

**FRANKFORD TOWNSHIP LAND USE BOARD
DECEMBER 21, 2005 – 7:00 P.M.
MINUTES OF THE REGULAR MEETING**

**ANY ATTACHMENTS TO THIS DOCUMENT ARE AVAILABLE
AT THE FRANKFORD TOWNSHIP MUNICIPAL BUILDING**

CALL TO ORDER:

The meeting was called to order by the board Chairman, Jay Romania, by announcing that a 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: Mr. Ayers, Mr. Hahn, Mr. Risdon, Mr. Zappile, Mr. Hatler, Mr. McDowell, Mr. Martin, Mr. Nadolny, Mr. Romania, Mr. Gstatenbauer, and Mrs. Caldwell. Also present was Mr. Clark and Mr. Pellow.

Those absent: None.

MINUTES:

It was noted that the Minutes from the October 26, 2005 Joint Meeting of the Township Committee and Land Use Board were not ready.

The Minutes of the November 21, 2005 Regular Meeting were reviewed. A Motion was made by Mr. Martin and seconded by Mr. Nadolny to approve the minutes of the November 21, 2005 Regular Meeting of the Land Use Board. All were in favor, except Mr. Hatler, who abstained. The Motion was carried

PUBLIC PARTICIPATION:

A Motion was made by Mr. Hatler and seconded by Mr. McDowell to open this matter to the public. All were in favor. The Motion was carried.

There was no public participation.

A Motion was made by Mr. Martin and seconded by Mr. Hatler to close this matter to the public. All were in favor. The Motion was carried.

APPLICATIONS CARREID FROM PREVIOUS MEETING:

18 Plus, Inc. (High Ridge Properties) – LUB 05-04 – Block 1, Lot 10 & Block 4, Lots 2 & 4 – Variance for Sign:

A Motion was made by Mr. Risdon and seconded by Mr. Nadolny to carry this application to the January 25, 2006 Land Use Board meeting. All were in favor. The Motion was carried.

Gregg & Jeanine Paschenko – LUB 05-07 – Block 266, Lot 4 – 36 Bonning Road – “C” Variance & Planning Variance:

A Motion was made by Mr. Risdon and seconded by Mr. Nadolny to carry this application to the January 25, 2006 Land Use Board meeting without further notice. All were in favor. The Motion was carried.

Richard Bell – LUB 05-18 – Block 212, Lots 1, 2 & 3 – Spring Walk Lake – “C” Variance:

A Motion was made by Mr. Risdon and seconded by Mr. Nadolny to carry this application to the January 25, 2006 Land Use Board meeting without further notice. All were in favor. The Motion was carried.

RESOLUTIONS:

Albert & Agnes Wittenberg – LUB 05-19 – Block 191, Lot 1 – East Shore Lake Owassa Road – “C” & “D” Variance:

It was noted that this application may be re-opened and revised plans submitted. Therefore, the Resolution was not yet prepared.

Rebecca L. & Brian F. Schundler – LUB 05-12 – Block 215, Lot 4 – 177 East Shore Lake Owassa Road – “C” Variance:

It was noted that this Resolution was not yet prepared.

APPLICATIONS CARRIED FROM PREVIOUS MEETING:

Sussex Commons Associates, LLC – LUB 04-41 – Block 11, Lots 13, 13.04, 13.05, 13.06, 13.07, 13.09, 13.11, 13.12, 13.13, 13.14, 13.15 & 15 – Preliminary Site Plan, Variance & Preliminary Major Subdivision:

See the verbatim transcripts of this hearing prepared by Linda Hoffmann, C.S.R. which are attached hereto and made a part hereof.

BOARD BUSINESS:

Invoices:

A Motion was made by Mr. Martin and seconded by Mr. Nadolny to approve the December 2005 Invoices on the Bill list attached hereto and made a part hereof. Roll Call:

YES: 9 Ayers, Hahn, Risdon, Zappile, McDowell, Martin, Nadolny,
Romania, Gstattenbauer

NO: 0

ABSTAIN: 2 Hatler, Caldwell

The Motion was carried.

General:

Mr. Clark indicated that he received a Complaint from Sussex Commons and needs the board's permission to answer the complaint on behalf of the Land Use Board.

A Motion was made by Mr. Zappile and seconded by Mr. Hatler to allow the board attorney to respond to the complaint served on the Land Use Board. All were in favor. The Motion was carried.

ADJOURN:

A Motion was made by Mr. Hatler and seconded by Mr. Ayers to adjourn the meeting. All were in favor. The Motion was carried.

Respectfully submitted,

SHARON M. YAROSZ
Land Use Administrator