
CALL TO ORDER: Mr. O'Leary called the meeting to order at 7:42 p.m. and stated the meeting was open to the public in compliance with Public Law 1975, Chapter 231, sections 4 & 13.

FLAG SALUTE

ROLL CALL: Members Present: Corcoran, Straub, Hahn, Leuthe (7:47p.m.), Taylor, O'Leary.

Members Absent: Hughes, O'Connor, Luthman, Randazzo, Didyk.

Also Present: Ursala Leo, Esq.
Nevitt Duveneck, PE

HEARINGS:

1.) Lafayette Amateur Athletics Conceptual B:7 L:16

Mr. O'Leary stepped down for this application because he is the treasurer of the LAA.

Mr. Corcoran stepped down for this application because he is the president of the LAA.

The Board Secretary noted the Board no longer had a quorum to hear the application. Mrs. Straub felt the Board could hear the application because it was a conceptual and no vote would be taken. She said the application was concerning a public piece of property and the applicant was only present as a courtesy. Ms. Leo felt there should be a quorum because the Board should make a recommendation and that would require a vote. She suggested the applicant make his presentation and the Board Secretary will make sure at least two other eligible Board Members listen to the recording prior to a recommendation being made. Mr. Onorevole agreed to this procedure.

Mr. Leuthe joined the Board at 7:47 p.m.

Mr. Joe Onorevole stated he was representing the Lafayette Armature Athletics which he is a member of. He said he is also a member of the recreation committee in town. He said the LAA was proposing to build a snack stand/ pavilion that they were planning on constructing between the two existing baseball fields at the park located at 115 Route 15. He said it will be a pole style building with an over all size of 24' X40' with a 24' X 24' open area for picnic tables. The back side would be an 8' X 24' snack stand and an 8' X 24' storage area for sports equipment and field maintenance equipment.

Mr. Hahn asked how much the structure would cost the town to which Mr. Onorevole said the town is not paying for it. It will be funded by the LAA.

Mr. Onorevole said the existing snack stand will be removed and the smaller existing shed will be relocated so it can be used someplace else. He said they will use the building for cover in the event of a lighting storm. They are planning on constructing it 50 feet off of the property line. Mr. Onorevole presented a survey of the property with the proposed building location on it. He also presented architectural drawings of the snack stand/pavilion. The survey was marked as exhibit A-1. The architectural drawing was marked as exhibit A-2.

Mr. Taylor asked if there will be electric to the stand to which Mr. Onorevole said yes. Mr. Taylor asked if there will be propane to which Mr. Onorevole said no. Mr. Onorevole explained the location of the proposed snack stand and the shed that will be relocated. Mr. Duveneck asked if some of the asphalt will be removed. Mr. Onorevole said he did not know but if it was it would be removed by the Township.

Mrs. Straub asked about the length of construction time. Mr. Onorevole said they are hoping to start construction at the end of October and he estimated it would take about eight weeks.

Mr. Leuthe asked if the application fee was waived to which the Board Secretary said yes.

Mr. Duveneck said he did not see any issues with the proposal. He said they are actually fixing a problem that already exists. He said it is completely away from the road and there are no traffic issues. He said there is a small amount of impervious that is being added and some of the existing impervious coverage may even be removed. He said he sees no problems with the application.

Ms. Leo suggested the Board carry the application to next month's meeting until additional Board Members listen to the recording and then at that time they will make a recommendation.

Mr. Corcoran and Mr. O'Leary returned to the Board.

2.) AES Property Holdings FSP09-8 B: 17 L: 2.05

Mr. O'Leary said the applicant has asked to be carried to the June meeting date.

3.) Barsumyan MNR08-16 B:14 L:15.07

Mr. O'Leary said the applicant has asked to be carried to August. He noted the application has already been dismissed without prejudice.

4.) Peck, Harold MNR09-1, VAR09-2 B:14 L:11.01

Mr. O'Leary said this application has been deemed incomplete and the Board has not received any additional information to date. Mr. O'Leary asked the Board Secretary to send a letter to the applicant asking what his intent is on moving forward with the application.

5.) Handweg Drive Realty VAR08-14 B:14 L:7

Mr. O'Leary asked the Board Secretary if she has heard from the applicant. The Board Secretary said she had received a phone message from the Attorney's Secretary however she did not speak with her.

6.) Casagrande MNR09-3, SP09-4, FSP09-5, VAR09-6, VAR09-7 B:15 L:6.01

Ms. Leo said she will follow up with the Applicant's Attorney to see where they are with this application.

7.) Lentini Redi-Mix AFSP09-9 B:1.01 L:1

Mr. Duveneck said the project summary in his report gives some background on the property. He said it is the EI zone and the applicant is a tenant of the property. He said they were seeking a 10 year extension for their previously granted site plan approval. He said they currently are operating and they are seeking an extension to continue to operate as they have been. Mr. Duveneck recommended to the Board to deem the application complete and grant the requested waivers.

A motion to deem the application complete with the seven requested waivers was made by Mr. Corcoran. It was seconded by Mr. Hahn and passed with a roll call vote. Ayes: Corcoran, Straub, Hahn, Leuthe, Taylor, O'Leary.

8.) Lafayette Asphalt SP09-10, FSP09-11 B:1.02 L:1

Mr. Duveneck said this is a new application however there are a number of items that were deficient on the checklist. He said his recommendation is to deem the application incomplete due to the number of checklist items that are missing. He said if the information is sent to him in a timely fashion he would be ready to deem the application complete and then move forward with the hearing at the next meeting. He said asphalt plants typically involve nighttime hours and they did not provide a lighting plan. He said they are asking for a waiver to the environmental impact statement. He said in his opinion the site would have an impact and it does intensify the use.

Mr. Leuthe asked if they are planning on running a large furnace to heat up the asphalt. Mr. Duveneck said they would bring in a portable plant with a sizable concrete pad. He said the Board needs to consider the traffic going in and out of the site. He did say the plant will not be as close to the residential zone as the concrete plant is and there are

berms around the property. Mr. Leuthe expressed a concern about the distance to the Paulinskill. Mr. Duveneck suggested the hours of operation on the record. The Board felt an EIS would be necessary. Mr. Duveneck recommended the application be deemed incomplete.

A motion to deem the application incomplete and have the Board Secretary write a letter to the applicant advising them of the need for an EIS was made by Mrs. Straub. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Corcoran, Straub, Hahn, Leuthe, Taylor, O'Leary.

9.) Jiggetts, Danita VAR09-12 B:22 L:20.06

Mr. O'Leary noted the applicant was looking for an interpretation of our ordinance. He said the hearing will need to be noticed. The Board Secretary said the Applicant's Attorney had asked to carry the application to the July meeting date. The Board agreed to carry the issue of completeness to the July meeting date. Ms. Leo suggested the applicant should notice for a variance also. She will contact the Applicant's Attorney regarding this matter.

AUDIENCE:

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

OLD BUSINESS:

1.) Planner Bill for Ridgeline Protection

Mr. O'Leary said the Board received proposal from the Planner for the Ridgeline Protection Ordinance which was \$2000.00. The Board had agreed to move forward with having the Planner work on the ordinance and if he felt the billing would go over \$2000.00 he would need to notify the Board prior to moving forward.

2.) Legal Contract

The Board secretary will send a copy of the contract to the Board Attorney for her signature.

NEW BUSINESS:

1.) Planning Awards

Mr. O'Leary said the Board was planning to nominate the Quick Chek site for an award. Mrs. Straub said the County is not having an awards dinner this year. They are planning to have one in 2010.

2.) Vacation

Mr. Duveneck noted he will not be present for the August meeting date. He will have someone from his office present.

RESOLUTIONS: None.

ORDINANCES: None.

ZONING REPORT: None.

BILLS: List #7

Mr. Leuthe made a recommendation to pay the bills as presented.

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

EXECUTIVE SESSION: None.

CORRESPONDENCE: None.

Mr. Leuthe asked if the Township was notified about the draining of the Father John's pond. Mr. O'Leary said something was sent to the Township a few days before the

draining began. He said it was suppose to be done in stages and there were steps that needed to be taken. It did not seem that the draining was being done in stages. Mr. O'Leary said the property owner did have a permit from the D.E. P.

ADJOURNMENT:

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

Respectfully submitted,

Stephanie Pizzulo
Land Use Board Secretary