

Mr. Banish discussed the D.E.P. requirements and how the requirements affect the watersheds. He said the Board will need to look at these requirements and how they will play out in the Master Plan. Mr. Luthman said the Board should base their reexamination report on COAH.

There was a discussion on farmland preservation. Mr. O'Leary reported there are about 1200 acres that have been preserved. Mr. O'Leary discussed with the Board what the Open Space Committee has been doing in regards to obtaining grants and funds to preserve land in Lafayette.

Mr. Banish discussed the idea of a local stream buffer regulation. He will present something to the Board for their consideration.

Mr. Banish discussed the possibility of a center designation. Mr. O'Leary felt the State did not want Lafayette to have one because of the lack of a sewer system and the County plan does not call for it either. Mrs. Straub said the Board discussed this and decided they do not want to have a center designation.

Mr. Banish asked the Board to consider any community needs that could be included in the report. Mr. Banish asked the Board to consider the preservation of historic barns and farm houses. Ms. Didyk felt this was an important issue since once a barn is torn down it will never be replaced. Mr. Hahn said some of the barns are too far gone and will need to be removed. Mr. O'Leary noted the Lafayette Historical Preservation is actively restoring the Mabee House.

There was a discussion on the landfill. Mr. Luthman expressed a concern with the odor coming from the landfill. Mr. Corcoran said they are producing and selling electricity from the landfill gases.

Mr. O'Leary requested the Golf Course Zone be discussed in the Master Plan. Mr. Banish will address this in the report.

There was a discussion on residential density. Mr. Luthman said the Board increased the lot size to limit development based on the carrying capacity of the land. Ms. Leo will check the residential zone changes to make sure there are no missing pieces. The Board discussed lot averaging and other zoning ordinance issues such as design standards and accessory height limitations. Mr. O'Leary suggested the Master Plan include some policy statements with regard to solar and wind farms.

There was a lengthy discussion on the density of non-residential lots. The Board discussed concerns on the impervious coverage allowed on such lots. They discussed traffic, parking and buffering issues.

Mr. Banish will return in July with a draft for the Board's review.

OLD BUSINESS:

1.) Review of EI, P, VC, HC, & GC Zones

The Board agreed to carry this matter to the July workshop meeting.

2.) Wind Energy Ordinance

Mr. Randazzo requested the ordinance address how the wind turbines are handled on a ridgeline. Ms. Leo will put the proposed wording into an ordinance format and have it available for the next meeting. The Board wanted to add solar energy to the ordinance.

RESOLUTIONS: None.

ORDINANCES:

1.) Home Occupation Ordinance

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

ZONING REPORT: None.

Mr. Luthman excused himself from the Board at 10:00 p.m.

BILLS: List #6

Mr. Hahn had an issue with the engineering bill for Lafayette Asphalt which he is asking for Mr. Duvneck to clarify so he requested the bill be held aside and not paid at this time.

A motion to pay all of the bills except the escrow bill for Lafayette Asphalt presented by Finelli Consulting was made by Mr. Leuthe. It was seconded by Mr. Hahn and passed with a roll call vote. Ayes: Randazzo, Corcoran, Didyk, Straub, Hahn, Leuthe, Taylor, O'Leary.

EXECUTIVE SESSION:

A motion to go into executive session to discuss pending litigation with the minutes being released upon completion of the litigation was made by Mrs. Straub. It was seconded by Mr. Randazzo and passed with a roll call vote. Ayes: Randazzo, Corcoran, Didyk, Straub, Hahn, Leuthe, Taylor, O'Leary.

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

CORRESPONDENCE: None.

ADJOURNMENT:

With no further business to discuss, a motion to adjourn at 10:15 p.m. was made by Mr. Hahn. It was seconded by Mr. Randazzo and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo
Land Use Board Secretary