

CALL TO ORDER

Mr. O’Leary called the meeting to order at 7:34 p.m. and stated the meeting was open to the public in compliance with Public Law 1975, Chapter 231, Sections 4 & 13.

FLAG SALUTE

Susanne Van Sickle was sworn in as a new member of the Board by Ms. Leo. Ms. Van Sickle is alternate #2 on the Board.

ROLL CALL:	Members Present:	Luthman, Randazzo, Corcoran, Leuthe, Straub, Taylor, Van Sickle, O’Leary.
	Members Excused:	Fette, Didyk.
	Members Absent:	Hughes.
	Also Present:	Ursula Leo, Esq. Nevitt Duveneck, PE David Banisch, PP

AUDIENCE:

Mr. O’Leary opened the meeting to the public. With no public present, the meeting was closed to the public.

COMPLETNESS / HEARINGS: None.

OLD BUSINESS:

1.) Yard Definition Ordinance

A motion to recommend to the Township Committee the yard definition drawings as part of the definitions of the zoning ordinance was made by Mr. Randazzo. It was seconded by Mrs. Straub and passed with a roll call vote. Ayes: Luthman, Randazzo, Corcoran, Leuthe, Straub, Taylor, Van Sickle, O’Leary.

2.) Master Plan Reexamination

Mr. David Banisch, PP went over his draft copy of the Master Plan Reexamination report with the Board. He noted the changes he made since the last draft. The Board went through the document and made corrections and suggestions.

Mr. Banisch explained the current updates with COAH. He reviewed with the Board the renewable energy section of the Master Plan which he had added at the Board’s request. There was a discussion on the wastewater management plan. There was a discussion on the need to add the Gateway Plan as an element to the Land Use Plan. This will be handled at the March workshop meeting.

The Board felt there should be a lighting plan ordinance. Mr. Duveneck will provide information to the Board for their review on this matter. Mr. Banisch will add this as a recommendation to the Master Plan

Mr. Banisch handed out a color map to the Board entitled “A Portion of Lafayette Township” which depicted the intersection of Route 15 and Meadows and Morris Farm roads. The Board discussed the possible recommendation to rehabilitate this area of town. There was a discussion on the size and location of these lots. The Board discussed the property known as block 7, lot 19. They identified problems with rehabilitation of the area such as the size of the lots and their close location to the Paulins Kill stream.

Mr. Banisch advised the Board there is legislation in the works to change the requirement for the reexamination report from every 6 years to every 10 years. He asked if the Board wanted to consider any zone changes and suggested they add it to the Master Plan at this time.

There was a discussion on the amount of impervious lot coverage and the recharge of stormwater. Mr. Banish will add as a recommendation that the Board looks at these figures.

Mr. Banisch will make the noted changes and corrections to the proposed Master Plan Reexamination Report and have it ready for the March workshop meeting.

NEW BUSINESS:

1.) Minor Site Plan

The Board went through the proposed ordinance and made some minor corrections and changes. The proposed ordinance will be corrected and added to the February 24, 2011 meeting agenda for action.

2.) Solar Application Fee

Ms. Leo advised the Board that she could not find a town with a fee schedule for a solar farm. Mr. Banisch said other towns are dealing with the same problem when it comes to charging an application fee for a solar farm. The Board agreed to work on this at the March workshop meeting.

RESOLUTIONS:

1.) Barnside, Inc. VAR09-14 B:24 L:3.06 Application Denied

A motion to approve the resolution of denial for Barnside, Inc. with the noted corrections was made by Mr. Randazzo. It was seconded by Mrs. Straub and passed with a roll call vote. Ayes: Corcoran, Randazzo, Leuthe, Straub, Taylor.

ORDINANCES:

No.	Name	Citation	Memorialized	Date to Clerk	TC Agenda	First Reading	Adopted	Sent to County/ Coded Systems
1	Clothing Bins	3-11	5/27/10	9-10-10				
2	Home Occupation	13-8	7/15/10	7/21/10				
3	Renewable Energy	13-6	8/20/10	9/10/10				

Mr. O’Leary asked about the clothing bin ordinance. Mr. Corcoran said it was not on the Township Committee’s agenda. The Board Secretary will look into the matter. Mr. O’Leary noted the home occupation ordinance has been adopted by the Township Committee. It will be removed from the chart.

There was a discussion on renewable energy ordinance. Mr. Duveneck handed out some information and a map entitled “New Jersey Wind Map and Resource Potential”. He obtained it from the U.S. Department of Energy web site. The map outlined the areas in New Jersey with good wind energy potential. Mr. Duveneck said the tower would need to be 300 feet in height and therefore felt Lafayette would not be a profitable area and would not see many landowners opting for this type of renewable energy. Mr. Duveneck handed out copies of an ordinance adopted by the Borough of West Cape May addressing small wind energy systems. The maximum height in the ordinance was 150 feet. The Board discussed the proposed height of the wind turbine and felt their recommended height of 150 feet was acceptable.

The Board Secretary will send a letter back to the Township Committee asking them to take the proposed ordinance into consideration because the industry standard is substantially higher.

Mr. Duveneck asked the Board to consider an ordinance requiring a reserve septic area for any proposed development. He will get some information on this type of ordinance to the Board for their review.

PENDING APPLICATIONS:

No.	Name	Application Number	Complete Date	Time to Act	Status

1	O'Connor	MNR10-14	n/a	n/a	<i>Needs to be deemed complete</i>
2	Lafayette Asphalt	ASP11-1	n/a	n/a	<i>Deemed complete 1/27/11</i>

TRC REPORT: None

ZONING REPORT: None.

BILLS: None

EXECUTIVE SESSION None.

CORRESPONDENCE:

- 1.) To: Township Committee
Re: Budget Request
- 2.) From: D.E.P.
Re: LOI Extension – Nouvelle Associates, LLC – B:9 L:6, 7, 17 & 21.01
- 3.) From: NJ Bureau of Landfill and Hazardous Waste Permitting
Re: Application for Renewal of Operating Permit for SCMUA
- 4.) From: Mark J. Hontz
Re: Casagrande USA, Inc. – Relocating to Andover Township
- 5.) From: SC Soil Conservation District
Re: Notice of Expiring Control Plan
- 6.) From: SC Division of Planning
Re: No Further Action for O'Connor application
- 7.) From: Jason Dunn, PP – Dykstra Associates, PC
Re: Lafayette Asphalt Recycling Plan
- 8.) From: Ursula Leo, Esq.
Re: Reply Brief

ADJOURNMENT

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

Respectfully submitted,

Stephanie Pizzulo
Land Use Board Secretary