

---

**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:** Luthman, Corcoran, Leuthe, Didyk, Straub,  
Taylor, Van Sickle, O'Leary,  
Randazzo (7:40p.m.).

**Members Excused:** Hughes, Fette.

**Members Absent:** None.

**Also Present:** Ursula Leo, Esq.  
Gene Weber, PE  
Charles Newcomb, PP

**MINUTES:** May 26, 2011, June 16, 2011.

A motion to approve the May 26, 2011 meeting minutes with the noted corrections was made by Mrs. Straub. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Luthman, Leuthe, Didyk, Straub, Taylor, Van Sickle, O'Leary.

A motion to approve the June 16, 2012 meeting minutes with the noted corrections was made by Mrs. Straub. It was seconded by Mr. Randazzo and passed with a roll call vote. Ayes: Luthman, Randazzo, Corcoran, Leuthe, Didyk, Straub, Taylor, Van Sickle, O'Leary.

**AUDIENCE:**

Mr. O'Leary opened the meeting to the public.

Ms. Megan Ward, Esq. came forward to address the Board. Mr. O'Leary noted the Board received a letter from Ms. Ward dated November 11, 2011 regarding the Beaver Run Solar Farm application. Ms. Ward said the resolution of approval required revised plans to be submitted and she said to date the applicant does not have all of the information requested by the Board. She said they were waiting for their Letter of Interpretation from the D.E.P. and the County Planning Board has carried their application to their January meeting date. Ms. Ward asked the Board for a 120 day extension of condition number 9 of the approving resolution. A motion to grant a 120 day extension on condition # 9 of the resolution was made by Mr. Randazzo. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Luthman, Randazzo, Leuthe, Didyk, Straub, Taylor, Van Sickle, O'Leary.

With nobody else coming forward, the meeting was closed to the public.

**OLD BUSINESS:**

1.) Chapter 13 Ordinance Revisions

Mr. O'Leary suggested the Board go through the professionals' comments and incorporate them into the working document.

There was a lengthy discussion on the Gateway Commercial District and the Gateway Overlay Zone. Mr. O'Leary noted these are two distinct areas. The Board agreed exhibit A in the ordinance needs to be titled Gateway Commercial District. The Board identified areas on the zoning map that need to be revised. The Board requested the Gateway Commercial District, the Gateway Overlay and the Ridgeline Hillside Viewshed Protection Area be added to the zoning map. Mr. Weber will take care of these changes.

Ms. Leo went over her memo to the Board. There was a discussion on the parking of commercial vehicles in residential zones. There was a lengthy discussion on the carrying capacity verses curb weight of various vehicles. Ms. Leo suggested the weight limit be raised to 2 tons. The Board agreed on a weight limit of a vehicle's curb weight of 9000 pounds.

Ms. Leo noted minor corrections to the ordinance. Ms. Leo presented definitions for building envelope and self-storage facility.

Mr. Newcomb discussed the cluster development section of the ordinance. He recommended the reference to membership be removed from the ordinance. He recommended a definition of a homeowners association. There was a lengthy discussion on the amount of preserved land required for a cluster development. Mr. Newcomb suggested that the ordinance should specify how much of it should be unconstrained land. The Board incorporated the recommendations from Banisch Associates.

Mr. Weber went through his recommendations to the zoning ordinance. He discussed the definition of automobile. The Board agreed to leave the definition as it was. He suggested the Board change the definition of site distance triangle. The word distance was removed from the definition. Mr. Weber discussed his recommendation for parking requirements for a self-storage facility. Mr. Weber also discussed the parking requirements for highway commercial uses. There was a lengthy discussion on the use of terms such as site coverage, lot coverage, building coverage and impervious coverage. Mr. Weber will handle the changes and send it to the Board Secretary. There was a discussion on impervious surface. Mr. Weber felt it was too conservative. The Board agreed to address this at a later date. Mr. Weber made some other minor recommendations which were incorporated into the revised working draft of Chapter 13.

The Board Secretary will make the changes and send a revised copy to the Board Members for their final review.

2.) Reserve Septic Location Ordinance

The Board agreed to carry this to a later meeting date.

**NEW BUSINESS:** None.

**RESOLUTIONS:** None.

**ORDINANCES:** None.

**PENDING APPLICATIONS:** None.

**TRC REPORT:** None.

**ZONING REPORT:** None.

**BILLS:** List #11

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

The Board Secretary went over the budget and what was spent in the year 2011 so far with the Board members. The Board discussed the budget for 2012. The Board Secretary discussed the proposals for professionals that were sent to the Board. The Board will makes its decision at its next meeting.

**EXECUTIVE SESSION:** None.

**CORRESPONDENCE:**

- 1.) From Megan Ward, Esq.  
Re: Extension for Condition # 9
- 2.) From Township Committee  
Re: Thank You Letter

**ADJOURNMENT:**

---

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

Respectfully submitted,

Stephanie Pizzulo  
Secretary