

CALL TO ORDER

Mr. O'Leary called the meeting to order at 7:37 pm 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, Leuthe, Didyk, Taylor, Van Sickle, O'Leary.

Members Excused: Fette.

Members Absent: None.

Also Present: Ursula Leo, Esq.
Nevitt Duveneck

Mr. O'Leary asked for a minute of silence for Board Member Wini Straub who had recently passed away.

Mr. O'Leary made a motion to appoint Mr. Peter Randazzo as vice chair of the Land Use Board. The motion was seconded by Mr. Luthman and passed with a roll call vote. Ayes: Hughes, Luthman Corcoran, Leuthe, Didyk, Taylor, Van Sickle, O'Leary.

EXECUTIVE SESSION:

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

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

COMPLETENESS / HEARINGS / CONCEPT:

1.) Alptekin, Ismail VAR12-1 B: 6 L:17

Mr. Duveneck said he had reviewed the application for completeness and said he found a number of items that have not been addressed. He said the applicant drew the proposed garage on an existing survey and it had not been drawn by a professional. Mr. Duveneck recommended the application be deemed incomplete.

Mr. Alptekin said he did not have time to have a professional draw the proposed garage on a new survey. He asked the board if he could start the construction and then return to the Board with the proper survey. The Board said they cannot give permission to start a project without the proper documentation in place.

A motion to carry the application to the July 26, 2012 meeting date without further notice was made by Mr. Luthman. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Luthman, Randazzo, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, O'Leary.

2.) Gernat, Chris VAR11-2 B: 18.06 L:6

Ms. Megan Ward, Esq. said she was representing the applicant. She asked to carry the hearing to the next meeting date. Mr. O'Leary explained to the public that there were only 4 voting members present and that is why the applicant was requesting to carry the hearing to next month's meeting date. Mr. O'Leary asked that all Board Members become eligible to vote by the next meeting date by reading the transcripts.

A motion to carry the hearing to the July 26, 2012 meeting date without further notice was made by Mr. Corcoran. It was seconded by Mr. Hughes and passed with a roll call vote. Ayes: Hughes, Corcoran, Van Sickle, O'Leary.

AUDIENCE:

Mr. O'Leary opened the meeting to the public. Mrs. Herta Clark of 18 Meadow Ridge Lane addressed the Board. She said the first meeting she attended for the Gernat hearing, Mr. O'Leary had stated he knew Mr. Gernat and that he would listen to everything but not vote on the application. Mr. O'Leary said he did not say that. Mr. Clark said he agreed with his wife. Ms. Leo read the portion of the transcript in question from that meeting. It clearly stated that Mr. O'Leary disclosed his relationship with Mr. Gernat and that he felt it would not interfere with his hearing the application and voting.

OLD BUSINESS:1.) Lighting Ordinance

Mr. Hughes suggested the Board address the sign ordinance first so it can be recommended to the Township Committee for their approval. He felt it was more important to the business owner in town. Mr. O'Leary asked Mr. Duveneck to provide the Board with the most current version of the industry standards for illumination. Mr. Duveneck will get this to the Board. The Board agreed to work on the sign ordinance and carry the lighting ordinance to the July 26, 2012 meeting.

2.) Sign Ordinance

The Board discussed the changing of the language of the internally lit signs. There was a discussion on allowing each business to have one "open" internally lit sign.

There was a lengthy discussion on free standing monument signs and the need for site plan approval. The Board agreed no site plan would be needed if the sign met the ordinance requirements. The Board discussed the maximum allowable height of a free standing sign. The Board agreed to allow two free standing signs for a property that fronts two different road frontages. The Board wanted to allow the businesses to attract business from two different roadways. There was a discussion on the allowable banners and grand opening signs. The Board discussed the amount of time a "Grand Opening" banner can be put up before a business opens and when it would need to be taken down after the opening. The Board Attorney will put the changes into ordinance form and it will be sent to the Township Committee.

A motion to recommend the noted changes to the Township Committee in ordinance form was made by Mr. Randazzo. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Hughes, Luthman, Randazzo, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, O'Leary.

NEW BUSINESS:

Mr. Hughes advised the Board that the State has approved the reassessment for Lafayette. Letters will be sent to the residents in July and the assessment will begin in late July or August.

Mr. Hughes advised the Board that the historic district process is moving along. The D.O.T. is going to reset the timing on the traffic light on Route 15 and Meadows Road.

Mr. Hughes said he received a map of the sewer service area and he will leave it with the secretary if anyone wants to look at it and comment on it.

Mr. Hughes said the Township entered into an agreement with SCARC for another group home. The property was donated and up to \$65,000.00 from the Township's affordable housing trust fund will be used for this project. Advance Housing will close within a week on phase II of their project. Construction should be completed in December.

Mr. Hughes reported that the SCMUA has a projected life span until 2019 because of the tarp system they have been using.

RESOLUTIONS:1.) Barnside, Inc. VAR09-14 B:24 L:3.06

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

ORDINANCES: None.

ZONING REPORT: None.

BILLS: Bills List #6, #7

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

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 Ms. Van Sickle and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo
Secretary