
CALL TO ORDER:

Mr. O’Leary called the meeting to order at 7:35 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: Randazzo, Straub, Leuthe, Taylor,
Van Sickle, O’Leary, Luthman

(7:37pm).

Members Excused: Hughes, Fette, Corcoran.

Members Absent: Didyk.

Also Present: Ursula Leo, Esq.

AUDIENCE:

Mr. O’Leary opened the meeting to the public. With nobody from the public present, the meeting was closed to the public.

Mr. Luthman joined the Board.

EXECUTIVE SESSION:

A motion to go into executive session to discuss pending litigation was made by Mr. Leuthe. It was seconded by Mr. Randazzo and passed with a roll call vote. Ayes: Luthman, Randazzo, Straub, Leuthe, Taylor, Van Sickle, O’Leary.

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

MINUTES: July 21, 2011, July 28, 2011, August 18, 2011, August 25, 2011.

A motion to approve the minutes of the July 21, 2011 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, Leuthe, Straub, Taylor, Van Sickle, O’Leary.

A motion to approve the minutes of the July 28, 2011 was made by Mr. Luthman. It was seconded by Mr. Randazzo and passed with a roll call vote. Ayes: Luthman, Randazzo, Leuthe, Taylor, Van Sickle, O’Leary.

A motion to approve the minutes of the August 18, 2011 meeting with the noted corrections was made by Mr. Randazzo. It was seconded by Mrs. Straub and passed with a roll call vote. Ayes: Randazzo, Leuthe, Straub, Taylor, Van Sickle, O’Leary.

A motion to approve the minutes of the August 25, 2011 meeting with the noted corrections was made by Mr. Randazzo. It was seconded by Mrs. Straub and passed with a roll call vote. Ayes: Luthman, Randazzo, Leuthe, Straub, Van Sickle, O'Leary.

OLD BUSINESS:

1.) Reserve Septic Location Ordinance

Mr. O'Leary said the Board asked Mr. Garofalo, Esq. to write an ordinance for a reserve septic location for new development. Mr. Weber had made comments on the draft ordinance and submitted them to the Board. The Board had been carrying this matter for some time. Mr. Luthman said he liked Mr. Garofalo's ordinance.

Ms. Van Sickle questioned why the Board felt it needed such an ordinance. The Board discussed the zones that the ordinance would apply. Mr. O'Leary suggested the ordinance only apply to newly subdivided property. He said it is a safeguard for the owner. Mr. Randazzo felt it should not apply to an existing lot.

Mr. Taylor asked how much room the reserve septic location would need to be. Mr. Luthman said it would depend on the number of bedroom the house would have. Mr. Taylor suggested the ordinance should be for all new residential construction. Mr. Luthman felt this would not be fair to existing lot owners. Mr. Randazzo and Mr. O'Leary agreed with Mr. Luthman.

The Board agreed to have the Attorney combine the draft ordinance and the memo from the Board Engineer to form a proposed ordinance.

2.) Lighting Ordinance

Mr. O'Leary said he received an email from Mr. Taylor regarding a lighting ordinance however he said no attachment was on the email. Mr. Taylor explained the Dark Sky model ordinance. He said they recommend the towns set up a lighting zone map. The town could have whatever level of lighting they choose. He said the ordinance also requires lighting to be shielded. Mr. Taylor will send the Dark Sky model ordinance to the Board Members. Mr. Randazzo suggested the Board look at the current lighting ordinance to see if it is sufficient. Mr. O'Leary suggested the Board Members look at the model ordinance and at what exists in our ordinance to compare the two.

NEW BUSINESS:

RESOLUTIONS:

1.) Annual Update 2012 Recommendations

A motion to approve the Annual Update 2012 Recommendations was made by Mr. Luthman. It was seconded by Mrs. Straub and passed with a roll call vote. Ayes: Luthman, Randazzo, Straub, Leuthe, Taylor, Van Sickle, O'Leary.

ORDINANCES: None.

PENDING APPLICATIONS: None.

TRC REPORT: None.

ZONING REPORT: None.

BILLS: List #1

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

CORRESPONDENCE:

- 1.) To: Township Committee
Re: Requested Budget for the Land Use Board
- 2.) From: Estate of Helen Lust
Re: Freshwater Wetlands Application Checklist – For Septic Repair
- 3.) From: SC Division of Planning
To: Mr. Thomas Knutelsky, PE
Re: Waiver Requests Granted by the County Division of Planning
- 4.) From: SC Soil Conservation District
Re: NVE Warehouse – 211 Route 94
- 5.) From: Sparta Township Zoning Board of Adjustment
Re: Property at Father John’s Lane

ADJOURNMENT:

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

Respectfully submitted,

Stephanie Pizzulo
Secretary