

CALL TO ORDER:

The Board secretary called the meeting to order at 7:34 p.m. and stated it was open to the public in compliance with Public Law 1975, Chapter 231, sections 4 & 13.

FLAG SALUTE

ROLL CALL: Members Present: Fette, Luthman, Corcoran, Hahn, Straub, Leuthe, Taylor, O'Leary, Hughes (7:45pm).

Members Absent: Randazzo, Didyk.

REORGANIZATION:

1.) Chairperson of the Land Use Board for the Year 2010

A motion to appoint Mr. O'Leary as Board Chair for the year 2010 was made by Mr. Leuthe. It was seconded by Mr. Hahn and passed with a roll call vote. Ayes: Fette, Luthman, Corcoran, Hahn, Straub, Leuthe, Taylor.

Mr. O'Leary chaired the meeting from this point on.

2.) Vice-Chairperson of the Land Use Board for the year 2010

A motion to appoint Mrs. Straub as Board Vice-Chair for the year 2010 was made by Mr. Corcoran. It was seconded by Mr. Hahn and passed with a roll call vote. Ayes: Fette, Luthman, Corcoran, Hahn, Leuthe, Taylor, O'Leary.

3.) Board Secretary for the Year 2010

A motion to appoint Mrs. Stephanie Pizzulo as Board Secretary for the year 2010 was made by Mrs. Straub. It was seconded by Mr. Corcoran and passed with a roll call vote. Ayes: Fette, Luthman, Corcoran, Hahn, Straub, Leuthe, Taylor, O'Leary.

4.) Board Attorney for the Year 2010

A motion to appoint Ms. Ursala Leo of Laddey, Clark & Ryan for the year 2010 was made by Mr. Corcoran. It was seconded by Mrs. Straub and passed with a roll call vote. Ayes: Fette, Luthman, Corcoran, Hahn, Straub, Leuthe, Taylor, O'Leary.

5.) Board Engineer for the Year 2010

A motion to appoint Mr. Nevitt Duveneck from Finelli Consulting for the year 2010 was made by Mr. Leuthe. It was seconded by Mrs. Straub and passed with a roll call vote. Ayes: Fette, Luthman, Corcoran, Hahn, Straub, Leuthe, Taylor, O'Leary.

6.) Board Planner for the year 2010

There was a discussion on the planning needs of the Board for 2010. The Board will need to do a Master Plan Re-Exam. The Board wanted to get some proposals from planners before appointing a planner to the Board. The Board agreed to carry this appointment.

7.) Workshop and Regular Meeting Dates

The Secretary handed out a list of the proposed meeting dates for 2010 and the January reorganization & workshop meeting date for 2011 for the Board Members to review.

A motion to hold the workshop meeting on the third Thursday of each month and the regular meeting dates on the fourth Thursday of each month was made by Mrs. Straub. It was seconded by Mr. Hahn and passed with a roll call vote. Ayes: Fette, Luthman, Corcoran, Hahn, Straub, Leuthe, Taylor, O'Leary.

8.) New Jersey Herald and the Sunday Herald as Official Newspaper of the Board for 2010

A motion to use the New Jersey Herald and the Sunday Herald as the official newspaper of the Board for the year 2010 was made by Mrs. Straub. It was seconded by Mr. Hahn and passed with a roll call vote. Ayes: Fette, Luthman, Corcoran, Hahn, Straub, Leuthe, Taylor, O'Leary.

WORKSHOP MEETING

MINUTES: May 21, 2009

A motion to approve the minutes of the May 21, 2009 meeting with the noted corrections was made by Mr. Corcoran. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Hughes, Fette, Luthman, Corcoran, Hahn, Straub, Leuthe, Taylor, O'Leary.

AUDIENCE:

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

OLD BUSINESS:

1.) Casagrande

Ms. Sue Van Sickle, owner of the property Casagrande is renting said her tenant has advised her they are seeking to relocate. She said she did not know when, however it would not be immediately.

Mr. O'Leary said the Board Attorney has spoken to the attorney for Casagrande about his client coming before the Board with a site plan application.

Ms. Van Sickle said Casagrande is not moving forward with their plans for the addition. She was concerned about the zoning of her property. She said she pays industrial/commercial property taxes. She expressed a concern about renting the property after Casagrande moves out. She wants to know what type of business can move in. Ms. Van Sickle feels the property is grandfathered back to the original zoning. She said Casagrande has been there for 11 years and nobody has ever complained about it.

Mr. O'Leary said the Board feels Casagrande is not in compliance. They feel it was a change of use and nobody came before the Board with a site plan.

Mr. Luthman said there have been complaints about the equipment being too close to the road. He felt it could be a liability to the town.

Ms. Van Sickle asked how her property was zoned to which Mr. Luthman said it is residential.

Ms. Van Sickle will return next week.

NEW BUSINESS:

1.) Budget for 2010

The Secretary handed out information on the approved budget for the past two years. The Board discussed some of the things they wanted to accomplish in 2010 with the major item being the reexamination of the Master Plan. The Board discussed possible litigation and what they wanted in the budget to cover the costs. The Board came up with a draft budget which they will decide on next week.

Mr. Hughes said Advanced Housing has begun construction and should be completed by the end of the year. He discussed the S-1 Bill which consists of reforming procedures on affordable housing and could abolish COAH. He said this bill will not be heard until March. There was a discussion on how the bill may change Lafayette's COAH numbers.

Mr. Hughes said there was an amendment to the waste water plan by Nouvelle Associates for their property on Route 15 and Sunset Inn Road. He said they met with the County last week. Mr. Hughes will update the Board on this matter.

2.) Sign Ordinance

The Board agreed to carry this to the February workshop meeting.

3.) Master Plan Re-Exam

The Board discussed getting quotes from three planners, Ms. Jessica Caldwell, Mr. David Banish and Mr. Peter Steck. The Secretary will work on getting proposals.

4.) Foundation on Route 15

Mr. Fette said he would like the Board to consider an abandonment ordinance so he can have the foundation on Route 15 removed and cleaned up. Other towns have such an ordinance. He said he will get a copy from another town so the Board can review it to see if they would like to recommend something similar to the Township Committee.

RESOLUTIONS:

1. Handweg Drive Realty VAR08-14 B:14 L:7

The Board agreed to carry this to next weeks meeting because the attorney was not present.

ORDINANCES:

1.) Ridgeline and Hillside Viewshed Protection Ordinance

The ordinance was sent to the Township Committee and had its first reading on January 19, 2010.

TRC REPORT: None.

BILLS: List #1

Mr. Leuthe went over the bills with the Board and made a recommendation to pay the bills.

A motion to pay the bills as presented was made by Mrs. Straub. It was seconded by Mr. Fette and passed with a roll call vote. Ayes: Hughes, Fette, Luthman, Corcoran, Hahn, Straub, Leuthe, Taylor, O'Leary.

EXECUTIVE SESSION:

A motion to go into executive session to discuss pending litigation was made by Mr. Corcoran. It was seconded by Mr. Fette and passed with a roll call vote. Ayes: Hughes, Fette, Luthman, Corcoran, Hahn, Straub, Leuthe, Taylor, O'Leary.

A motion to come out of executive session was made by Mrs. Straub. It was seconded by Mr. Fette and passed with a roll call vote. Ayes: Hughes, Fette, Luthman, Corcoran, Hahn, Straub, Leuthe, Taylor, O'Leary.

CORRESPONDENCE:

1.) From: Harold E. Pellow & Associates, Inc.

Re: Qualifications for Professional Planning Services

2.) From: Banish Associates, Inc.

Re: Professional Planning Service Contract

3.) From: Anna Rose Fedish, RMC

To: Mr. Carl Luthman

Re: Reappointment to the Board

4.) From: Anna Rose Fedish, RMC

To: Ms. Tammy Didyk

Re: Reappointment to the Board

5.) From: COAH

To: Mr. Robert Kasuba, Esq.

Re: Motion to Accelerate Denial

6.) From: Banish Associates, Inc

Re: Proposal for Professional Planning services - Master Plan reexamination

- 7.) From: Kathleen Schmeelck - Paulus, Sokolowski and Sartor, LLC
Re: Muti-Permit Application for Freshwater Wetlands - Applicant JCP&L
- 8.) Zoning Practice - Revitalization
- 9.) NJ Planner - Copies to Board Members
- 10.) From: Mr. David Messineo
Re: Proposal for historically accurate replica of French chateau of the Marquis de Lafayette
- 11.) From: Alex Blundetto
Re: Request for Lafayette to construct a skate park
- 12.) From: Alex Chrysanthopoulos
Re: Concern with condition of pond and park on Route 15
- 13.) From: Gabriella Doyle
Re: Request for street lights in Lafayette
- 14.) From: Antonio Porraspita
Re: Fast food restaurants in Lafayette and their connection to obesity
- 15.) From: Conor O'Leary
Re: Concern about the development in Lafayette

ADJOURNMENT:

A motion to adjourn was made by Mr. Hahn. It was seconded by Mr. Fette and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo
Land use Board Secretary