
CALL TO ORDER:

Mr. O’Leary called the meeting to order at 7:36 p.m. and stated the meeting was open to the Public in compliance with Public Law 1975, Chapter 231, sections 3 & 13.

FLAG SALUTE

ROLL CALL: Members Present: Luthman, Randazzo, Corcoran, Didyk,
Leuthe, Taylor, Straub (7:44 p.m.) O’Leary.

Members Absent: Hughes, Hahn.

There were no professionals present at the meeting.

MINUTES: November 13, 2008, December 2, 2008, December 18, 2008.

A motion to approve the minutes of the November 13, 2008 meeting with the noted corrections was made by Mr. Randazzo. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Randazzo, Corcoran, Didyk, Leuthe, Taylor, Straub, O’Leary.

A motion to approve the minutes of the special meeting of December 2, 2008 with the noted corrections was made by Mrs. Straub. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Randazzo, Corcoran, Didyk, Leuthe, Taylor, Straub, O’Leary.

A motion to approve the minutes of the December 18, 2008 meeting with the noted corrections was made by Mr. Corcoran. It was seconded by Mrs. Straub and passed with a roll call vote. Ayes: Randazzo, Corcoran, Didyk, Leuthe, Taylor, Straub, O’Leary.

AUDIENCE:

Mr. O’Leary opened the meeting to the public. With nobody coming forward, the meeting was closed to the public.

OLD BUSINESS

1.) Ridgeline Protection Ordinance

The Board Secretary said she spoke to Mr. Banish and he was looking for any comments from the Board sent to him and he will have a final work product ready for the July workshop meeting. The Board Secretary will send Ms. Leo’s introduction to the ordinance to Mr. Banish. She will ask for the work product to be ready for Board Members two weeks prior to the next workshop meeting.

2.) Ordinance Revisions Page 1332-1339 – Residential Affordable Housing Zones

The Board Secretary will get the proposed “maximum disturbed land area” and the “minimum disturbed land area” numbers from Mr. Duveneck and forward his recommendations to the Board for their review. The Board agreed to carry this matter to next weeks meeting.

There was a discussion on the contracts for the professionals. The Board Secretary advised the Board she has just received them from the Township Attorney. They will be distributed for signatures.

The Board Secretary gave an update on all of the pending applications. There was a lengthy discussion on the Handweg Drive Realty application. The applicant has outstanding taxes and technically cannot be heard by the Board. Mr. O’Leary felt the applicant was using the procedures to avoid coming before the Board. The Board agreed to discuss this matter with the Board Attorney.

NEW BUSINESS:

1.) Signs

Mr. O’Leary asked the Board to review the sign ordinance and be ready for the next workshop to discuss the legal matters with the Attorney. The Board requested the Zoning Officer write a letter to all of the business owners advising them of the current ordinance and the requirement for them to come into compliance. Mr. Leuthe asked about the signs that are grandfathered. The Board Secretary said the former Attorney had addressed this issue and felt the business seeking grandfathering had the burden of proof.

2.) New Bill Processing Procedures

There was a discussion on the processing and handling of the bills. The Board Secretary had put together procedures for handling the bills. There was a lengthy discussion on how we handle the bills internally. Mr. O’Leary felt the more people that get involved, the more room for problems. There was a discussion on the old bills from Dolan & Dolan that date back to 2003. Mr. Corcoran said he met with Mr. D’Angeli and representatives from Dolan & Dolan a few years back to resolve this matter. The Township Committee will handle this matter.

3.) Contiguous Developable Land Requirements

This matter was carried to next weeks meeting.

RESOLUTIONS: None.

ORDINANCES:

No.	Name	Citation	Memorialized	Date to Clerk	TC Agenda	First Reading	Adopted	Sent to County/ Coded Systems
1	Amendment to Chapter 12 – 21 Day submission requirement	12-5.1	5/28/09	6/2/09				

TRC REPORT: Torre Property

Mr. O’Leary said he met with Mr. Duveneck, Mr. Torre and Mr. Torre’s Engineer. Mr. Torre has submitted to the Sussex County Farmland Preservation 169 acres for preservation. As part of his application, he will be keeping a one acre portion that will be for a building lot. He is also excepting out 8 acres where he can build a home. Mr. O’Leary noted one issue with the proposal is that Mr. Torre will need a _ mile road to get to the 8 acre portion. Mr. O’Leary said he did bring up the fact the Board was proposing a ridgeline protection ordinance so Mr. Torre is aware of this. He said the property does fall within the proposed ridgeline area. Mr. Torre is proposing to keep the trees as a buffer to the building area. Mr. Torre advised Mr. O’Leary the home will not be seen from Statesville Quarry Road. Mr. O’Leary advised Mr. Torre that due to the length of the driveway, he will need to consider how he will get emergency equipment to the site. Mr. O’Leary brought up the issue of fire suppression. Mr. O’Leary presented a map of the proposed subdivision to the Board.

ZONING REPORT: None.

BILLS LIST: # 8 & 9

Mr. Leuthe presented the bills lists to the Board. He made a recommendation to the Board to pay bills List # 8.

A motion to pay bills list #8 was made by Mr. Luthman. It was seconded by Mr. Randazzo and passed with a roll call vote. Ayes: Luthman, Randazzo, Corcoran, Didyk, Straub, Leuthe, Taylor, O’Leary.

Mr. Leuthe explained bills list #9 to the Board which was contained the outstanding H2M bill. There was a discussion on the money that was allocated for the bills.

A motion to approve the bills where there is enough escrow to cover them in full was made by Mr. Randazzo. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Luthman, Randazzo, Corcoran, Didyk, Straub, Leuthe, Taylor, O’Leary.

EXECUTIVE SESSION

The Board had no need to go into executive session.

CORRESPONDENCE:

- 1.) From: Maureen Kaman, Tax Assessor
Re: Barnside, Inc. – 12 Dennis Road
- 2.) From: NJDOT
Re: Block 17, Lot 2.05 – AES Property Holdings
- 3.) From: COAH
Re: Objection from Nouvelle Associates, LLC
- 4.) From: SC Soil Conservation District
Re: Block 5.01, Lot 29 – Hampton Heights Road
- 5.) From: SC Division of Planning
Re: Sussex County Planning Awards – Postponement until 2010
- 6.) Zoning Practice – Parking Management

ADJOURNMENT:

A motion to adjourn was made by Mr. Randazzo. It was seconded by Ms. Didyk and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo
Land Use Board Secretary