

CALL TO ORDER

Mr. O'Leary called the meeting to order at 7:30 pm and said it was open to the public in compliance with Public Law 1975, Chapter 231, Sections 4 & 13.

FLAG SALUTE

ROLL CALL: **Members Present:** Hughes, Cutler, Corcoran, Taylor, Van Sickle, Aikens, Allison, O'Leary.

Members Excused: Luthman, Leuthe.

Members Absent: Didyk.

MINUTES: October 22, 2015

A motion to approve the minutes of the October 22, 2015 meeting with the noted corrections was made by Ms. Van Sickle. It was seconded by Mrs. Aikens and passed with a roll call vote.

Ayes: Hughes, Cutler, Corcoran, Taylor, Van Sickle, Aikens, Allison, O'Leary.

COMPLETENESS / HEARINGS / CONCEPT:**AUDIENCE:**

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

OLD BUSINESS:1.) Consideration of amending the Building Height in the Ridgeline Protection Area

Mr. O'Leary said he had sent the Board Members a copy of a memo from Mr. Banisch dated December 17, 2014. It was the memo the Board originally had received from Mr. Banisch last year. Mr. O'Leary said he did speak with Mr. Banisch who said the definition of building height measures from the finished grade and will create a higher structure because it is open ended. He said a house on the hillside will have a visual impact.

Mr. Taylor asked for clarification on the way the structure is measured. He said it is confusing the way the ordinance is written. Mr. Cutler said he will use the mean height to the roof to calculate the building height. He said he is in favor of keeping the building height in the Ridgeline Area the way it currently is.

Mr. Hughes asked if it would be detrimental to the ordinance if the height was raised to 35 feet. Mr. O'Leary said he felt keeping the building height at 30 feet would be an additional tool to regulate a large scale development in the Ridgeline area. Mr. Cutler said the structure will have to be below the visual buffer.

Mr. O'Leary asked the Board for a straw poll of the members to see if a recommendation can be made to the Township Committee. Mr. O'Leary and Mr. Taylor were in favor of keeping the building height at 30 feet. Mr. Corcoran, Mrs. Aikens, Ms. Van Sickle, Mr. Hughes and Mr. Allison were in favor of raising the height to 35 feet. The Board Secretary will send a memo to the Township Committee advising of the recommendation to increase the building height in the Ridgeline Protection Area to 35 feet.

NEW BUSINESS:1.) 2016 Proposals for Professionals

The Board Secretary went over the proposals received from the Board Professionals. Ms. Leo's fees are increasing by \$10.00 per hour for the year 2016. The new rate will be \$170.00 per hour. Mr. Duvenek's fees are to remain the same for the year 2016 at a rate of \$108.00 per hour. Mr. Banisch is proposing an hourly increase of \$10.00 to a rate of 140.00 per hour.

The Board agreed they were satisfied with the professionals and did not need to seek other proposals. The professionals will be reappointed at the reorganization meeting in January.

The Board Secretary went over the budget for 2015 and what was actually spent. The Board will propose a budget for 2016 at the reorganization meeting in January.

2.) COAH Update

Mr. Hughes gave an update on the Township's COAH plan. He said the Township presented its periodic updates as required by the courts. He said they are required to meet with the objector to which they did. Mr. Hughes went over two options that Nouvelle had proposed. He said Lafayette Township's strategy is to have the affordable housing intergraded into any new construction, not segregated and by itself. He said they discussed the issue of a treatment plant with Nouvelle.

Mr. Hughes discussed some possibilities with other sites throughout Lafayette. Mr. Hughes reported that Mr. Banisch will submit the proposal to COAH.

RESOLUTIONS:**1.) Wintermute, John B: 2 L: 4.01 MSP15-4**

A motion to approve the resolution was made by Ms. Van Sickle. It was seconded by Mrs. Aikens and passed with a roll call vote. Ayes: Hughes, Corcoran, Taylor, Van Sickle, Aikens, Cutler, Allison, O'Leary.

ORDINANCES: None.

ZONING REPORT: See Attached

Mr. Cutler went over his report with the Board. He reported that Mr. Jay Fischer discussed opening a recycling center at the old 84 Lumber site. Mr. Cutler advised Mr. Fischer it was a prohibited which Mr. Fischer did not agree with. Mr. Cutler did get an interpretation from Ms. Leo and she agreed with Mr. Cutler. Mr. Cutler advised the Board that once a recycling center becomes part of the County Solid Waste Plan it is exempt from zoning.

BILLS: List #12

The Board Secretary went over the bills with the Board.

A motion to pay the bills as presented was made by Mr. Hughes. It was seconded by Mr. Cutler and passed with a roll call vote. Ayes: Hughes, Cutler, Corcoran, Taylor, Van Sickle, Aikens, Allison, O'Leary.

CORRESPONDENCE:

- 1.) From: Anthony Bedwell, Esq.
Re: 11 Village Drive – Landscaping
- 2.) From: SC Soil Conservation
Re: 19 Monroe Rd – Plan to Expire Soon
- 3.) From: SC Soil Conservation
Re: 24 Lewisburg Rd – Plan to Expire Soon
- 4.) From: SC Soil Conservation
Re: Beaver Run Rd – Plan to Expire Soon
- 5.) From: SC Soil Conservation
Re: Route 94– Plan to Expire Soon
- 6.) From: SC Soil Conservation
Re: 78 Beaver Run Rd – Plan to Expire Soon
- 7.) From: Ursula H. Leo, Esq.
Re: Proposal for 2016
- 8.) From: Nevitt S. Duvenceck, PE
Re: Proposal for 2016
- 9.) From: David J. Banisch, PP
Re: Proposal for 2016

ADJOURNMENT:

With no further business to come before the Board, a motion to adjourn was made by Mr. Cutler. It was seconded by Ms. Van Sickle and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo
Secretary