

**PLANNING BOARD MEETING**  
**Meeting Minutes**  
**January 25, 2017**  
**DRAFT**

**MEMBERS PRESENT:** Andrews, Boland, Boyle, Haff, Holenstein, Masi, Prommel, Richardson, Rome

**MEMBERS ABSENT:** Heine, Lazarro, Wilcox

**ALSO PRESENT:** Lyn Aaroe, Esq., Mr. Tom Knutelsky,

Mr. Aaroe called the meeting to order at 7:05 P. M. with the statement that this meeting is in compliance with the Open Public Meetings Act, Public Law 1975, Chapter 231, Sections 4 and 13, as advertised by Annual Notice. If the applicant is a partnership or corporation, an attorney must represent it. No new applications will be heard after 10:00 P. M. No new testimony will be heard after 11:00 P. M.

Mr. Aaroe invited all present to participate in the salute to the flag.

New members, Mr. Boyle and Mrs. Holenstein and re-appointed members, Mr. Masi, Mrs. Prommel, Mr. Richardson were sworn in at this time.

Mr. Aaroe, acting as Chair Pro Tem opened the floor for nominations for Chairman of the Planning Board for the year 2017. Mr. Masi nominated Mr. Haff. Mr. Rome second. A motion for nominations to be closed was made by Mr. Richardson. Roll call vote: In favor Boland, Boyle, Haff, Holenstein, Masi, Prommel, Richardson, and Rome. Opposed, none. So moved.

Chairman Haff opened nominations for Vice Chairman. Mr. Rome nominated Mr. Masi. Mr. Richardson second. A motion for nominations to be closed was made by Mr. Richardson. Roll call vote: In favor, Boland, Boyle, Haff, Holenstein, Masi, Prommel, Richardson, and Rome. Opposed, none. So moved.

Chairman Haff called for nominations for Planning Board Attorney. Mr. Masi nominated Mr. Lyn Aaroe. Mr. Boland second. A motion for nominations to be closed was made by Mrs. Prommel. Roll call vote: In favor, Boland, Boyle, Haff, Holenstein, Masi, Prommel, Richardson, and Rome. Opposed, none. So moved.

Nominations for Planning Board Engineer were called for by Chairman Haff. Mr. Masi nominated Mr. David Simmons of Harold E. Pellow & Associates. Mrs. Prommel second. A motion for nominations to be closed was made by Mr. Rome. Roll call vote: In favor, Boland, Boyle, Haff, Holenstein, Masi, Prommel, Richardson, and Rome. Opposed, none. So moved.

Chairman Haff opened nominations for Planner. Mrs. Prommel nominated Ms. Eileen Banyra of Maser Consulting P.A. Mr. Masi second. A motion for nominations to be closed was made by Mr. Richardson. Roll call vote: In favor, Boland, Boyle, Haff, Holenstein, Masi, Prommel, Richardson, and Rome. Opposed, none. So moved.

Chairman Haff called for nominations for Secretary. Mr. Masi nominated Suzanne Boland. Mr. Richardson second. A motion for nominations to be closed was made by Mr. Masi. Roll call vote: In favor, Boland, Boyle, Haff, Holenstein, Masi, Prommel, Richardson, and Rome. Opposed, none. So moved.

**Mr. Masi made a motion to approve the scheduled meeting dates as presented. Mr. Boland second. Roll call vote: In favor, Boland, Boyle, Haff, Holenstein, Masi, Prommel, Richardson, and Rome. Opposed, none. So moved.**

**Mr. Richardson moved the Official Newspapers and Legal Newspapers, The New Jersey Herald and the Sunday New Jersey Herald. Mr. Boland second. Roll call vote: In favor, Boland, Boyle, Haff, Holenstein, Masi, Prommel, Richardson, and Rome. Opposed, none. So moved.**

**.Mr. Haff appointed the following members for review committee: Mr. Masi, Mrs. Prommel, and Mr. Boland.**

**Chairman Haff will remain as the Environmental Commission Liason.**

## **MINUTES**

**Mr. Masi moved acceptance of the minutes for the December 19, 2016 meeting as posted and waived reading. Mr. Boland second. Roll call vote: In favor Boland, Boyle, Haff, Holenstein, Masi, Prommel, Richardson, and Rome. Opposed, none. So moved.**

## **CORRESPONDENCE**

**As shown on the attached agenda.**

## **RESOLUTIONS**

**None**

## **ADJOURNED CASES**

**None**

## **HEARING OF NEW CASES**

**None**

## **OTHER BUSINESS**

**Mr. Aaroe reported that a memo to Mr. Collins, Esq. was sent to address the Planning Boards concerns with Ordinance 2016-09 concerning PD zone. Mr. Collins recommended to the Township Committee that the ordinance be adopted as written and perhaps amended later.**

**Mr. Andrews arrived at 7:18 P.M..**

**Mr. Aaroe discussed the need and purpose of alternates for a Combined Land Use Board. Members of the government body cannot vote if there is a Use Variance before the board in order to prevent a statistical advantage for applicants appearing before a combined board. There is a set order for Alternates #1 - #4 and the alternates can participate in that order.**

**Mr. Andrews was sworn in at 7:22 P.M..**

**Mr. Haff noted that Mr. Lazzaro and Ms. Banyra had confirmed that the Township of Fredon was in compliance with new COAH regulations due to the Martin settlement.**

**Mr. Boland made motion to modify Ordinance 2016-11 by replacing Planning Board with Land Use Board. Mr. Masi second. All in favor. So moved.**

## **LIAISON REPORTS**

### **Township Committee**

**Mr. Richardson reported the Committee had its reorganization meeting on January 3, 2017. The DPW has a complete crew again after having to replace the road department employees over the last few months. He noted a marked difference in the attitude of the new crew.**

**Mr. Richardson has filed a grant application to fund a 3 phase, 480V building generator for the Civic Center.**

**Environmental Committee**

**Mr. Haff reported the Committee is investigating a state grant for gardens a Coursen's Corners. It's a matching grant ranging from \$1000 - \$5000.**

**At 7:33 P. M. Mr. Masi made a motion to enter executive session for reasons of attorney client privilege. Mr. Boland second. All in favor. So moved. The resolution regarding the Open Public Meetings Act – Executive Session was read into the record, noting potential litigation as the subject.**

**It was mentioned that County Wicklow Solar Project may apply for a third extension in the future.**

**There being no further business before the Board, Mr. Richardson made a motion to adjourn at 7:55 P. M. Mr. Masi second. All in favor. So moved.**

**Suzanne Boland  
Planning Board Secretary**