

**CALL TO ORDER**

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The Board Secretary called the meeting to order at 7:30 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:**    Hughes, Fette, Randazzo, Corcoran, Leuthe, Didyk, Straub, Taylor, Van Sickle, O’Leary, Luthman (7:35 p.m.).

**Members Excused:**    None.

**Members Absent:**    None.

**Also Present:**        None.

**REORGANIZATION:**

1.) Chairperson of the Land Use Board for the year 2012

A motion to appoint Mr. O’Leary as Board Chair for the year 2012 was made by Mrs. Straub. It was seconded by Mr. Randazzo and passed with a roll call vote. Ayes: Hughes, Fette, Randazzo, Corcoran, Leuthe, Didyk, Straub, Taylor, Van Sickle.

Mr. O’Leary chaired the meeting from this point on.

2.) Vice-Chairperson of the Land Use Board for the year 2012

A motion to appoint Mrs. Straub as Vice-Chair for the year 2012 was made by Mr. Leuthe. It was seconded by Mr. Randazzo and passed with a roll call vote. Ayes: Hughes, Fette, Randazzo, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, O’Leary.

3.) Board Secretary for the year 2012

A motion to appoint Stephanie Pizzulo as Board Secretary for the year 2012 was made by Mr. Corcoran. It was seconded by Mrs. Straub and passed with a roll call vote. Ayes: Hughes, Fette, Randazzo, Corcoran, Leuthe, Didyk, Straub, Taylor, O’Leary.

4.) Board Attorney for the year 2012

A motion to appoint Ms. Ursula Leo from Laddey, Clark & Ryan LLC was made by Mr. Corcoran. It was seconded by Mrs. Straub and passed with a roll call vote. Ayes: Hughes, Fette, Luthman, Randazzo, Corcoran, Leuthe, Didyk, Straub, O’Leary.

5.) Board Engineer for the year 2012

A motion to appoint Mr. Nevitt Duveneck, PP was made by Mrs. Straub. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Hughes, Fette, Luthman, Randazzo, Corcoran, Leuthe, Didyk, Straub, O’Leary.

6.) Board Planner for the 2012

A motion to appoint Mr. David Banisch of Banisch Associates was made by Mr. Corcoran. It was seconded by Mrs. Straub and passed with a roll call vote. Ayes: Hughes, Fette, Luthman, Randazzo, Corcoran, Leuthe, Didyk, Straub, O'Leary.

7.) Workshop and Regular Meeting Dates for 2012

The Board Secretary presented a list of proposed meeting dates to the Board Members.

A motion to approve the proposed meeting dates was made by Mr. Corcoran. It was seconded by Mrs. Straub and passed with a roll call vote. Ayes: Hughes, Fette, Luthman, Randazzo, Corcoran, Leuthe, Didyk, Straub, O'Leary.

8.) New Jersey Herald and the Sunday Herald as Official Newspaper of the Board for 2012

A motion to use the New Jersey Herald and the Sunday Herald as the official newspaper of the Board was made by Mr. Randazzo. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Hughes, Fette, Luthman, Randazzo, Corcoran, Leuthe, Didyk, Straub, O'Leary.

**WORKSHOP MEETING:**

**MINUTES:**

A motion to approve the minutes from the June 23, 2011 meeting was made by Mr. Randazzo. It was seconded by Mrs. Straub and passed with a roll call vote. Ayes: Hughes, Luthman, Randazzo, Leuthe, Didyk, Straub, Taylor, Van Sickle, O'Leary.

**AUDIENCE:** None

**OLD BUSINESS:**

Mr. Hughes reported that Advance Housing is expected to get their HUD approval next month and start construction on the second building in March. He said Lafayette still has its obligation of the rehabilitation program under COAH and the Township is pursuing it. The Township has until July of this year to dedicate funds. The program is for low and moderate income residents that need improvements to their homes so they can remain in their homes. Mr. Hughes said they would like to use no more than \$40,000.00. He said the money comes from the Affordable Housing Trust Fund. He said Banisch Associates is the Township's Affordable Housing Administrator and will be handling the paperwork.

Mr. O'Leary noted the Open Space Committee has its first local land acquisition with the Lawler property located on Warbasse Junction Rd. He said the Township has signed the contracts.

**NEW BUSINESS:**

1.) Budget for 2012

There was a discussion on upcoming litigation for 2012. The Board agreed to leave the litigation amount requested at \$15,000.00. There was a recommendation to cut the rest of the budget by 5%. The Board agreed to request a budget of \$16,000.00 for legal, \$15,000.00 for litigation, \$7,000.00 for engineering, \$4,750.00 for planning, and \$1,000.00 for miscellaneous for a total of \$43,750.00. The Board Secretary will send this request to the Township Committee for their consideration.

Mrs. Straub advised the Board of the presentation given by the Lafayette Preservation Committee regarding the historical district. She said that Preservation member Ms. Joan Smith gave a history of the district designation process. Mrs. Straub said one of the residents was very upset and felt the town would make him paint his house a certain color. The professional hired by the Preservation Society assured the resident that would not happen. Mrs. Straub felt the designation of a historic district would help keep the D.O.T. from widening Route 15 in that area. There was a discussion on the area the historic designation would cover. One resident wanted to include the church in the designation area however it was not part of the original application. Parcels can be added once the designation is given. Mrs. Straub felt the Lafayette Preservation Society did a good job with the progress they have made so far.

Mr. O'Leary asked Mr. Hughes if the Township Committee had any feedback on the revisions to Chapter 13. Mr. Hughes said it will be on their next agenda for discussion.

Mr. O'Leary noted the Board will consider a reserve septic ordinance and a proposed lighting ordinance at its February workshop meeting. Mr. Leuthe suggested the Board look at the sign ordinance again. He said he has received complaints from a business owner about the ordinance. He said he advised the business owner to come to the Board with some viable suggestions. Mr. Fette noted the sign ordinance is difficult to enforce. He said he has spoken to Olde Lafayette Village about coming to the Board for a sign for all of the businesses. He said the wagon needs to be removed from the front of the property. Ms. Didyk felt the wagon should be "grandfathered" and be allowed to stay. Mr. Fette said that it just not that easy to allow one property owner to do something like that and not allow another.

Ms. Van Sickle asked if the Township Committee had ever conducted the meeting it was proposing between area business owners and the Township Committee. Mr. Hughes said he had put it off however he will schedule something for the first quarter of this year.

**RESOLUTIONS:**

1.) Van Sickle Holding, LLC, Interpretation of the Ordinance 11-6, B:15, L:6.01

Ms. Van Sickle stepped down from the Board for this matter.

A motion to memorialize the resolution was made by Mr. Randazzo. It was seconded by Mr. Hughes and passed with a roll call vote. Ayes: Hughes, Luthman, Randazzo, Straub, Taylor, O'Leary.

Ms. Van Sickle returned to the Board.

**ORDINANCES:** None.

**PENDING APPLICATIONS:** None.

**TRC REPORT:** None

**BILLS:** List #1

Mr. Leuthe asked to carry the bills to the February workshop meeting to allow him time to discuss one bill with the Board Attorney. The Board agreed to carry the bills.

**EXECUTIVE SESSION:** None.

With no pending application or board work to conduct, the Board agreed to cancel next week's meeting. A motion to cancel the meeting of January 26, 2012 meeting was made by Mr. Randazzo. It was seconded by Ms. Didyk and passed with a roll call. Ayes: Hughes, Fette, Luthman, Randazzo, Corcoran, Leuthe, Didyk, Straub, O'Leary.

**CORRESPONDENCE:**

- 1.) From: SC Division of Planning  
Re: Roseline Farm & Bakery in Frankford Township
  
- 2.) From: Megan Ward, Esq.  
To: SC Division of Planning  
Re: Beaver Run Solar Farm – Request for Waivers

**ADJOURNMENT**

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

Respectfully submitted,

Stephanie Pizzulo  
Secretary