

**CALL TO ORDER**

Mr. O'Leary called the meeting to order at 7:36 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:** Hughes, Luthman, Randazzo, Corcoran, Didyk, Leuthe, O'Leary.

**Members Absent:** Hahn.

**Members Excused:** Fette, Straub, Taylor.

**Also Present:** Ursula Leo, Esq.

**MINUTES:** March 25, 2010.

A motion to approve the minutes of the March 25, 2010 meeting with the noted corrections was made by Mr. Randazzo. It was seconded by Mr. Hughes and passed with the roll call vote. Ayes: Hughes, Randazzo, Corcoran, Leuthe, Didyk, O'Leary.

**AUDIENCE:**

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

**OLD BUSINESS:**

1.) Signs

Mr. O'Leary went through the working draft and noted some corrections. The Board discussed sandwich board signs and the proposed definition of a sandwich board sign. Ms. Leo will draft a definition for the Board. There was a discussion on wall signs. They agreed they need a definition of projecting wall sign.

The Board discussed public use and non-profit organization signs. They discussed the size and number of signs allowed. The Board agreed to no more than four signs on a property and limited the total size to keep it consistent with the rest of the sign sizes in the ordinance.

There was a discussion of the sign fees. The Board suggested a \$25.00 fee. The Board Secretary noted the minimum fee for a sign permit is currently \$35.00. Ms. Leo will discuss this with Mr. Fette. The Board agreed to go with Mr. Fette's recommendation.

The Board discussed roof signs and agreed to add a definition of roof sign. Ms. Leo will discuss this with Mr. Fette and come up with a definition.

The Board agreed to have Ms. Leo make the corrections and add the needed definitions and then submit the ordinance to the Board Secretary who will send it to the Township Committee.

The Board discussed flag signs which say open. The Board did not have a problem with the flags but felt they should be limited in size and amount.

A motion to recommend to the Township Committee that they consider the proposed sign ordinance with Mr. Fette's input on the roof sign and a sign permit fee not to be below \$35.00 as discussed earlier was made by Mr. Randazzo. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Luthman, Randazzo, Corcoran, Didyk, Leuthe, O'Leary.

2.) Master Plan Re-Exam

Mr. Randazzo went over the request for a proposal for a Planner with the Board. The Board discussed the new proposed COAH regulations and how it will affect the affordable housing plan. The Board discussed the budget for the reexamination of the Master Plan.

The Board agreed to send the request for proposal to three planners for review and comparison. The proposal will be sent to Banish Associates and Mr. John Maczuga. There was no need to send it to Ms. Jessica Caldwell since she had submitted a detailed proposal.

**3.) Delinquent Escrow Accounts**

The Board Secretary reported that the letters were sent by the Board Attorney.

**4.) Other Old Business**

Mr. Luthman suggested the Board Secretary supply the Zoning Officer with a copy of the resolution of site plan approval for Jeff Kulsar which only allows a total of 8 cars on the lot at a time. The Board Secretary said she will get this to the Zoning Officer.

Mr. Hughes said the emergency appropriation was approved at \$15,000.00 for the Master Plan funding.

Mr. Hughes said the Township Committee passed a resolution for a reassessment for next year.

Mr. Hughes said the township sent a letter to the Sussex County wastewater PAC regarding the resolution that will be revised to include a letter the township sent to the PAC regarding Nouvelle Associate's amendment to the wastewater plan.

Mr. Hughes reported the township received approval to replace the footbridge at the pond.

**NEW BUSINESS:**

Mr. O'Leary suggested the Board cancel next week's meeting since there are no hearings or business to conduct. The Board agreed to cancel the meeting.

Ms. Leo reported that the Gualano resolution does not contain specific wording about a conservation easement however it was on the plan and in Mr. Duveneck's review letter. The deeds came in and the conservation easement was not noted in them. She said Mr. Gualano does not want to include the conservation easement. She said she will listen to the recording and advise the applicant's attorney. The Board can amend the resolution if they feel the need to do so. She said it is sufficient that the easement was noted on the plans.

**RESOLUTIONS:**

**1.) Lafayette Asphalt, Inc. ASP10-1, AFSP10-2 B:1.02, L:1**

A motion to approve the resolution with the noted correction was made by Mr. Corcoran. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Hughes, Corcoran, Randazzo, Didyk, Leuthe, O'Leary.

**ORDINANCES:**

No.	Name	Citation	Memorialized	Date to Clerk	TC Agenda	First Reading	Adopted	Sent to County/ Coded Systems
1	Amendment to Chapter 12 – 21 Day submission requirement	12-5.1	5/28/09	6/2/09	7/7/09	8/4/09	9/1/09	Sent in January
2	Ridgeline	13-3.1	12/17/09		1/19/10	1/19/10	2/16/10	Sent to County
3	Residential Zone Changes	13-8	12/17/09		2/16/10	3/2/10	3/16/10	Sent to County
4	Amend Chapter XIV	14-1.3 14-2,2	2/18/10	2/19/10	3/2/10	3/2/10	3/16/10	Sent to County

**PENDING APPLICATIONS:**

No.	Name	Application Number	Complete Date	Time to Act	Status
1	Barnside Inc	VAR09-14	n/a	n/a	<i>Deemed incomplete 12/17/09</i>
2	D'Agostino	MNR09-16	n/a	n/a	<i>Deemed Complete 3/25/10. Carried to May meeting.</i>

**TRC REPORT:** None.

**ZONING REPORT:** None.

**BILLS:** None.

**EXECUTIVE SESSION**

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

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

**CORRESPONDENCE:**

- 1.) From: Jessica Caldwell, PP  
Re: Master Plan Reexamination Proposal
- 2.) From: Michael Catalano, PP  
To: Julia Wiley, Esq.  
Re: Gualano Deed Descriptions
- 3.) To B. Theodore Bozonelis, AJSC  
From: Ursula Leo, Esq.  
Re: AES Property Holdings, LLC v. Land Use Board of Lafayette

**ADJOURNMENT**

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

Respectfully submitted,

Stephanie Pizzulo  
Land Use Board Secretary