeff LoPrete, Mr. Steve Ransome, Stuart R. Koenig, Attorney; Mr. R. Henry Huelsebusch, Engineer; Mrs. Maureen D. Como, Secretary

Absent: Mrs. Nancy LaReau

MINUTES:

The minutes of the February 7, 2011 meeting were approved as presented, on motion by Mr. Bucceri, seconded by Vice-Chairman Quade, and so carried.

SECRETARY'S REPORT:

The secretary informed the Board members of the following:

- Proof of service was in order for the Johanson and Kern applications.
- Messrs. Quade and Croteau would be attending the "2011 Complete Streets Workshop" on March 31, 2011 in Newton.

Mrs. Rankin and Mr. Rizzo stepped down from the dais for the Johanson and Kern applications.

OLD BUSINESS:

- a. **Nancy Johanson, Johanson Estate LLC – PB007/10 – MINOR SUBDIVISION – EXPIRES MAY 18, 2011 – PUBLIC HEARING**

35 Split Rock Road, Block 10701 Lot 7

65 Split Rock Road, Block 10701 Lot 3

R-261 Zone

Currently Lot 3 contains 53.53 acres and Lot 7 contains 10.46 acres; the minor subdivision will relocate the lot line between the two lots, annexing 3.53 acres to Lot 3 from Lot 7. The proposed Lot 3 will then contain 56.92 acres and proposed Lot 7 will contain 6.40 acres; bulk variance for shared driveway access; rear yard variance and combined side yards.

Jeanne Ann McManus, Esq., counsel for the applicant and George James, P.E., were present. Attorney McManus presented a brief overview of the application, and the variances being requested. Attorney McManus requested that George Paul James, P.E. be sworn in. Mr. James has been licensed since 1976; works for the firm of Keller & Kirkpatrick located in Morris Plains; is a professional engineer and planner

in the State of New Jersey; and has testified before numerous boards. Mr. James was accepted by the Planning Board.

Sheet 1 of 2 (colored-highlight) was marked into evidence as **Exhibit A-1 dated March 7, 2011** and Sheet 2 of 2 (colored-highlight) was marked into evidence as **Exhibit A-2 dated March 7, 2011**. Mr. James explained the colored-highlighted areas being annexed from Lot 7 into Lot 3. The intended use of both lots will remain residential; areas along Split Rock Road are to be dedicated to the Township. The driveway access into Lot 3 was discussed as well as the sight distances on Split Rock Road. A variance for combined side yards of 22% (required is 40%) is being requested or 151'. A rear yard setback variance is required due to the encroachment of the building envelope.

Mr. Bucceri requested if the radius of the curve of the proposed driveway easement met road standards if it were to be converted to a road? Mr. James stated that it does meet road standards. Attorney McManus stated that a road is not proposed at this time. Additional discussions ensued regarding the sight distances on Split Rock Road, the proposed driveway easement, the access to Lot 7, the proposal for Lot 3, the history of the proposed driveway easement tail, complying with the rear yard setback and the realignment to meet the 100' setback requirement, and Section 36 Relief was also discussed.

Attorney McManus requested that the Nancy Johanson application be carried to the April 4, 2011 meeting. Mr. Matthews made that motion, seconded by Mr. Shepard, and carried on a roll call vote of 9-0. No further notice would be required or given.

Mr. Shepard stepped down from the dais for the Kern application.

b. Steven Kern – Sutters Estates – Phase III – PB001/11 – EXPIRES MAY 18, 2011

28 Miller Drive
Block 10201 Lot 1.01
R-261 Zone

Major Preliminary Subdivision

c. Steven Kern – Sutters Estates – Phase III – PB002/11 – EXPIRES MAY 18, 2011

28 Miller Drive
Block 10201 Lot 1.01
R-261 Zone

Major Final Subdivision

PUBLIC HEARING

James Bryce, Esq., counsel for the applicant, Steven Kern, applicant, Marc Walker, P.E., and Russell Felter, County Park Commission were present. Attorney Bryce presented a brief overview of the application where 37+ acres are proposed to be subdivided into 3 separate lots. 2 lots will be conveyed to the County of Morris for open space preservation purposes. Mr. Kern will be retaining a 7-acre parcel. Variances are required for impervious coverage and frontage issues; no development is proposed.

Messrs. Kern, Walker and Felter were sworn in by Attorney Koenig. Mr. Walker was accepted as an expert witness by the Board as a professional engineer.

Engineer Walker presented a colored exhibit, Sheet 1 of 1, which was marked into evidence as **EXHIBIT A-1, DATED MARCH 7, 2011**. Engineer Walker presented the history of the project – Phase I consisted of 38.3 acres, which contains the Hoggs Pen area, Phase II consisted of 21.57 acres, and Phase III will convey 30.7 acres to the County of Morris. All 3 phases total approximately 90 acres. The Kern property is a flag lot. Phase I and II received variances for no frontage on a public road. The Kern property is a flag lot; the stem of the flag provides access to the Kern property.

The requested variances are as follows:

1. Lot 1.04 and Lot 1.05 – no frontage – 2 variances
 2. Lot 1.04 and Lot 1.05 – lot width at a public street – 2 variances
 3. Lot 1.01 – impervious coverage – allowed 15,864 square feet – 46, 235 square feet proposed
 4. Building coverage – 7, 932 square feet allowed – 12,209 square feet existing
 5. Lot width requirement at the street as well as at the building setback line
 - At the street – 175 square feet required – 50.2’ proposed
 - At the setback line – 260 square feet required – 54.4’ proposed
 6. Lot area within 900’ of a public right-of-way – req. 261,360 square feet – proposed 147,352 square feet
- Total lot area is 305,670 square feet

No physical improvements are proposed, and no parking is proposed on the right-of-way or within the driveway area.

Mr. Felter, Manager of Park Projects of the Morris County Park Commission, informed the Board that he has been involved in approximately 85 land acquisitions. The intent of the Park Commission for this subdivision is for trails – no fields and/or parking is proposed. If parking were to be requested in the future, the Park Commission would make that request with the Planning Board. Special events for the Hoggs Pen have been permitted to park on the Kern property. An access easement across proposed Lot 1.01 to be dedicated to the County of Morris Park Commission for County vehicles; pedestrians would be allowed to use the easement.

Questions arose from the Board members regarding signage, Title 39, and wetlands buffers (delineated on Exhibit A-1 in orange).

Chairman Ransome opened the application to the public.

Patricia Barbarito, 27 Miller Drive, was sworn in by Attorney Koenig. Ms. Barbarito had concerns of generating traffic on Miller Drive; not in the best interest for the neighborhood.

Alexander Simone, 30 Miller Drive, was sworn in by Attorney Koenig. Mr. Simone had the same concerns as Ms. Barbarito; parking in front of the residential homes; quicker access to Hoggs Pen through Denville or Rockaway.

John Sami, 19 Decker Lane, was sworn in by Attorney Koenig. Mr. Sami also had the same concerns as Ms. Barbarito and Mr. Simone; referenced the opening of Split Rock Road Reservoir; property value; Mr. Kern to maintain driveway as well as successors.

Russell Fisher, 34 Miller Drive, was sworn in by Attorney Koenig. Mr. Fisher had no objections to the basic idea of the application but the traffic is a concern; suggested a cul-de-sac at the end of Decker where it joins the Kern driveway.

Clark Gordon, 21 Miller Drive, was sworn in by Attorney Koenig. Mr. Gordon had the same concerns as the previous residents; quiet neighborhood; discourage access; encourage access from other areas.

Peter Smith, 5 Miller Drive, was sworn in by Attorney Koenig. Mr. Smith had concerns, addressed to Engineer Walker, regarding the steep grade, the hammer head parking and water runoff. He also voiced his concerns of parking on Miller Drive.

Chairman Ransome closed the public hearing on this application.

There was additional discussion regarding the Park Commission returning to the Board with a parking plan, as well as POWWW receiving a grant for parking on Old Beech Glen in Rockaway Township.

Chairman Ransome requested a motion on this application. Vice-Chairman Quade made a motion to approve the application for preliminary and final subdivision with the variances as presented, granting Title 39, parking plan to be approved by the Planning Board, no parking along the private driveway, and no parking signs, seconded by Mrs. Roller, and carried on a roll call vote of 8-0.

Mr. Shepard returned to the dais.

NEW BUSINESS:

There was no new business to come before the Board.

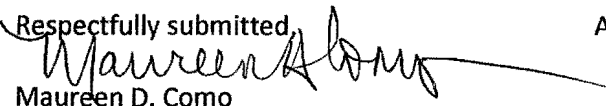
PUBLIC HEARING:

Chairman Ransome opened the public hearing. There being no one who wished to be heard, the public hearing was closed.

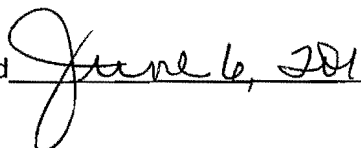
Prior to adjournment, Chairman Ransome discussed the addition of the Flag Salute to the agenda. The secretary was requested to place this item on all future agendas.

ADJOURNMENT:

The meeting adjourned at 10:41 p.m., on motion by Vice-Chairman Quade, seconded by Mr. Shepard, and so carried.

Respectfully submitted,

Maureen D. Como
Planning Board Secretary

Approved



PLANNING BOARD

MINUTES

APRIL 4, 2011

8:00 P.M.

CALL TO ORDER:

Chairman Ransome called the meeting to order at 8:00 p.m., and the secretary read the Notice of Meeting Announcement.

FLAG SALUTE:

The flag salute was held.

ROLL CALL:

Present: Mr. Ed Bucceri, Mr. Ron Quade, Mrs. Marjorie Roller, Mr. Victor Matthews, Mr. Ed Mainardi, Jr., Mr. Barry Brantner, Mr. Wayne Croteau, Mr. Jeff LoPrete (arrived at 8:03 p.m.). Mr. Steve Ransome, Stuart R. Koenig, Attorney; Mrs. Maureen D. Como

Absent: Mrs. Michele Rankin, Mr. Rob Rizzo, Mr. Jim Shepard, Mrs. Nancy LaReau, Mr. Hank Huelsebusch (excused due to death in family)

SECRETARY'S REPORT:

The secretary informed the Board members of the following:

- ✦ Proof of service was not in order for the Chohan application.
- ✦ The secretary received a letter and CD with photos from Mary Lee Fulcher regarding sight distances in both directions for the Nancy Johanson minor subdivision application.

OLD BUSINESS:

- a. **Steven Kern – Sutters Estates – Phase III – PB001/11 – MAJOR PRELIMINARY SUBDIVISION AND PB002/11 – MAJOR FINAL SUBDIVISION – EXPIRES MAY 18, 2011**

28 Miller Drive
Block 10201 Lot 1.01
R-261 Zone

Resolution of Approval

A brief discussion ensued with the Board members regarding the addition of Condition #6 (complying with the outstanding comments of the Planning Board Engineer's memorandum of February 28, 2011). Vice-Chairman Quade made a motion to adopt the resolution of approval with the change, seconded by Mr. Brantner, and carried on a roll call vote of 8-0.

- b. **Nancy Johanson, Johanson Estate LLC – PB007/10 – MINOR SUBDIVISION – EXPIRES MAY 18, 2011 – CARRIED FROM MARCH 7, 2011 MEETING**

35 Split Rock Road, Block 10701 Lot 7
65 Split Rock Road, Block 10701 Lot 3
R-261 Zone

Currently Lot 3 contains 53.53 acres and Lot 7 contains 10.46 acres; the minor subdivision will relocate the lot line between the two lots, annexing 3.53 acres to Lot 3 from Lot 7. The proposed Lot 3 will then contain 56.92 acres and proposed Lot 7 will contain 6.40 acres; bulk variance for shared driveway access; rear yard variance and combined side yards.

Request for application to be carried to the May 2, 2011 Meeting

Chairman Ransome requested a motion to carry the application to the May 2, 2011 meeting with no further notice required or given. Mr. Mainardi made that motion, seconded by Vice-Chairman Quade, and so carried.

c. **Calvary Presbyterian Church of N.J., Inc. – PB015/10 – (APPLICANT)**

Owner: MSM Boonton
429 Rockaway Valley Road
Block 30102 Lot 1.03
BP Zone

Preliminary and Final Site Plan Approval – Sign Variance

T.C.C. Report of March 30, 2011 for Completeness

Chairman Ransome requested a motion of completeness on the application. Mr. Mainardi made that motion, seconded by Vice-Chairman Quade, and carried on a roll call vote of 7-0.

NEW BUSINESS:

a. **The Land Conservancy of New Jersey – Estate of Herman J. Koehler – PB010/08**

Koehler Pond – Split Rock Road
Block 20101 Lots 1 and 5
Block 20301 Lot 1
R-261 Zone

Request for 3rd Extension of time for perfection of Preliminary and Final Major Subdivision

Chairman Ransome requested a motion to grant the 3rd and final extension of time for this application. Vice-Chairman Quade made that motion, seconded by Mr. Brantner, and carried on a roll call vote of 8-0.

b. **Naseer A. Chohan – PB003/11**

245 Summit Drive
Block 11101 Lot 11
R-20 Zone

C-1 variance request from the terms of Section 102-173F as per Schedule “E” (front yard setback on two [2] streets) and Section 102-171.2 (building coverage)

As stated by the secretary in her report, proof of service was not in order for this application. Chairman Ransome informed the applicant that notice would have to be repeated to the 200’ property owners and utility companies, as well as in the Citizen newspaper.

c. **Alpacas at Brookhollow Farm – PB004/11**

425 Powerville Road
Block 30201 Lot 2
R-261 Zone

Request for waiver of site plan for the construction of a building intended to serve as the admissions building for Brookhollow’s Barnyard

Tina Krawczyk presented a brief overview of the waiver request for a proposed 2-story building at Brookhollow Farms. She further stated that the existing cashier building will be relocated or made into a puppet show. The proposed 2-story building will be used for the cashier and coverage in inclement weather. There will be electric, and the proposed building will enhance the agricultural use of the property.

After questions from the Board, Chairman Ransome requested a motion on the waiver. Vice-Chairman Quade made a motion to grant the waiver of site plan, seconded by Mr. Croteau, and carried on a roll call vote of 8-0.

d. **Johanson Manufacturing Corporation – PB005/11**

301 Rockaway Valley Road
Block 30201 Lots 1.01, 1.02, 1.03 and 1.04
BP Zone

Conceptual plan for an expansion of the manufacturing facility

Mrs. Johanson presented a brief overview of the conceptual plan for the expansion of the manufacturing facility for the addition of another kiln.

1. State approval will be required;
2. It will be 6 to 9 months before commencement of construction;
3. The building will be part steel and part brick;
4. It must operate on a 24/7 basis;
5. No additional impervious coverage will be added;
6. Adequate parking already exists;
7. There will be no increase in hydrogen or nitrogen;
8. The generator is carefully monitored; and
9. The applicant may need waiver of site plan approval.

PUBLIC HEARING:

Chairman Ransome opened the public hearing.

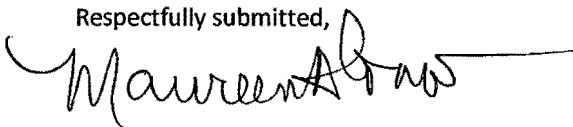
Mary Lee Fulcher, 10 Split Rock Road, wished to address the Board regarding the letter and CD she submitted to the Board secretary regarding Nancy Johanson's application. Mrs. Fulcher has no problem with the application.

There being no one else who wished to be heard, the public hearing was closed.

ADJOURNMENT:

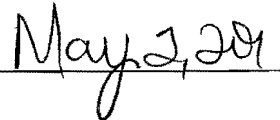
The meeting adjourned at 8:35 p.m., on motion by Mr. Brantner, seconded by Vice-Chairman Quade, and so carried.

Respectfully submitted,



Maureen D. Como
Planning Board Secretary

Approved _____



PLANNING BOARD
MINUTES
MAY 2, 2011
8:00 P.M.

CALL TO ORDER:

Chairman Ransome called the meeting to order at 8:01 p.m., and the secretary read the Notice of Meeting Announcement.

FLAG SALUTE:

The flag salute was held.

ROLL CALL:

Present: Mr. Robert Rizzo, Mr. Ed Bucceri, Mr. Ron Quade, Mrs. Marjorie Roller, Mr. Victor Matthews, Mr. Ed Mainardi, Jr., Mr. Barry Brantner, Mr. Wayne Croteau (arrived at 8:08 p.m.), Mr. Jeff LoPrete, Mr. Steve Ransome, Stuart R. Koenig, Attorney; Mr. R. Henry Huelsebusch, Engineer; Mrs. Maureen D. Como, Secretary

Absent: Mrs. Michele Rankin and Mrs. Nancy LaReau

MINUTES:

The minutes of the March 7, 2011 meeting were not ready for approval.

The minutes of the April 2, 2011 meeting were approved as corrected, on motion by Vice-Chairman Quade, seconded by Mr. Bucceri, and so carried.

SECRETARY'S REPORT:

The secretary informed the Board members of the following:

- ✦ Proof of service was in order for the Calvary Presbyterian Church and the Naseer Chohan applications.

OLD BUSINESS:

- a. **Nancy Johanson, Johanson Estate LLC – PB007/10 – MINOR SUBDIVISION**
EXPIRES MAY 18, 2011 – CARRIED FROM 3/7/2011 MEETING – PUBLIC HEARING
35 Split Rock Road, Block 10701 Lot 7
65 Split Rock Road, Block 10701 Lot 3
R-261 Zone
Currently Lot 3 contains 53.53 acres and Lot 7 contains 10.46 acres; the minor subdivision will relocate the lot line between the two lots, annexing 3.53 acres to Lot 3 and Lot 7. The proposed Lot 3 will then contain 56.92 acres and proposed Lot 7 will contain 6.40 acres, bulk variance for shared driveway access; rear yard variance and combined side yards.
Letter of Withdrawal dated April 21, 2011
Vice-Chairman Quade made a motion to accept the letter of withdrawal without prejudice, seconded by Mr. Mainardi, and so carried.
- b. **Alpacas at Brookhollow Farm – PB004/11**
425 Powerville Road
Block 30201 Lot 2
R-261 Zone
Resolution of Approval
Mr. Matthews made a motion to accept the resolution of approval as presented, seconded by Mrs. Roller, and carried on a roll call vote of 7-0.

Mr. Matthews stepped down for the Calvary Presbyterian Church application.

- c. **Calvary Presbyterian Church of N.J., Inc. – PB015/10 – (APPLICANT) – EXPIRES 8/2/2011 – PUBLIC HEARING**
Owner: MSM Boonton
429 Rockaway Valley Road
Block 30102 Lot 1.03

BP Zone

Preliminary and Final Site Plan Approval – Sign Variance

James Pryor, Esq., counsel for the applicant, Pastor Kisung Park, applicant, and Louis Barbieri, architect, were present. The applicant proposes to occupy the southeasterly portion of Building 12. The floor area to be occupied is 5,215 square feet with 67 parking spaces allocated. Interior renovations are proposed, the removal of two (2) oak trees, installation of a new handicap access ramp, lighting for an entry walkway, a new sign, and the re-configuration of the existing parking spaces. Pastor Park and Mr. Barbieri were sworn in by Attorney Koenig.

Pastor Park testified. The current church is located in Bogota, New Jersey, with a membership of 15 people. There will be Sunday morning worship and an occasional revival meeting. Pastor Park anticipates working at the facility 4 to 5 hours a day, with no additional employees. No cooking or preparation of food will take place on site; some prepared food may be brought in on special occasions.

Mr. Barbieri presented his qualifications for the Board and was accepted as an architect and planner. Mr. Barbieri testified to the following:

- ✦ Size and orientation of the proposed use on the site;
- ✦ The proposed ramp at the front door;
- ✦ The modification to the front door;
- ✦ Installation of an accessible lavatory;
- ✦ Two (2) gates to be removed;
- ✦ A freestanding sign;
- ✦ Installation of one (1) light stanchion;
- ✦ Proposed reconfiguration of the parking stalls

The Planning Board Engineer's report dated April 25, 2011 was discussed; it was agreed that a number of the comments would be made conditions of approval. The light pole was proposed for 18 feet high, necessitating a variance. The applicant agreed to install the light pole at a maximum height of 16 feet to avoid the variance. It was further noted that the application should be corrected to show MSM/Boonton, LLC as the owner, where KIJ Management, LLC is the contract purchaser.

The Board briefly touched on the Police Department's report regarding Title 39 for the MSM site. John E. Sullivan, as general management partner of the LLC, was sworn in by Attorney Koenig. Mr. Sullivan stated he prefers not to have Title 39 applied to the MSM site.

Chairman Ransome opened this application to the public. There being no one who wished to be heard, the public hearing was closed.

Chairman Ransome then requested a motion on this application. Mrs. Roller made a motion to approve the application as presented with the following conditions: changes to P2, P3, P4, P6, P7 and L1 of the Engineer's report, relocation of the handicap parking spaces, correct the application face page to show the correct owner as MSM, seconded by Vice-Chairman Quade, and carried on a roll call vote of 7-0.

Mr. Matthews returned to the dais for the Naseer Chohan application.

NEW BUSINESS:

a. **Naseer A. Chohan – PB003/11**

245 Summit Drive
Block 11101 Lot 11
R-20 Zone

C-1 variance request from the terms of Section 102-172F, Section 102-136 Schedule "E" and Section 102-171.2 building coverage for a proposed addition to the existing home

Afshan Vandal, architect for the applicant; Naseer Chohan, applicant; and Shehzad Chohan, son of the applicant; were present. Ms. Vandal and the Chohan's were sworn in by Attorney Koenig. The variance application consists of a front yard setback along

Summit Drive (21.05 feet) and North Glen Road (6.37 feet) [50 feet required], building coverage (2,162 proposed, 1,637.5 feet permitted, 1,579 square feet exists), and a front yard setback for a garage (27 feet where 50 feet is required).

The applicant proposes a significant renovation to the existing building, with an additional first floor area to be added to the rear of the home, an attached garage in the rear of the home, and an addition of a second story over most of the existing home and garage.

The applicant testified that he has lived in Boonton Township for 28 years. He wants to enlarge the home because he has four children. The lot is undersized and irregularly shaped. The dwelling exists in an older area of the Township. There presently exists a deck in the rear of the building where the first floor addition is proposed. The proposed 2-car garage is to be set back 27 feet rather than 50 feet, to avoid covering the existing septic location. The applicant had attempted to purchase a strip of land (Block 11101 Lot 12) adjacent to his property from the neighboring property owner, but with no success.

A picture board was marked into evidence as EXHIBIT A-1 DATED MAY 2, 2011. The top 3 scanned photos depicted the property in question, the bottom 3 scanned photos depicted homes in the neighborhood. The proposed improvements to the property would enhance the aesthetics of the existing home and the neighborhood.

Questions arose from the Board members regarding the existing foundation, the existing bedrooms, the existing deck (to be removed), the setback of the proposed garage, the septic and water (from Denville), the HVAC and heating, and the impervious coverage.

Chairman Ransome opened this application to the public. There being no one who wished to be heard, the public hearing was closed.

Chairman Ransome then requested a motion on this application. Vice-Chairman Quade made a motion to approve the application as presented, with the following conditions: 2 pre-existing front yard setbacks, an additional front yard setback of 27' for the garage, and building coverage of 2,162' where 1,637' is required, subject to providing impervious coverage calculations to Mr. Bucceri, seconded by Mrs. Roller, and carried on a roll call vote of 7-1. Mr. Mainardi cast the dissenting vote.

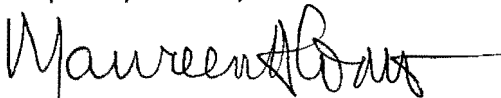
PUBLIC HEARING:

Chairman Ransome opened the public hearing. There being no one who wished to be heard, the public hearing was closed.

ADJOURNMENT:

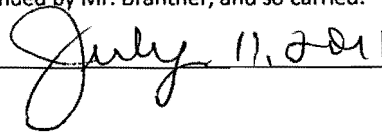
The meeting adjourned at 10:05 p.m., on motion by Mrs. Roller, seconded by Mr. Brantner, and so carried.

Respectfully submitted,



Maureen D. Como
Planning Board Secretary

Approved



PLANNING BOARD

MINUTES

JUNE 6, 2011

8:00 P.M.

CALL TO ORDER:

Chairman Ransome called the meeting to order at 8:00 p.m., and the secretary read the Notice of Meeting Announcement.

FLAG SALUTE:

The flag salute was held.

ROLL CALL:

Present: Mr. Ed Bucceri, Mr. Ron Quade, Mrs. Marjorie Roller, Mr. Jim Shepard, Mr. Victor Matthews, Mr. Ed Mainardi, Jr., Mr. Barry Brantner, Mr. Wayne Croteau, Mr. Steve Ransome, Stuart R. Koenig, Attorney; Mrs. Maureen D. Como, Secretary

Absent: Mrs. Rankin, Mr. Rizzo, Mrs. LaReau, Mr. LoPrete, and Mr. Huelsebusch (excused)

MINUTES:

The minutes of the March 7, 2011 meeting were approved as presented, on motion by Mr. Matthews, seconded by Mr. Mainardi, and so carried.

The minutes of the May 2, 2011 meeting were not prepared for approval by the Board.

SECRETARY'S REPORT:

The secretary informed the Board members of the following:

- Proof of service was in order for the Winans and Hunter applications.
- PSE&G applied for a Highlands Applicability Determination to the NJDEP under the Highlands Water Protection and Planning Act.
- EcoSciences has applied to the NJDEP for a Letter of Interpretation for Johanson Resources Inc. (Block 30501 Lots 4 and 5 and Block 30701 Lots 3 and 4 – 119 and 131 Kingsland Road).

OLD BUSINESS:

a. **Calvary Presbyterian Church of N.J., Inc. – PB015/10 (APPLICANT)**

Owner: MSM Boonton
429 Rockaway Valley Road
Block 30102 Lot 1.03
BP Zone

Resolution of Approval

Chairman Ransome requested a motion on the resolution of approval. Mr. Mainardi made that motion, seconded by Vice-Chairman Quade, and carried on a roll call vote of 6-0.

b. **Naseer A. Chohan – PB003/11**

245 Summit Drive
Block 11101 Lot 11
R-20 Zone

Resolution of Approval

Chairman Ransome requested a motion on the resolution of approval. Vice-Chairman Quade made that motion, seconded by Mrs. Roller, and carried on a roll call vote of 6-0.

NEW BUSINESS:

a. **Celine Winans – PB006/11**

16 South Rockaway Drive
Block 40402 Lot 8
R-30 Zone

C-1 variance request from the terms of Section 102-172F and Section 102-136 Schedule “E” so as to permit the construction of a front porch – front yard setback of 44.59’ is proposed where 60’ required.

Celine Winans, applicant, and Oded Levi, builder, were present. Mrs. Winans and Mr. Levi were sworn in by Attorney Koenig.

Mrs. Winans testified regarding her application for a front porch, which would extend out from the brick façade 7’ wide facing South Rockaway Drive and 26’ across. Mrs. Winans presented a scanned photograph of the front of the existing home, which was marked into evidence as **EXHIBIT A-1 DATED JUNE 6, 2011**. The stone wall and driveway would remain. The proposed porch would have a shed roof with open walls and no screens. 3 steps will project beyond the 7’ toward South Rockaway Drive and land onto the existing walkway.

Chairman Ransome opened this application to the public. There being no one who wished to be heard, the public hearing was closed.

Chairman Ransome then requested a motion on this application. Mr. Mainardi made a motion to approve the application as presented for a front yard setback of 7’ off of the edge of the deck of the porch, seconded by Mr. Croteau, and carried on a roll call vote 8-0.

Mrs. Roller stepped down from the dais for the Hunter application.

b. **John 3rd and Helen Hunter – PB007/11**

Nine Glenbourne Drive
Block 40301 Lot 8
R-30 Zone

C-1 variance request from the terms of Section 102-171.2 and Section 102-136 Schedule “E” so as to permit an addition to an existing building that requires a variance for building coverage and combined setback and a new deck

John and Helen Hunter were present and both were sworn in by Attorney Koenig. Mr. Hunter testified they are proposing an addition to their garage, and removing a screened porch and replacing with a larger 3-seasoned sunroom. A deck will also be added, which does not require a variance. The garage addition requires a variance for combined side yard (east side) of 27.38’ proposed where 28.9’ is required. The building coverage variance is for 3001 square feet proposed where 2529 square feet is required; 2537 square feet presently exists.

Mr. Hunter further testified they have owned the home since 1973. It is the only ranch on Glenbourne Drive. There only exists a ½ basement which is damp; a lot of rock exists under the house. Mr. Hunter presented photos to the Board, which were marked into evidence as **EXHIBIT A-1 DATED JUNE 6, 2011** (rear of home); **EXHIBIT A-2 DATED JUNE 6, 2011** (front of home); **EXHIBIT A-3 DATED JUNE 6, 2011** (rear of home). The driveway will have to be re-pitched as well.

Chairman Ransome opened this application to the public. There being no one who wished to be heard, the public hearing was closed.

Chairman Ransome then requested a motion on this application. Vice-Chairman Quade made a motion to approve the application as presented for minimum combined side yard of 27.38' and maximum building coverage of 3001 square feet, seconded by Mr. Croteau, and carried on a roll call vote 7-0.

Mrs. Roller returned to the dais, and Mr. Shepard stepped down from the dais.

PUBLIC HEARING:

Jeff Maron, 37 Elcock Avenue, wished to address the Board regarding Vino, and letters sent to the Construction Official regarding outstanding issues of the resolution of approval from 2008. Chairman Ransome informed Mr. Maron that the Planning Board is not an enforcing Board; Mr. Maron should discuss his issues with the Township Committee.

There being no one else who wished to be heard, the public hearing was closed.

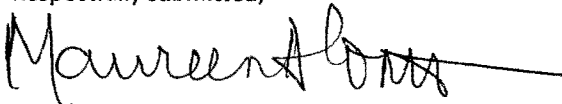
Mr. Shepard returned to the dais.

Chairman Ransome then addressed the Board regarding the Township Planner. The Township Committee interviewed 2 candidates – Charles McGroarty and Robert Michaels. The Board was asked if the Members wanted to suspend relations with Denzler and Associates or continue for the remainder of 2011. The Board members were all in favor of suspending relations with Denzler and Associates.

ADJOURNMENT:

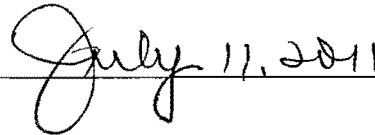
The meeting adjourned at 8:45 p.m., on motion by Mr. Brantner, seconded by Vice-Chairman Quade, and so carried.

Respectfully submitted,



Maureen D. Como
Planning Board Secretary

Approved



PLANNING BOARD

MINUTES

JULY 11, 2011

8:00 P.M.

CALL TO ORDER:

Chairman Ransome called the meeting to order at 8:00 p.m., and the secretary read the Notice of Meeting Announcement.

FLAG SALUTE:

The flag salute was held.

ROLL CALL:

Present: Mr. Ed Bucceri, Mrs. Marjorie Roller (arrived at 8:03 p.m.), Mr. Jim Shepard, Mr. Victor Matthews, Mr. Barry Brantner, Mr. Wayne Croteau, Mr. Steve Ransome, Mr. Charles McGroarty, Planner, Mrs. Maureen D. Como, Secretary

Absent: Mrs. Michele Rankin and Mr. Rob Rizzo (Township Committee Meeting), Mr. Ron Quade, Mr. Ed Mainardi, Jr., Mrs. Nancy LaReau, Mr. Jeff LoPrete, Stuart R. Koenig, Esq. (excused), and Mr. R. Henry Huelsebusch, Engineer (excused)

MINUTES:

The minutes of the May 2, 2011 meeting were approved as presented, on motion by Mr. Bucceri, seconded by Mr. Matthews, and so carried.

The minutes of the June 6, 2011 meeting were approved as presented, on motion by Mr. Matthews, seconded by Mr. Brantner, and so carried.

SECRETARY'S REPORT:

The secretary informed the Board members of the following:

- ✚ The secretary welcomed Mr. McGroarty to the Planning Board as the Township Planner.

OLD BUSINESS:

a. **Celine Winans – PB006/11**

16 South Rockaway Drive
Block 40402 Lot 8
R-30 Zone

Resolution of Approval

Chairman Ransome requested a motion on the resolution of approval. Mr. Shepard made that motion, seconded by Mr. Matthews, and carried on a roll call vote of 5-0.

b. **John 3rd and Helen Hunter – PB007/11**

Nine Glenbourne Drive
Block 40301 Lot 8
R-30 Zone

Resolution of Approval

Chairman Ransome requested a motion on the resolution of approval. Mr. Matthews made that motion, seconded by Mr. Brantner, and carried on a roll call vote of 5-0.

NEW BUSINESS:

a. **Resolution 11-10**

Planning Board Professional – Charles T. McGroarty, PP/AICP

Resolution of Approval

Chairman Ransome requested a motion on the resolution of approval. Mr. Matthews made that motion, seconded by Mr. Bucceri, and carried on a roll call vote of 7-0.

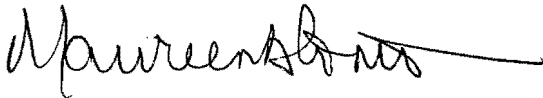
PUBLIC HEARING:

Chairman Ransome opened the public hearing. There being no one who wished to be heard, the public hearing was closed.

ADJOURNMENT:

The meeting adjourned at 8:04 p.m., on motion by Mr. Brantner, seconded by Mr. Shepard, and so carried.

Respectfully submitted,



Maureen D. Como
Planning Board Secretary

Approved Aug. 1, 2011

PLANNING BOARD
MINUTES
AUGUST 1, 2011
8:00 P.M.

CALL TO ORDER:

The Chairman called the meeting to order at 8:01 p.m., and the secretary read the Notice of Meeting Announcement.

FLAG SALUTE:

The flag salute was held.

ROLL CALL:

Present: Mr. Ed Bucceri, Mr. Ron Quade, Mr. Victor Matthews, Mr. Ed Mainardi, Jr., Mr. Barry Brantner, Mr. Jeff LoPrete, Mr. Steve Ransome, Stuart R. Koenig, Attorney; Mr. R. Henry Huelsebusch, Engineer; Mrs. Maureen D. Como, Secretary

Absent: Mrs. Rankin, Mr. Rizzo, Mrs. Roller, Mr. Shepard, Mr. Croteau, and Mrs. LaReau

MINUTES:

The minutes of the July 11, 2011 meeting were approved as presented, on motion by Mr. Matthews, seconded by Mr. Brantner, and so carried.

SECRETARY'S REPORT:

The secretary informed the Board members of the following:

- ✚ Proof of service was in order for the Barone application
- ✚ The secretary would be on vacation from August 5th and returning to the office on August 16th

OLD BUSINESS:

There was no Old Business to come before the Board.

NEW BUSINESS:

a. **Enrico Barone – PB008/11**

737 Cornelia Street
Block 50801 Lot 3
R-81 Zone

C-1 variance request from the terms of Section 102-172.F. and Schedule "E" (front, rear and side yard setbacks) and Section 102-171.2.A (building coverage) so as to permit a 2nd story addition with an attached garage

Enrico Barone, applicant, and Paul Tiajloff, Architect, were present. Messrs. Barone and Tiajloff were sworn in by Attorney Koenig. The home is a cape-style home from the 1940's which the applicant has owned for approximately 7 years. The applicant's father will be moving into the home, thereby necessitating the 2nd story addition. The applicant is also proposing a garage attached to the home; present garage is detached.

Mr. Tiajloff explained the application and variances being requested. A 35' front yard setback is proposed, where 100' is required, and 42' is existing; a 16' rear yard setback is proposed, where 100' is required, and 0' is existing; and a variance is required for maximum building coverage, where 1572.12' is proposed, 1442.1' is required, and 1364.45' is existing. The septic system was upgraded 6 or 7 years ago.

A board with the plot plan and photos depicting the existing home (front, southern, rear, and northern views) was marked into evidence as **EXHIBIT A-1, DATED 8/1/11.**

Chairman Ransome opened this application to the public. There being no one who wished to be heard, the public hearing was closed.

After discussion by the Board, Chairman Ransome then requested a motion on this application. Vice-Chairman Quade made a motion to approve the application as presented, seconded by Mr. Brantner, and carried on a roll call vote of 6-0.

b. **Merry Heart of Boonton Township – PB009/11**

199 Powerville Road
Block 40901 Lot 26.01
R-40 Zone

Waiver of formal Site Plan to relocate three light posts and change the internal flow of traffic within the main and front driveway areas

Adriane Dalupang and Julian Bonifacio, applicants, were present. Messrs. Dalupang and Bonifacio were sworn in by Attorney Koenig. A discussion ensued as to whether a waiver of formal site plan was adequate for the nature of the application. Attorney Koenig requested the applicant to explain the specifics of the lighting and change to the internal traffic flow, which the applicant did. Chairman Ransome stated that this is a pre-existing non-conforming use in a residential zone.

It was the feeling of the Board that a full site plan with public hearing should be entertained by the applicant.

Chairman Ransome requested a motion. Mr. Matthews made a motion to deny the waiver of site plan, seconded by Vice-Chairman Quade, and carried on a roll call vote of 6-0. Mr. Bucceri abstained.

PUBLIC HEARING:

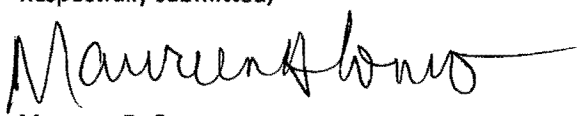
Chairman Ransome opened the public hearing. There being no one who wished to be heard, the public hearing was closed.

ADJOURNMENT:

The meeting adjourned at 8:31 p.m., on motion by Mr. Brantner, seconded by Mr. LoPrete, and so carried.

Respectfully submitted,

Approved Oct-3, 2011



Maureen D. Como
Planning Board Secretary

PLANNING BOARD
MINUTES
SEPTEMBER 7, 2011
8:00 P.M.

CALL TO ORDER:

The Chairman called the meeting to order at 8:01 p.m., and the secretary read the Notice of Meeting Announcement.

FLAG SALUTE:

The flag salute was held.

ROLL CALL:

Present: Mr. Ron Quade, Mrs. Marjorie Roller, Mr. Victor Matthews, Mr. Ed Mainardi, Jr., Mr. Barry Brantner, Mr. Wayne Croteau, Mr. Jeff LoPrete, Mr. Steve Ransome, Mrs. Maureen D. Como, Secretary

Absent: Mrs. Rankin and Mr. Rizzo (Township Committee Work Meeting), Messrs. Bucceri, Shepard, Koenig, and Huelsebusch (excused), and Mrs. LaReau

MINUTES:

The minutes of the August 1, 2011 meeting were tabled until the October 3, 2011 meeting for the secretary to review the tape regarding the Merry Heart of Boonton Township application.

SECRETARY'S REPORT:

The secretary informed the Board members of the following:

- ✦ The secretary stated that the Township Planner, Chuck McGroarty, would be attending the October 3, 2011 meeting to discuss the Status of Highlands Conformance.

OLD BUSINESS:

- a. **Enrico Barone – PB008/11**
737 Cornelia Street
Block 50801 Lot 3
R-81 Zone

RESOLUTION OF APPROVAL

Chairman Ransome requested a motion on the resolution of approval. Vice-Chairman Quade made a motion to adopt the resolution as presented, seconded by Mr. Brantner, and carried on a roll call vote of 6-0.

- b. **Merry Heart of Boonton Township – PB009/11**
199 Powerville Road
Block 40901 Lot 26.01
R-40 Zone

RESOLUTION OF DENIAL

Chairman Ransome requested a motion on the resolution of denial. Vice-Chairman Quade made a motion to adopt the resolution as presented, seconded by Mr. Matthews, and carried on a roll call vote of 6-0.

NEW BUSINESS:

There was no New Business to come before the Board.

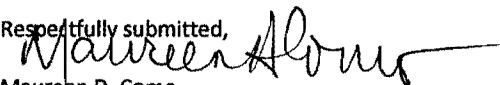
PUBLIC HEARING:

Chairman Ransome opened the public hearing. There being no one who wished to be heard, the public hearing was closed.

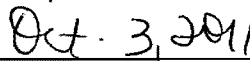
ADJOURNMENT:

The meeting adjourned at 8:07 p.m., on motion by Mr. Brantner, seconded by Vice-Chairman Quade, and so carried.

Respectfully submitted,


Maureen D. Como
Planning Board Secretary

Approved



PLANNING BOARD
MINUTES
OCTOBER 3, 2011
8:00 P.M.

CALL TO ORDER:

Chairman Ransome called the meeting to order at 8:00 p.m., and the secretary read the Notice of Meeting Announcement.

FLAG SALUTE:

The flag salute was held.

ROLL CALL:

Present: Mrs. Michele Rankin, Mr. Rob Rizzo, Mr. Ed Bucceri, Mr. Ron Quade, Mrs. Marjorie Roller, Mr. Jim Shepard, Mr. Victor Matthews, Mr. Ed Mainardi, Jr., Mr. Barry Brantner, Mr. Wayne Croteau (arrived at 8:02 p.m.), Mr. Jeff LoPrete, Mr. Steve Ransome, Stuart R. Koenig, Attorney; Mr. R. Henry Huelsebusch, Engineer; Mrs. Maureen D. Como, Secretary

Absent: Mrs. LaReau

MINUTES:

The minutes of the August 1, 2011 meeting (tabled from the September 7th meeting) were approved as presented and amended, on motion by Vice-Chairman Quade, seconded by Mr. Bucceri, and so carried.

The minutes of the September 7, 2011 meeting were approved as presented, on motion by Vice-Chairman Quade, seconded by Mr. Mainardi, and so carried.

SECRETARY'S REPORT:

The secretary informed the Board members of the following:

- ✎ A letter was received from the State of New Jersey, DEP, to PSE&G, regarding an agency determination of the Highlands Act – Exempt, Exemption #11, Water Quality Management Plan – Not Addressed

OLD BUSINESS:

There was no Old Business to come before the Board.

NEW BUSINESS:

a. **J.K. Associates of New Jersey, LLC and Johanson Estates, LLC – PB010/11**

Rockaway Valley Road, Block 10501 Lot 1.01 Qfarm

55 Split Rock Road, Block 10501 Lot 2 Qfarm

R-261 Zone

Minor Subdivision/Lot Line Adjustment

T.C.C. Report of September 27, 2011

Glenn Kienz, Esq. of Weiner Lesniak, counsel for the applicant and Mark Gamigliano, P.E. of Dykstra Walker, were present.

The T.C.C. Report of September 27, 2011 was discussed, specifically Checklist Item numbers 3, 12, 19, 26, 30, 31, and 32.

Chairman Ransome requested a motion of completeness, which was offered by Vice-Chairman Quade, seconded by Mr. Shepard, and carried on a roll call vote of 9-0.

b. Status of Highlands Conformance

Discussion by the Planning Board

Chairman Ransome informed the Board members that Chuck McGroarty, Township Planner, was scheduled to attend the October 3rd meeting. Email from Chuck McGroarty of September 20, 2011 appended to these minutes regarding his conversation with the Highlands staff.

PUBLIC HEARING:

Chairman Ransome opened the public hearing. There being no one who wished to be heard, the public hearing was closed.

ADJOURNMENT:


The meeting adjourned at 8:21 p.m., on motion by Vice-Chairman Quade, seconded by Mr. Matthews, and so carried.

Respectfully submitted,



Maureen D. Como
Planning Board Secretary

Approved



PLANNING BOARD
MINUTES
DECEMBER 5, 2011
8:00 P.M.

CALL TO ORDER:

Chairman Ransome called the meeting to order at 8:00 p.m., and the secretary read the Notice of Meeting Announcement.

FLAG SALUTE:

The flag salute was held.

ROLL CALL:

Present: Mr. Bucceri, Mrs. Roller, Mr. Shepard, Mr. Matthews, Mr. Mainardi, Mr. Brantner, Mr. Croteau, Mr. Ransome, Stuart R. Koenig, Attorney; Mr. R. Henry Huelsebusch, Engineer; Mrs. Maureen D. Como, Secretary

ABSENT:

Mrs. Rankin, Messrs. Rizzo, Quade, LoPrete, and Mrs. LaReau

MINUTES:

The minutes of the October 3, 2011 meeting were approved as presented, on motion by Mr. Bucceri, seconded by Mr. Matthews, and so carried.

SECRETARY'S REPORT:

The secretary informed the Board members of the following:

- ↓ *Proof of service was in order for the Johanson application*
- ↓ *A memorandum from the Town of Boonton was received regarding Land Use Ordinance changes, specifically, establishing definitions for application completeness and date of submission, creating useable lot area regulations for residential properties and zone districts, and regulating development on steep slopes;*
- ↓ *The secretary wished the Board members a Merry Christmas and a Happy New Year*

OLD BUSINESS:

There was no Old Business to come before the Board.

NEW BUSINESS:

- a. **J.K. Associates of New Jersey, LLC and Johanson Estates, LLC – PB010/11 – PUBLIC HEARING – NOVEMBER 7TH MEETING CANCELLED – CARRIED TO DECEMBER 5, 2011 EXPIRES JANUARY 31, 2012**

Rockaway Valley Road, Block 10501 Lot 1.01 Qfarm

55 Split Rock Road, Block 10501 Lot 2 Qfarm

R-261 Zone

Minor Subdivision/Lot Line Adjustment with variances

Louis Karp, Esq. of Weiner Lesniak, counsel for the applicant and Mark Gamigliano, P.E. of Dykstra Walker, were present.

Attorney Karp presented an overview of the minor subdivision/lot line adjustment pursuant to N.J.S.A. 40:55 D-47, specifically, Lot 1.01 contains approximately 131 acres and Lot 2 contains approximately 7.5 acres. The applicants seek to revise the lot lines so that the resulting Lot 1.01 will contain approximately 75 acres to be held by the current owners and Lot 2 will contain approximately 63 acres, which will be transferred to the Trust for Public Land to be used as open space.

Mark Gamigliano, P.E. of Dykstra Walker was sworn in by Attorney Koenig. Engineer Gamigliano stated his qualifications to the Board. He was then accepted as an expert witness.

Engineer Gamigliano also presented an overview of the application to the Board using a colored rendering of the site plan. Variance relief was also required pursuant to N.J.S.A. 40:55 D-70c to permit lot width at the street of 50' for Lot 1.01 and 50.2' for Lot where 175' is required and a lot width at the front setback of 50' on Lot 1.01 where 260' is required, which are existing non-conforming conditions.

Revisions would be made to the site plan, incorporating the comments from the Township Engineer and Planner.

Chairman Ransome opened this application to the public. There being no one who wished to be heard, the public hearing was closed.

Chairman Ransome then requested a motion on this application. Mr. Shepard made a motion to grant the lot line adjustment/minor subdivision and 3 variances subject to satisfaction of the comments from the Township Engineer and Planner, seconded by Mr. Croteau, and carried on a roll call vote of 7-0.

PUBLIC HEARING:

Chairman Ransome opened the public hearing. There being no one who wished to be heard, the public hearing was closed.

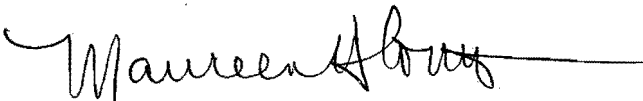
ADJOURNMENT:

The meeting adjourned at 8:21 p.m., on motion by Mr. Brantner, seconded by Mr. Croteau, and so carried.

Respectfully submitted,

Approved

Jan. 3 2012



Maureen D. Como
Secretary