

**CALL TO ORDER**

Mr. O'Leary called the meeting to order at 7:35 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, Straub, Taylor, Van Sickle, O'Leary.

**Members Excused:** Fette, Didyk.

**Members Absent:** Leuthe.

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

**AUDIENCE:**

Mr. O'Leary opened the meeting to the public. Ms. Sue Van Sickle stepped down from the Board to address the Board. Ms. Van Sickle advised the Board that Casagrande is moving out of her building on Van Sickle Road. She said the area is zoned residential however need to know what use she can allow to go into the building. Ms. Leo said the only use right now is what was approved and has not been abandoned. She said Casagrande never came before the Board for any approval. Mr. Luthman said there has never been a site plan for the property. He said the use probably predates the zoning. Ms. Leo said Ms. Van Sickle will need to show a use that existed prior to zoning and was a continual use. If this could not be accomplished, she would need to come before the Board with a use variance. Ms. Leo asked that Ms. Van Sickle's attorney call her and she will discuss it with him. There was a discussion on how Ms. Van Sickle could establish a continual use. Ms. Van Sickle returned to the Board.

**EXECUTIVE SESSION:**

Mr. O'Leary asked for a motion to go in to executive session to discuss personnel. A motion to go into executive session with the minutes being released upon completion of awarding final contract was made by Mrs. Straub. It was seconded by Mr. Randazzo and passed with a roll call vote. Ayes: Hughes, Luthman, Randazzo, Corcoran, Straub, Taylor, Van Sickle, 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: Hughes, Luthman, Randazzo, Corcoran, Straub, Taylor, Van Sickle, O'Leary.

A motion to retain Finelli Consulting Engineers as the Land Use Board Engineer for the period of present until the end of the year. It was seconded by Mr. Hughes and passed with a roll call vote. Mr. Luthman asked if the fee schedule was the same. Mr. O'Leary said Mike Finelli did not indicate it would change. Ayes: Hughes, Luthman, Randazzo, Corcoran, Straub, Taylor, Van Sickle, O'Leary.

Mr. O'Leary said he would email Mike Finelli and he would contact Mr. Duvneck to advise accordingly.

**COMPLETNESS / HEARINGS:** None.

Mr. O'Leary asked if the Board would agree to handle the new business first so the attorney could leave due to an illness to which the Board agreed.

**NEW BUSINESS:**

1.) Minor Site Plan

The Board Secretary said it was sent to the Township Committee

2.) Solar Application Fee

Mr. O'Leary said the issues of the solar panels on the front of a house was revised and sent back to the Township Committee. He said it was returned to the Board because of the height of the wind

**LAFAYETTE TOWNSHIP LAND USE BOARD  
MEETING MINUTES**

towers which the Board also addressed and returned back to the Township Committee. Mr. O’Leary discussed some possible legislation on this matter. He said the height of 145 is the norm for a wind tower. He said the proposed legislation does not address solar panels in the front yard however he felt it would be self regulating since people probably do not want them there. Mr. Randazzo suggested the Board amend the proposed ordinance so it is in compliance with the proposed legislative changes. There was a discussion on the possibility of wind towers on a ridgeline. The Board agreed that if they are proposed for a property on a ridgeline the property owner would have to come before the Board. Ms. Leo said the proposed legislation is only addressing solar energy. She said the wind tower restrictions need to be justified and she felt the Board has done that. Ms. Leo will make the changes and return it to the Board for their review. The Board discussed a fee schedule for renewable energy. Ms. Leo will put something together and present it for the Board’s review.

3.) Gateway as element to Land Use Plan

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

Ms. Leo left the meeting at 9:14p.m.

**OLD BUSINESS:**

1.) Master Plan Reexamination

The Board went through the draft Master Plan Reexamination Report submitted by Mr. Banisch for the Board consideration. The Board Secretary took notes on corrections and requested changes and will forward the notes to Mr. Banisch so he can add them to the document.

**RESOLUTIONS:** None.

**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	Renewable Energy	13-6	8/20/10	9/10/10				
3	Yard Definition Drawings	13-5	2/17/11	2/18/11			3/15/11	

**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	1/27/11	n/a	<i>Carried to 3/24/11</i>
3	Gernat	VAR11-2	n/a	n/a	<i>Needs to be deemed complete</i>

**TRC REPORT:** None

**ZONING REPORT:** None.

**BILLS:** None

**CORRESPONDENCE:** None.

**ADJOURNMENT**

With no further business to come before the Board, a motion to adjourn was made by Mr. Randazzo. It was seconded by Mrs. Straub and passed with everyone saying aye.

**LAFAYETTE TOWNSHIP LAND USE BOARD  
MEETING MINUTES**

Respectfully submitted,

Stephanie Pizzulo  
Board Secretary