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**CALL TO ORDER:**

Mr. O’Leary called the meeting to order at 7:38p.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, Randazzo, Corcoran,  
Leuthe, Didyk, Straub, Taylor,  
Van Sickle, O’Leary.

Members Excused: Fette, Luthman.

Members Absent: None.

Also Present: Richard Stein, Esq.  
Charles Newcomb, PP

**MINUTES:** May 19, 2011

A motion to approve the minutes was made by Mr. Randazzo. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Randazzo, Leuthe, Didyk, Taylor, Van Sickle, O’Leary.

**COMPLETENESS/ HEARINGS/ CONCEPT:**

1.) Veritas Christian Academy Concept Plan B:7 L:1.01

Mr. Stein advised the Board Members that they can listen to the concept however they may not ask questions or make comments because if the applicant comes back to the Board with an application they will need a ‘d’ variance.

Mr. Corcoran and Mr. Hughes stepped down from the Board for this concept.

Mr. Glen Keinz, Esq. said he was representing Veritas Christian Academy. He said they wanted to put a Christian school on the Merck site. He said they were proposing a subdivision with other activities on the site. He said they will need to move quickly on this project so they can have children onsite in the school in September.

Mr. Kurt Gewecke said he is on the building and development team of Veritas Christian Academy. He explained that the idea for a Christian high school came from the Lafayette Federated Church. He said it would be a full curriculum school with an enrollment of about 1000 students. Currently the high school has 80 students. He said the site is a good location for their needs. Mr. Gewecke said they are sensitive to the Township’s needs. Mr. Gewecke handed out a concept plan to Board Members. He explained the plan to the Board. He said they are proposing to subdivide the lot and then sell off lots to help create ratable properties for the town. Mr. Keinz said they were considering affordable housing for the site also. He said they would start renovating the existing buildings because some of them are close to student ready. Mr. Gewecke said their goal was to start with their proposed lot 6 which would need to be ready for the 2012-2013 school year. Page two of the presented plan was a map of how the school campus would look when it was finished. With nothing further to present, Mr. Gewecke and Mr. Keinz left the meeting.

Mr. Corcoran and Mr. Hughes returned to the Board.

**AUDIENCE:**

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

Mr. O’Leary dismissed the professionals.

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**OLD BUSINESS:**

1.) Chapter 13 Revisions

The Board continued going through the ordinance to make corrections. Mr. Taylor noted some of the zones were referred to as districts and some as zones. The terms zone and district are interchangeable. The Board agreed to change all of the headings to district.

Mr. Randazzo noted there was no definition for self-storage. The Board Secretary will put together some definitions and send them out to the Board Members for their review. Ms. Didyk expressed a concern with the parking of recreational vehicles at self-storage facilities. Mr. O'Leary said it can be controlled by definition. Ms. Didyk suggested there be designated parking spaces for such vehicles. The Board Secretary will have the Board Engineer address this matter.

There was a discussion on the parking requirements for the Gateway Commercial District. There was a discussion on the Ridgeline Overlay fee for engineering review. The Board agreed the fee should be changed to escrow to cover the Engineer's effort.

The Board Secretary will make the changes and send a final draft to all Board Members and Board Professionals. The Board agreed to a "not to exceed" amount of \$1,500.00 per professional as the budget to cover final review. The Board Secretary will advise the professionals.

2.) Reserve Septic Location Ordinance

The Board agreed to carry this to a later date.

**NEW BUSINESS:**

Mr. O'Leary asked the Board Secretary to get proposals from the professionals for the 2012 year.

**RESOLUTIONS:**

1.) Cava Winery & Vineyard VAR10-16 B:9 L:2.07

A motion to approve the resolution was made by Mr. Leuthe. It was seconded by Mr. Randazzo and passed with a roll call vote. Ayes: Randazzo, Leuthe, Didyk, Straub, Taylor, Van Sickle, O'Leary.

**ORDINANCES:** None.

**ZONING REPORT:** None.

**BILLS:** List # 10

Mr. Leuthe expressed a concern with one of the Engineer's bills. A motion to pay bills list #10 minus the Engineer's bill in question was made by Mr. Leuthe. It was seconded by Mr. Corcoran and passed with a roll call vote. Ayes: Hughes, Randazzo, Corcoran, Leuthe, Didyk, Straub, Taylor, Van Sickle, O'Leary.

**EXECUTIVE SESSION:**

A motion to go into executive session to discuss Township property acquisition with the minutes being released upon completion of the matter was made by Mr. Corcoran. It was seconded by Mr. Randazzo and passed with a roll call vote. Ayes: Hughes, Randazzo, Corcoran, Leuthe, Didyk, Straub, Taylor, Van Sickle, O'Leary.

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

**CORRESPONDENCE:** None.

**ADJOURNMENT:**

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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.

Respectfully submitted,

Stephanie Pizzulo  
Secretary